



**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	73	60							368	30.00%	30.24%
\$50,000 - 59,999	14	13	24	27	18	16							112	8.00%	9.20%
\$60,000 - 69,999	14	20	16	19	23	20							112	10.00%	9.20%
\$70,000 - 79,999	8	15	13	11	15	13							75	6.50%	6.16%
\$80,000 - 89,999	11	8	12	9	11	7							58	3.50%	4.77%
\$90,000 - 99,999	4	4	14	9	13	8							52	4.00%	4.27%
\$100,000 - 119,999	13	11	18	19	16	12							89	6.00%	7.31%
\$120,000 - 139,999	9	14	23	20	20	17							103	8.50%	8.46%
\$140,000 - 159,999	6	10	18	17	17	11							79	5.50%	6.49%
\$160,000 - 179,999	2	5	14	10	11	9							51	4.50%	4.19%
\$180,000 - 199,999	3	3	4	2	3	2							17	1.00%	1.40%
\$200,000 - 249,999	4	8	11	10	7	11							51	5.50%	4.19%
\$250,000 - 299,999	2	2	5	7	1	6							23	3.00%	1.89%
\$300,000 - 349,999	2	0	2	0	2	3							9	1.50%	0.74%
\$350,000 - 399,999	2	1	0	0	0	1							4	0.50%	0.33%
\$400,000 - 499,999	1	1	2	1	1	2							8	1.00%	0.66%
\$500,000 - 599,999	0	0	1	1	1	0							3	0.00%	0.25%
\$600,000 - 699,999	0	0	1	0	0	2							3	1.00%	0.25%
\$700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	134	162	257	232	232	200							1,217		
Previous Year	134	161	226	215	216	225	0	0	0	0	0	0	1,177		
Change from last month		20.90%	58.64%	-9.73%	0.00%	-13.79%									
Change from last year	0.00%	0.62%	13.72%	7.91%	7.41%	-11.11%									
Current YTD	134	296	553	785	1,017	1,217									
Previous YTD	134	295	521	736	952	1,177	1,177	1,177	1,177	1,177	1,177	1,177			
% Change YTD	0.00%	0.34%	6.14%	6.66%	6.83%	3.40%									



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	23	21	23	18							117	62.07%	54.17%
\$50,000 - 59,999	3	5	7	2	4	3							24	10.34%	11.11%
\$60,000 - 69,999	2	3	5	2	1	4							17	13.79%	7.87%
\$70,000 - 79,999	2	2	2	4	2	1							13	3.45%	6.02%
\$80,000 - 89,999	2	1	1	2	0	0							6	0.00%	2.78%
\$90,000 - 99,999	2	0	2	1	1	1							7	3.45%	3.24%
\$100,000 - 119,999	0	2	1	0	1	1							5	3.45%	2.31%
\$120,000 - 139,999	3	1	5	3	3	1							16	3.45%	7.41%
\$140,000 - 159,999	1	2	0	1	0	0							4	0.00%	1.85%
\$160,000 - 179,999	0	0	0	0	1	0							1	0.00%	0.46%
\$180,000 - 199,999	0	1	0	0	1	0							2	0.00%	0.93%
\$200,000 - 249,999	0	1	0	1	0	0							2	0.00%	0.93%
\$250,000 - 299,999	2	0	0	0	0	0							2	0.00%	0.93%
\$300,000 - 349,999	0	0	0	0	0	0							0	0.00%	0.00%
\$350,000 - 399,999	0	0	0	0	0	0							0	0.00%	0.00%
\$400,000 - 499,999	0	0	0	0	0	0							0	0.00%	0.00%
\$500,000 - 599,999	0	0	0	0	0	0							0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0	0	0							0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	34	33	46	37	37	29							216		
Previous Year	14	24	33	49	26	43	0	0	0	0	0	0	189		
Change from last month		-2.94%	39.39%	-19.57%	0.00%	-21.62%									
Change from last year	142.86%	37.50%	39.39%	-24.49%	42.31%	-32.56%									
Current YTD	34	67	113	150	187	216									
Previous YTD	14	38	71	120	146	189	189	189	189	189	189	189			
% Change YTD	142.86%	76.32%	59.15%	25.00%	28.08%	14.29%									



