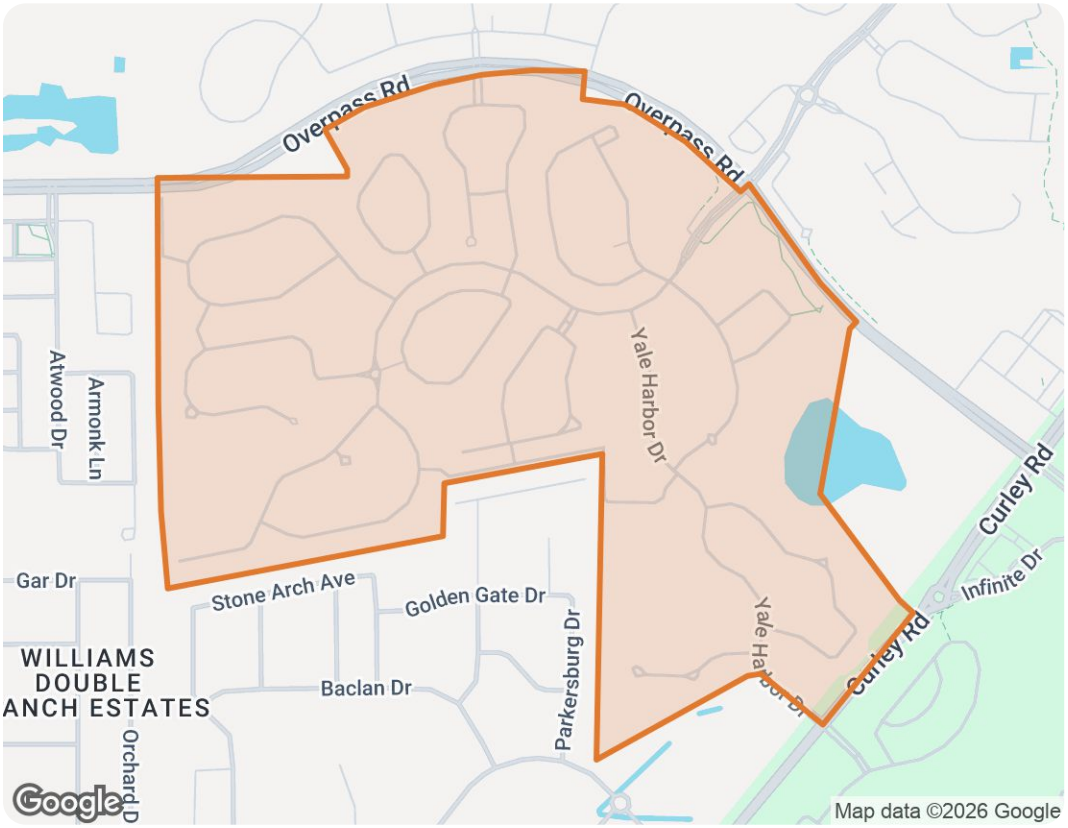
Epperson in Pasco County, FL





Jesse & Jeri Hannon

Broker Associates

Florida Real Estate License #BK3332848

Florida Real Estate License #BK3334470

Mobile (239) 307-8500 | Mobile (239) 682-6262

Jeri@JRHannon.com

https://yournextdreamhome.com/

Realty ONE Group MVP

1495 Pine Ridge Road, Suite 1

Naples, FL 34109

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Epperson in Pasco County, FL

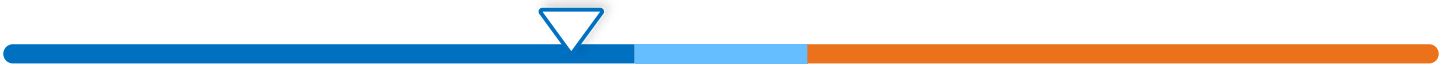
Market Trends

Market Trends for Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.75	99.2%	215	$410,000
↑ 5.56% MoM	↑ 0.32% MoM	↑ 1,691.67% MoM	↓ 20.39% MoM

