



**West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	39	47	79	70	74	65	50	43					467	22.51%	28.25%
\$50,000 - 59,999	14	13	24	28	18	17	24	23					161	12.04%	9.74%
\$60,000 - 69,999	14	20	16	19	24	22	17	22					154	11.52%	9.32%
\$70,000 - 79,999	8	15	13	13	16	14	22	15					116	7.85%	7.02%
\$80,000 - 89,999	11	9	12	9	11	8	11	11					82	5.76%	4.96%
\$90,000 - 99,999	4	4	14	9	13	9	13	7					73	3.66%	4.42%
\$100,000 - 119,999	13	12	18	19	16	13	19	13					123	6.81%	7.44%
\$120,000 - 139,999	9	14	23	20	20	18	20	14					138	7.33%	8.35%
\$140,000 - 159,999	6	10	18	17	18	11	18	12					110	6.28%	6.65%
\$160,000 - 179,999	2	5	14	10	11	9	9	9					69	4.71%	4.17%
\$180,000 - 199,999	3	3	4	2	3	2	2	6					25	3.14%	1.51%
\$200,000 - 249,999	4	8	11	10	7	11	9	6					66	3.14%	3.99%
\$250,000 - 299,999	2	2	5	7	1	6	4	3					30	1.57%	1.81%
\$300,000 - 349,999	2	0	2	0	2	3	1	1					11	0.52%	0.67%
\$350,000 - 399,999	2	1	0	0	0	1	0	3					7	1.57%	0.42%
\$400,000 - 499,999	1	1	2	1	1	2	2	2					12	1.05%	0.73%
\$500,000 - 599,999	0	0	1	1	1	0	1	0					4	0.00%	0.24%
\$600,000 - 699,999	0	0	1	0	0	2	1	0					4	0.00%	0.24%
\$700,000 - 799,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	1					1	0.52%	0.06%
\$1,000,000 - and over	0	0	0	0	0	0	0	0					0	0.00%	0.00%
Current Year	134	164	257	235	236	213	223	191					1,653		
Previous Year	134	161	226	215	216	225	165	158	0	0	0	0	1,500		
Change from last month		22.39%	56.71%	-8.56%	0.43%	-9.75%	4.69%	-14.35%							
Change from last year	0.00%	1.86%	13.72%	9.30%	9.26%	-5.33%	35.15%	20.89%							
Current YTD	134	298	555	790	1,026	1,239	1,462	1,653							
Previous YTD	134	295	521	736	952	1,177	1,342	1,500	1,500	1,500	1,500	1,500			
% Change YTD	0.00%	1.02%	6.53%	7.34%	7.77%	5.27%	8.94%	10.20%							



West Pasco Board of Realtors® Monthly Sales Trend Indicator 2011

Sales by Price Range - Condominiums, Townhouses and Co-Op

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	17	15	24	21	24	19	17	20					157	58.82%	53.77%
\$50,000 - 59,999	3	5	7	2	5	3	6	0					31	0.00%	10.62%
\$60,000 - 69,999	2	3	5	3	1	4	3	2					23	5.88%	7.88%
\$70,000 - 79,999	2	2	2	4	2	1	0	6					19	17.65%	6.51%
\$80,000 - 89,999	2	1	1	2	0	0	0	2					8	5.88%	2.74%
\$90,000 - 99,999	2	0	2	1	1	1	1	1					9	2.94%	3.08%
\$100,000 - 119,999	0	2	1	0	1	1	1	0					6	0.00%	2.05%
\$120,000 - 139,999	3	1	5	3	3	1	4	1					21	2.94%	7.19%
\$140,000 - 159,999	1	2	0	1	0	0	0	0					4	0.00%	1.37%
\$160,000 - 179,999	0	0	0	0	1	2	0	1					4	2.94%	1.37%
\$180,000 - 199,999	0	1	0	0	1	0	1	1					4	2.94%	1.37%
\$200,000 - 249,999	0	1	0	1	0	2	0	0					4	0.00%	1.37%
\$250,000 - 299,999	2	0	0	0	0	0	0	0					2	0.00%	0.68%
\$300,000 - 349,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$350,000 - 399,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$400,000 - 499,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$500,000 - 599,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0					0	0.00%	0.00%
Current Year	34	33	47	38	39	34	33	34					292		
Previous Year	14	24	33	49	26	43	24	20	0	0	0	0	233		
Change from last month		-2.94%	42.42%	-19.15%	2.63%	-12.82%	-2.94%	3.03%							
Change from last year	142.86%	37.50%	42.42%	-22.45%	50.00%	-20.93%	37.50%	70.00%							
Current YTD	34	67	114	152	191	225	258	292							
Previous YTD	14	38	71	120	146	189	213	233	233	233	233	233			
% Change YTD	142.86%	76.32%	60.56%	26.67%	30.82%	19.05%	21.13%	25.32%							