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	113	109	110	93							570	37.05%	36.77%
\$50,000 - 59,999	17	19	33	31	27	20							147	7.97%	9.48%
\$60,000 - 69,999	16	26	23	23	25	28							141	11.16%	9.10%
\$70,000 - 79,999	11	17	16	18	17	15							94	5.98%	6.06%
\$80,000 - 89,999	13	10	14	11	11	7							66	2.79%	4.26%
\$90,000 - 99,999	6	4	16	10	14	9							59	3.59%	3.81%
\$100,000 - 119,999	13	13	19	19	17	14							95	5.58%	6.13%
\$120,000 - 139,999	12	15	28	23	23	18							119	7.17%	7.68%
\$140,000 - 159,999	7	12	18	18	17	11							83	4.38%	5.35%
\$160,000 - 179,999	2	5	14	10	12	9							52	3.59%	3.35%
\$180,000 - 199,999	3	4	4	2	4	2							19	0.80%	1.23%
\$200,000 - 249,999	4	9	11	11	7	11							53	4.38%	3.42%
\$250,000 - 299,999	4	2	5	7	1	6							25	2.39%	1.61%
\$300,000 - 349,999	2	0	2	0	2	3							9	1.20%	0.58%
\$350,000 - 399,999	2	1	0	0	0	1							4	0.40%	0.26%
\$400,000 - 499,999	1	1	2	1	1	2							8	0.80%	0.52%
\$500,000 - 599,999	0	0	1	1	1	0							3	0.00%	0.19%
\$600,000 - 699,999	0	0	1	0	0	2							3	0.80%	0.19%
\$700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	180	216	320	294	289	251							1,550		
Previous Year	161	204	275	290	251	281	0	0	0	0	0	0	1,462		
Change from last month		20.00%	48.15%	-8.13%	-1.70%	-13.15%									
Change from last year		5.88%	16.36%	1.38%	15.14%	-10.68%									
Current YTD	180	396	716	1,010	1,299	1,550									
Previous YTD	161	365	640	930	1,181	1,462	1,462	1,462	1,462	1,462	1,462	1,462			
% Change YTD	11.80%	8.49%	11.88%	8.60%	9.99%	6.02%									



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	6	0	0	0	0	0	0	35	2.39%	2.26%
2	94	130	156	147	148	117	0	0	0	0	0	0	792	46.61%	51.10%
3	59	65	125	102	103	95	0	0	0	0	0	0	549	37.85%	35.42%
4	17	13	29	31	32	26	0	0	0	0	0	0	148	10.36%	9.55%
5	4	1	2	5	2	7	0	0	0	0	0	0	21	2.79%	1.35%
6+	1	1	3	0	0	0	0	0	0	0	0	0	5	0.00%	0.32%
Total	180	216	320	294	289	251	0	0	0	0	0	0	1,550	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	50	62	46	0	0	0	0	0	0	292	18.33%	18.84%
2	132	158	246	225	209	178	0	0	0	0	0	0	1,148	70.92%	74.06%
3	12	14	18	19	15	25	0	0	0	0	0	0	103	9.96%	6.65%
4	0	0	0	0	3	2	0	0	0	0	0	0	5	0.80%	0.32%
5	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.06%
6+	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.06%
Total	180	216	320	294	289	251	0	0	0	0	0	0	1,550	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	153	241	209	217	188	0	0	0	0	0	0	1,132	74.90%	73.03%
Condominium	30	28	37	33	34	24	0	0	0	0	0	0	186	9.56%	12.00%
Manufactured/Mobile H	12	21	17	25	20	22	0	0	0	0	0	0	117	8.76%	7.55%
Villa	10	9	16	23	15	12	0	0	0	0	0	0	85	4.78%	5.48%
Townhouse	4	5	9	4	3	5	0	0	0	0	0	0	30	1.99%	1.94%
Total	180	216	320	294	289	251	0	0	0	0	0	0	1,550	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - June 1 to June 30, 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	93	37.05%	39,490	34,146	86.00%	104	460	5.0
\$50,000 - 59,999	20	7.97%	62,803	55,259	88.00%	72	272	13.6
\$60,000 - 69,999	28	11.16%	68,736	64,704	94.00%	101	226	8.1
\$70,000 - 79,999	15	5.98%	80,680	73,184	91.00%	35	198	13.2
\$80,000 - 89,999	7	2.79%	89,374	83,986	94.00%	74	138	19.7
\$90,000 - 99,999	9	3.59%	103,256	94,633	92.00%	125	137	15.2
\$100,000 - 119,999	14	5.58%	119,368	110,586	93.00%	98	186	13.3
\$120,000 - 139,999	18	7.17%	142,573	128,733	90.00%	142	218	12.1
\$140,000 - 159,999	11	4.38%	167,400	152,473	91.00%	96	169	15.4
\$160,000 - 179,999	9	3.59%	175,283	167,333	95.00%	78	125	13.9
\$180,000 - 199,999	2	0.80%	194,150	191,200	98.00%	49	92	46.0
\$200,000 - 249,999	11	4.38%	256,427	227,127	89.00%	58	122	11.1
\$250,000 - 299,999	6	2.39%	314,799	271,250	86.00%	64	100	16.7
\$300,000 - 349,999	3	1.20%	326,967	313,967	96.00%	86	37	12.3
\$350,000 - 399,999	1	0.40%	399,900	375,000	94.00%	16	39	39.0
\$400,000 - 499,999	2	0.80%	483,616	473,866	98.00%	130	43	21.5
\$500,000 - 599,999	0	0.00%	0	0	0.00%		20	
\$600,000 - 699,999	2	0.80%	729,450	630,000	86.00%	245	10	5.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		9	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		6	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		4	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		5	
Totals	251	100.00%	104,301	94,467	91.00%	95	2,616	10.4