October 2026 Median Estimated Property Value

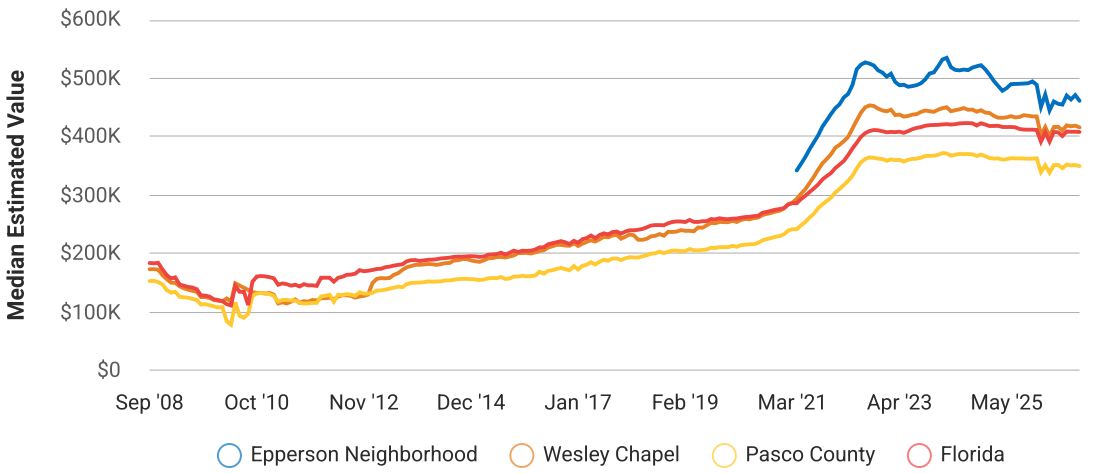
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$461,600	-2.1%	-6.1%



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Epperson in Pasco County, FL

October 2026 Active Listings

Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

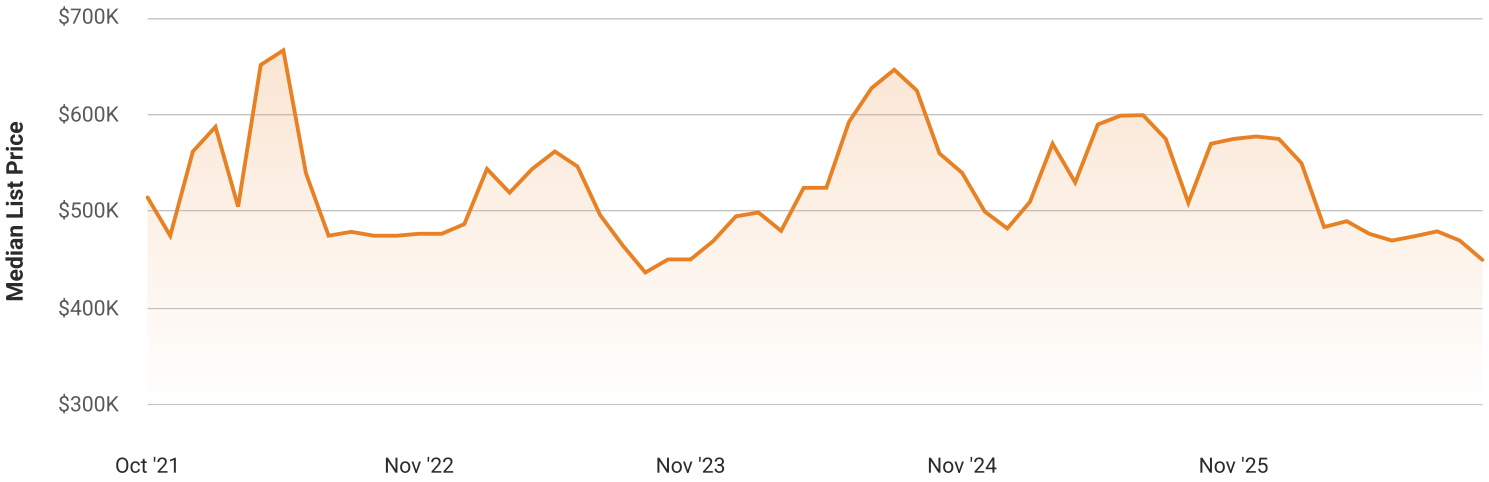
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $449,990

