



Pasco County, FL Monthly Market Statistics - Detailed Report February-2013

Sold Summary

	Feb-2013	Feb-2012	% Change
Sold Dollar Volume	\$78,171,974	\$71,154,941	9.86%
Avg Sold Price	\$117,024	\$107,811	8.55%
Median Sold Price	\$98,500	\$79,975	23.16%
Units Sold	668	660	1.21%
Avg Days on Market	100	122	-18.03%
Avg List Price for Solds	\$122,347	\$114,654	6.71%
Avg SP to OLP Ratio	90.6%	86.6%	4.65%
Ratio of Avg SP to Avg OLP	91.3%	87.0%	4.94%
Avg SP to LP Ratio	95.0%	93.0%	2.15%
Ratio of Avg SP to Avg LP	95.6%	94.0%	1.71%
Attached Avg Sold Price	\$75,736	\$54,280	39.53%
Detached Avg Sold Price	\$122,234	\$116,481	4.94%
Attached Units Sold	71	92	-22.83%
Detached Units Sold	594	568	4.58%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Attached = Townhouse, Condo, Condo-Hotel, and Cooperatives
- Detached = Single Family Home, Villas, Mobile Homes, Manufactured, and Modular

Inventory

	Feb-2013	Feb-2012	% Change
Active Listings	3,134	4,081	-23.21%
New Listings	1,049	1,005	4.38%
New Under Contracts	884	814	8.60%
New Contingents	264	266	-0.75%
New Pending	1,198	1,122	6.77%
All Pending	2,398	2,184	9.80%

Financing (Sold)

Assumption	8
Cash	422
Conventional	117
FHA	78
Other	26
Owner	0
VA	17

Days on Market (Sold)

0	0
1 to 10	115
11 to 20	78
21 to 30	49
31 to 60	97
61 to 90	62
91 to 120	60
121 to 180	74
181 to 360	74
361 to 720	19
721+	6

Sold Detail

Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Total	Active Listings	
	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	SFH/Villa	Cnd/Coop/TH	MH/Man/Mod		SFH/Villa	Cnd/Coop/TH
< \$50,000	90	31	21	1	3	0	43	0	237	177
\$50K to \$99,999	56	19	54	4	5	0	10	0	558	132
\$100K to \$124,999	19	0	32	1	5	0	1	0	138	32
\$125K to \$149,999	7	1	45	1	12	0	0	0	180	30
\$150K to \$199,999	7	2	47	11	38	0	1	0	295	47
\$200K to \$249,999	4	0	14	0	32	0	0	0	192	11
\$250K to \$299,999	2	0	4	0	20	0	0	0	185	5
\$300K to \$399,999	0	0	10	0	4	0	0	0	223	0
\$400K to \$499,999	0	0	1	0	3	0	0	0	75	0
\$500K to \$599,999	0	0	0	0	1	0	0	0	49	0
\$600K to \$799,999	0	0	0	0	3	0	0	0	52	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	16	0
\$1,000,000+	0	0	0	0	0	0	0	0	18	0
Total	185	53	228	18	126	0	55	668	2,217	434
Avg Sold Price	\$69,097	\$53,964	\$133,846	\$139,843	\$214,736	\$0	\$40,921	\$117,024		
Prev Year - Avg Sold Price	\$64,389	\$44,775	\$113,364	\$99,428	\$215,367	\$0	\$43,731	\$107,811		
Avg Sold % Change	7.31%	20.52%	18.07%	40.65%	-0.29%	0.00%	-6.43%	8.55%		
Prev Year - # of Solds	194	76	176	16	146	0	52	660		

Active Detail