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Price Range - Overall

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	67	78	115	109	112	99	88	70					738	29.17%	35.08%
\$50,000 - 59,999	17	19	33	32	28	21	31	25					206	10.42%	9.79%
\$60,000 - 69,999	16	26	23	24	26	30	21	26					192	10.83%	9.13%
\$70,000 - 79,999	11	17	16	20	18	16	22	21					141	8.75%	6.70%
\$80,000 - 89,999	13	11	14	11	11	8	12	15					95	6.25%	4.52%
\$90,000 - 99,999	6	4	16	10	14	10	14	8					82	3.33%	3.90%
\$100,000 - 119,999	13	14	19	19	17	15	21	14					132	5.83%	6.27%
\$120,000 - 139,999	12	15	28	23	23	19	25	15					160	6.25%	7.60%
\$140,000 - 159,999	7	12	18	18	18	11	18	12					114	5.00%	5.42%
\$160,000 - 179,999	2	5	14	10	12	11	9	10					73	4.17%	3.47%
\$180,000 - 199,999	3	4	4	2	4	2	3	7					29	2.92%	1.38%
\$200,000 - 249,999	4	9	11	11	7	13	9	7					71	2.92%	3.37%
\$250,000 - 299,999	4	2	5	7	1	6	4	3					32	1.25%	1.52%
\$300,000 - 349,999	2	0	2	0	2	3	1	1					11	0.42%	0.52%
\$350,000 - 399,999	2	1	0	0	0	1	0	3					7	1.25%	0.33%
\$400,000 - 499,999	1	1	2	1	1	2	2	2					12	0.83%	0.57%
\$500,000 - 599,999	0	0	1	1	1	0	1	0					4	0.00%	0.19%
\$600,000 - 699,999	0	0	1	0	0	2	1	0					4	0.00%	0.19%
\$700,000 - 799,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	1					1	0.42%	0.05%
\$1,000,000 - and over	0	0	0	0	0	0	0	0					0	0.00%	0.00%
Current Year	180	218	322	298	295	269	282	240					2,104		
Previous Year	161	204	275	290	251	281	197	192	0	0	0	0	1,851		
Change from last month		21.11%	47.71%	-7.45%	-1.01%	-8.81%	4.83%	-14.89%							
Change from last year		6.86%	17.09%	2.76%	17.53%	-4.27%	43.15%	25.00%							
Current YTD	180	398	720	1,018	1,313	1,582	1,864	2,104							
Previous YTD	161	365	640	930	1,181	1,462	1,659	1,851	1,851	1,851	1,851	1,851			
% Change YTD	11.80%	9.04%	12.50%	9.46%	11.18%	8.21%	12.36%	13.67%							



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Bedroom Count

Bedrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
1	5	6	5	9	4	7	9	5	0	0	0	0	50	2.08%	2.38%
2	94	130	157	148	150	125	120	106	0	0	0	0	1,030	44.17%	48.95%
3	59	67	125	105	107	104	111	99	0	0	0	0	777	41.25%	36.93%
4	17	13	29	31	32	26	37	24	0	0	0	0	209	10.00%	9.93%
5	4	1	3	5	2	7	4	5	0	0	0	0	31	2.08%	1.47%
6+	1	1	3	0	0	0	1	1	0	0	0	0	7	0.42%	0.33%
Total	180	218	322	298	295	269	282	240	0	0	0	0	2,104	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
1	36	44	54	51	63	52	40	37	0	0	0	0	377	15.42%	17.92%
2	132	160	248	228	213	187	225	178	0	0	0	0	1,571	74.17%	74.67%
3	12	14	18	19	16	28	13	23	0	0	0	0	143	9.58%	6.80%
4	0	0	0	0	3	2	3	2	0	0	0	0	10	0.83%	0.48%
5	0	0	1	0	0	0	1	0	0	0	0	0	2	0.00%	0.10%
6+	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.05%
Total	180	218	322	298	295	269	282	240	0	0	0	0	2,104	100.00%	100.00%