4.3% Month over Month



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Epperson in Pasco County, FL

October 2026 Pending Listings

Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $459,990

↑ 8.2% Month over Month



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Epperson in Pasco County, FL

October 2026 Sold Listings

Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

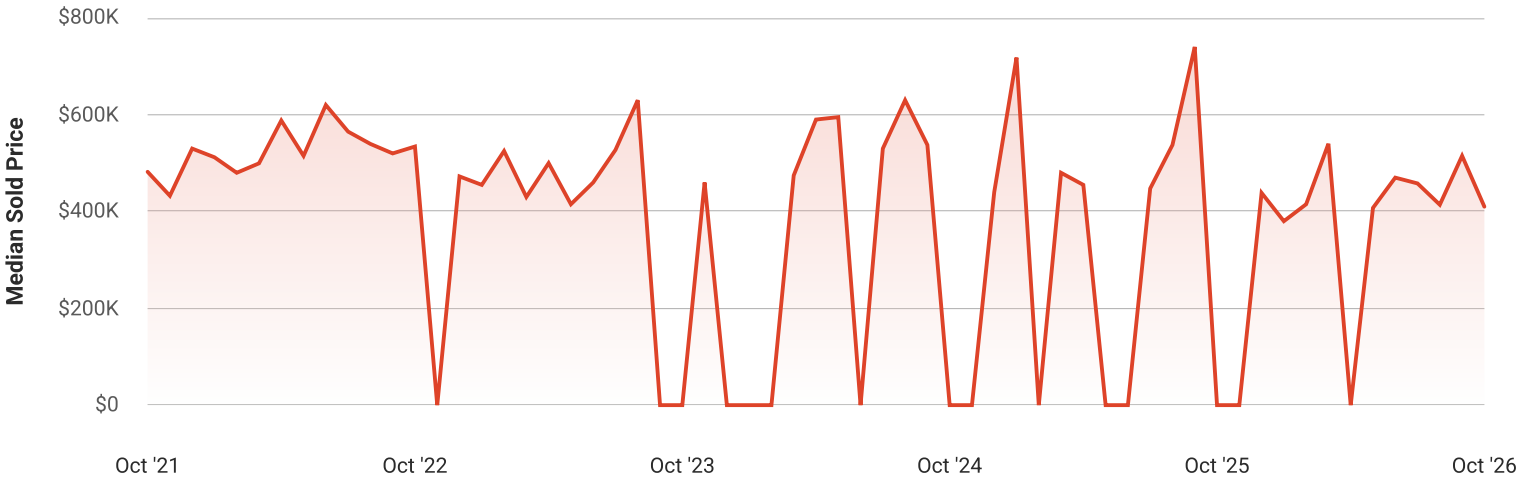
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $410,000