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 June 30, 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	570	36.77%	38,932	33,649	86.00%	81	460	4.8
\$50,000 - 59,999	147	9.48%	60,429	54,311	90.00%	104	272	11.1
\$60,000 - 69,999	141	9.10%	71,681	64,598	90.00%	120	226	9.6
\$70,000 - 79,999	94	6.06%	79,738	73,982	93.00%	85	198	12.6
\$80,000 - 89,999	66	4.26%	91,056	84,795	93.00%	82	138	12.6
\$90,000 - 99,999	59	3.81%	103,730	94,962	92.00%	90	137	13.9
\$100,000 - 119,999	95	6.13%	119,193	110,557	93.00%	94	186	11.8
\$120,000 - 139,999	119	7.68%	137,577	129,478	94.00%	98	218	11.0
\$140,000 - 159,999	83	5.35%	158,324	149,223	94.00%	106	169	12.2
\$160,000 - 179,999	52	3.35%	177,673	167,000	94.00%	85	125	14.4
\$180,000 - 199,999	19	1.23%	197,266	189,516	96.00%	53	92	29.1
\$200,000 - 249,999	53	3.42%	238,030	220,705	93.00%	114	122	13.8
\$250,000 - 299,999	25	1.61%	293,250	270,360	92.00%	115	100	24.0
\$300,000 - 349,999	9	0.58%	328,506	313,409	95.00%	99	37	24.7
\$350,000 - 399,999	4	0.26%	395,950	367,250	93.00%	45	39	58.5
\$400,000 - 499,999	8	0.52%	517,141	441,103	85.00%	87	43	32.3
\$500,000 - 599,999	3	0.19%	543,692	544,692	100.00%	84	20	40.0
\$600,000 - 699,999	3	0.19%	697,967	631,667	91.00%	228	10	20.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		9	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		6	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		4	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		5	
Totals	1,550	100.00%	94,825	86,974	92.00%	93	2,616	10.1

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-JUL-07	178	187,879	176,601	94%	84	5,223	29.3
01-AUG-07	204	182,260	170,421	94%	89	5,198	25.5
01-SEP-07	146	164,739	154,887	94%	89	5,173	35.4
01-OCT-07	153	170,986	159,251	93%	99	5,155	33.7
01-NOV-07	153	160,811	146,928	91%	95	5,156	33.7
01-DEC-07	113	164,645	153,218	93%	90	5,089	45.0
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	3,541	16.9
01-SEP-09	211	126,145	118,845	94%	92	3,514	16.7
01-OCT-09	242	122,152	113,710	93%	110	3,455	14.3
01-NOV-09	224	122,424	114,807	94%	94	3,507	15.7
01-DEC-09	223	117,934	110,915	94%	87	3,409	15.3
01-JAN-10	161	125,622	115,754	92%	102	3,354	20.8
01-FEB-10	204	116,117	108,296	93%	98	3,431	16.8
01-MAR-10	275	116,971	109,283	93%	86	3,453	12.6
01-APR-10	290	119,266	110,619	93%	96	3,448	11.9
01-MAY-10	251	129,517	121,229	94%	92	3,416	13.6
01-JUN-10	281	116,522	108,650	93%	94	3,494	12.4
01-JUL-10	196	121,113	112,872	93%	72	3,504	17.9
01-AUG-10	192	125,218	116,811	93%	109	3,582	18.7
01-SEP-10	213	115,153	106,501	92%	73	3,640	17.1
01-OCT-10	186	114,020	105,154	92%	89	3,638	19.6
01-NOV-10	185	110,589	101,561	92%	94	3,729	20.2
01-DEC-10	244	106,185	98,284	93%	94	3,640	14.9
01-JAN-11	180	95,513	85,275	89%	81	3,566	19.8
01-FEB-11	216	90,949	82,860	91%	86	3,548	16.4
01-MAR-11	320	97,310	90,196	93%	93	3,490	10.9
01-APR-11	294	92,418	85,727	93%	95	3,385	11.5
01-MAY-11	289	88,761	82,302	93%	99	2,815	9.7
01-JUN-11	251	104,301	94,467	91%	95	2,616	10.4