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Housing Style

Style	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
Single Family Home	124	155	241	212	221	200	206	180	0	0	0	0	1,539	75.00%	73.15%
Condominium	30	28	38	33	36	25	27	26	0	0	0	0	243	10.83%	11.55%
Manufactured/Mobile H	12	21	18	25	20	22	26	15	0	0	0	0	159	6.25%	7.56%
Villa	10	9	16	23	15	13	17	11	0	0	0	0	114	4.58%	5.42%
Townhouse	4	5	9	5	3	9	6	8	0	0	0	0	49	3.33%	2.33%
Total	180	218	322	298	295	269	282	240	0	0	0	0	2,104	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - August 1 to August 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	70	29.17%	36,053	33,264	92.00%	99	424	6.1
\$50,000 - 59,999	25	10.42%	60,256	53,383	89.00%	76	221	8.8
\$60,000 - 69,999	26	10.83%	68,462	64,206	94.00%	125	188	7.2
\$70,000 - 79,999	21	8.75%	79,360	74,857	94.00%	113	156	7.4
\$80,000 - 89,999	15	6.25%	94,517	84,717	90.00%	148	122	8.1
\$90,000 - 99,999	8	3.33%	104,375	95,300	91.00%	131	114	14.3
\$100,000 - 119,999	14	5.83%	115,650	109,764	95.00%	71	160	11.4
\$120,000 - 139,999	15	6.25%	137,224	128,667	94.00%	134	213	14.2
\$140,000 - 159,999	12	5.00%	157,438	150,846	96.00%	91	146	12.2
\$160,000 - 179,999	10	4.17%	175,560	171,890	98.00%	208	106	10.6
\$180,000 - 199,999	7	2.92%	198,386	188,829	95.00%	129	70	10.0
\$200,000 - 249,999	7	2.92%	239,686	226,264	94.00%	90	109	15.6
\$250,000 - 299,999	3	1.25%	288,267	264,667	92.00%	171	82	27.3
\$300,000 - 349,999	1	0.42%	300,000	300,000	100.00%	236	30	30.0
\$350,000 - 399,999	3	1.25%	419,300	368,333	88.00%	131	32	10.7
\$400,000 - 499,999	2	0.83%	459,450	420,000	91.00%	74	37	18.5
\$500,000 - 599,999	0	0.00%	0	0	0.00%		15	
\$600,000 - 699,999	0	0.00%	0	0	0.00%		9	
\$700,000 - 799,999	0	0.00%	0	0	0.00%		11	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		7	
\$900,000 - 999,999	1	0.42%	969,000	930,000	96.00%	301	4	4.0
\$1,000,000 - and over	0	0.00%	0	0	0.00%		8	
Totals	240	100.00%	101,787	95,033	93.00%	113	2,264	9.4

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.

The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



West Pasco Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to August 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	738	35.08%	38,684	33,572	87.00%	86	424	4.6
\$50,000 - 59,999	206	9.79%	60,499	54,228	90.00%	104	221	8.6
\$60,000 - 69,999	192	9.13%	70,860	64,427	91.00%	120	188	7.8
\$70,000 - 79,999	141	6.70%	80,013	74,203	93.00%	96	156	8.9
\$80,000 - 89,999	95	4.52%	91,601	84,632	92.00%	97	122	10.3
\$90,000 - 99,999	82	3.90%	103,171	95,115	92.00%	102	114	11.1
\$100,000 - 119,999	132	6.27%	118,685	110,148	93.00%	105	160	9.7
\$120,000 - 139,999	160	7.60%	136,833	128,958	94.00%	101	213	10.7
\$140,000 - 159,999	114	5.42%	158,791	149,523	94.00%	104	146	10.3
\$160,000 - 179,999	73	3.47%	177,211	167,653	95.00%	98	106	11.6
\$180,000 - 199,999	29	1.38%	198,140	188,917	95.00%	70	70	19.3
\$200,000 - 249,999	71	3.37%	237,500	220,743	93.00%	105	109	12.3
\$250,000 - 299,999	32	1.52%	294,842	270,281	92.00%	124	82	20.5
\$300,000 - 349,999	11	0.52%	330,132	313,698	95.00%	160	30	21.8
\$350,000 - 399,999	7	0.33%	405,957	367,714	91.00%	82	32	36.6
\$400,000 - 499,999	12	0.57%	506,744	437,652	86.00%	76	37	24.7
\$500,000 - 599,999	4	0.19%	547,519	541,019	99.00%	87	15	30.0
\$600,000 - 699,999	4	0.19%	703,475	647,500	92.00%	210	9	18.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		11	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		7	
\$900,000 - 999,999	1	0.05%	969,000	930,000	96.00%	301	4	32.0
\$1,000,000 - and over	0	0.00%	0	0	0.00%		8	
Totals	2,104	100.00%	96,117	88,326	92.00%	98	2,264	8.6

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants.