20.4% Month over Month



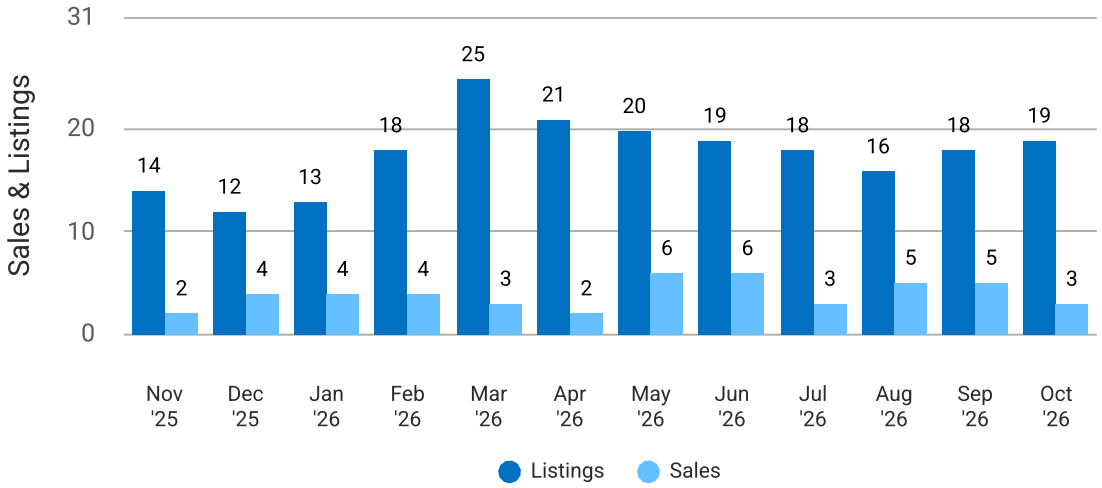
Total Sales and Active Listings in Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Epperson in Pasco County, FL

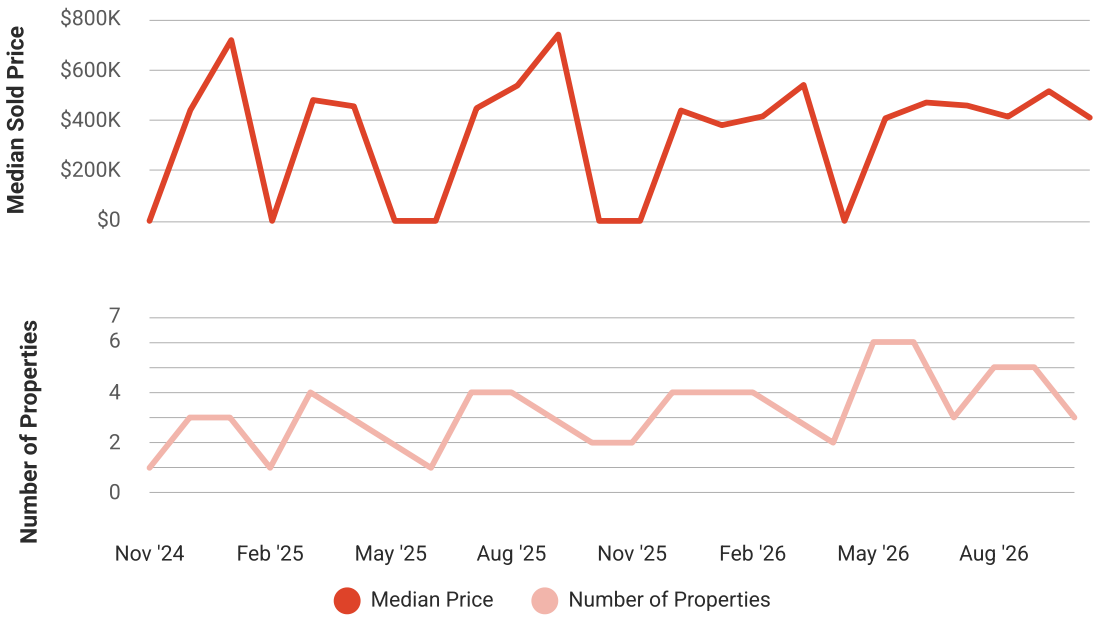
Median Sold Price vs Sold Listings in Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



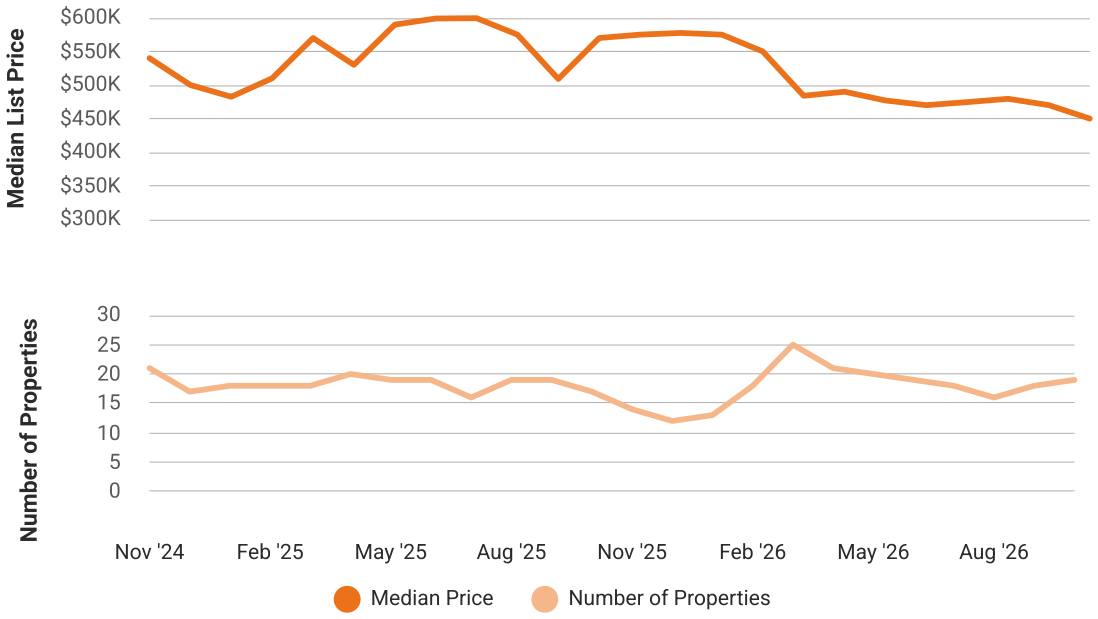
Median List Price vs Active Listings in Epperson in Wesley Chapel, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Epperson in Pasco County, FL

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$461,600	$471,450 -2.09%	$470,690 -1.93%	$491,670 -6.12%	$520,730 -11.36%	$498,240 -7.35%
Median Sold Price Last Updated: 10/31/2026	$410,000	$515,000 -20.39%	$458,000 -10.48%	–	–	–
Median List Price Last Updated: 10/31/2026	$449,990	$469,995 -4.26%	$474,495 -5.16%	$569,999 -21.05%	$560,000 -19.64%	$450,492 -0.11%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Price
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

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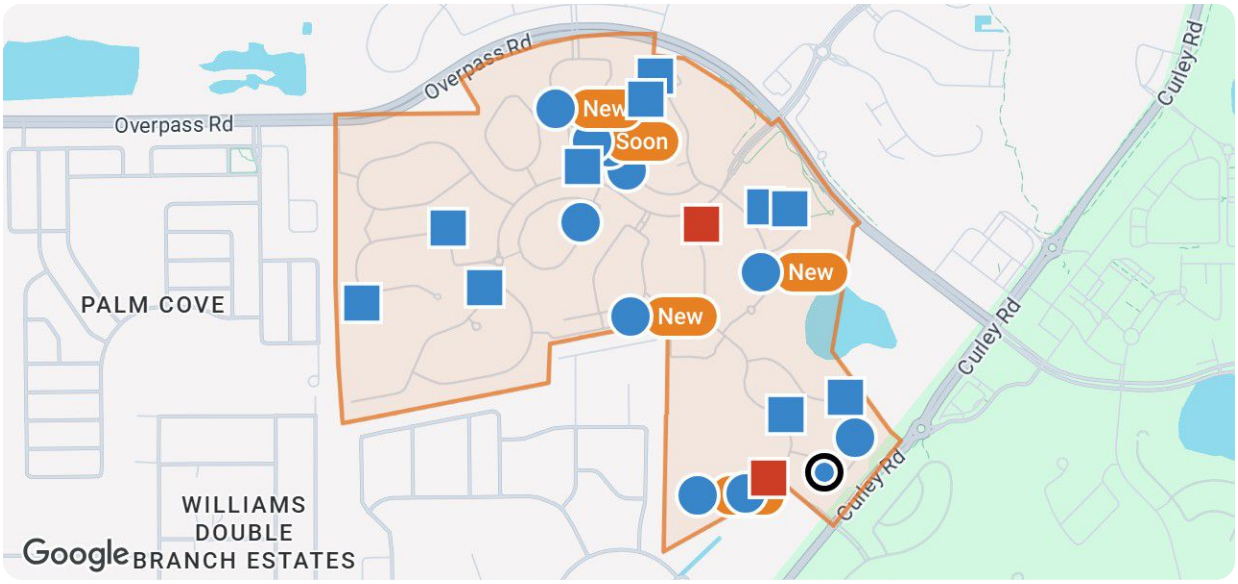
Epperson in Pasco County, FL