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West Pasco Board of Realtors®
Four Year Sales and Inventory History 2007 - 2011
Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-SEP-07	146	164,739	154,887	94%	89	5,309	36.4
01-OCT-07	153	170,986	159,251	93%	99	5,299	34.6
01-NOV-07	153	160,811	146,928	91%	95	5,283	34.5
01-DEC-07	149	176,605	163,950	93%	92	5,089	34.2
01-JAN-08	102	150,401	137,337	91%	121	4,999	49.0
01-FEB-08	144	159,604	147,376	92%	88	4,982	34.6
01-MAR-08	173	148,305	137,392	93%	95	4,936	28.5
01-APR-08	164	154,867	144,083	93%	90	4,919	30.0
01-MAY-08	196	154,911	143,009	92%	107	4,794	24.5
01-JUN-08	220	148,359	138,020	93%	103	4,773	21.7
01-JUL-08	201	161,833	150,547	93%	86	4,696	23.4
01-AUG-08	179	142,970	131,977	92%	73	4,662	26.0
01-SEP-08	180	153,773	142,732	93%	89	4,632	25.7
01-OCT-08	193	139,438	130,158	93%	96	4,530	23.5
01-NOV-08	146	132,168	120,959	92%	92	4,404	30.2
01-DEC-08	166	138,978	125,907	91%	91	4,218	25.4
01-JAN-09	155	128,214	116,702	91%	92	4,018	25.9
01-FEB-09	161	117,610	107,018	91%	104	3,992	24.8
01-MAR-09	185	159,774	144,707	91%	107	3,908	21.1
01-APR-09	189	133,511	122,169	92%	113	3,840	20.3
01-MAY-09	227	121,611	112,752	93%	91	3,678	16.2
01-JUN-09	230	124,289	116,348	94%	112	3,684	16.0
01-JUL-09	219	128,200	117,203	91%	96	3,620	16.5
01-AUG-09	210	118,825	110,275	93%	93	3,542	16.9
01-SEP-09	211	126,145	118,845	94%	92	3,513	16.6
01-OCT-09	242	122,152	113,710	93%	110	3,452	14.3
01-NOV-09	224	122,424	114,807	94%	94	3,502	15.6
01-DEC-09	223	117,934	110,915	94%	87	3,405	15.3
01-JAN-10	161	125,622	115,754	92%	102	3,348	20.8
01-FEB-10	204	116,117	108,296	93%	98	3,425	16.8
01-MAR-10	275	116,971	109,283	93%	86	3,447	12.5
01-APR-10	290	119,266	110,619	93%	96	3,442	11.9
01-MAY-10	251	129,517	121,229	94%	92	3,408	13.6
01-JUN-10	281	116,522	108,650	93%	94	3,487	12.4
01-JUL-10	197	120,914	112,604	93%	72	3,497	17.8
01-AUG-10	192	125,218	116,811	93%	109	3,534	18.4
01-SEP-10	214	115,208	106,558	92%	73	3,520	16.4
01-OCT-10	186	114,020	105,154	92%	89	3,439	18.5
01-NOV-10	185	110,589	101,561	92%	94	3,486	18.8
01-DEC-10	245	105,906	98,025	93%	94	3,379	13.8
01-JAN-11	180	95,513	85,275	89%	81	3,294	18.3
01-FEB-11	218	91,009	82,971	91%	87	3,254	14.9
01-MAR-11	322	96,998	89,900	93%	93	3,172	9.9
01-APR-11	298	92,082	85,426	93%	94	3,050	10.2
01-MAY-11	295	88,457	82,062	93%	98	2,844	9.6
01-JUN-11	269	104,013	93,990	90%	95	2,601	9.7
01-JUL-11	282	99,361	91,120	92%	118	2,431	8.6
01-AUG-11	240	101,787	95,033	93%	113	2,264	9.4