Summary

For Sale Activity in the Last 6 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	1	10	2
Lowest Listing Price / Est.Value	$449,990	$379,900	$485,000	$403,690
Median Listing Price / Est.Value	$567,450	$379,900	$590,500	$622,640
Highest Listing Price / Est.Value	$999,990	$379,900	$925,000	$841,590
Average Price / sqft	$222	$185	$221	$218
Median Price / sqft	$203	$185	$215	$218
Average Days in RPR	63	131	–	–
Median Days in RPR	51	131	–	–
Total Volume	$6,492,780	$379,900	$6,344,000	$1,245,280
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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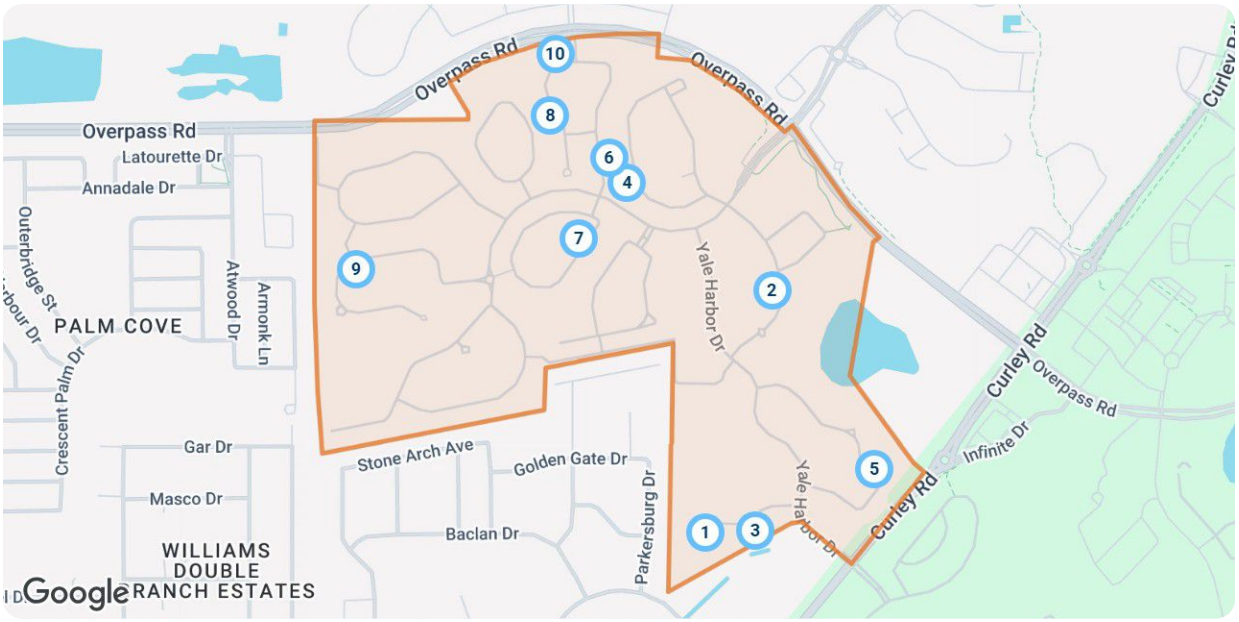
Epperson in Pasco County, FL

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **31512 Colada Drift Way** **Wesley Chapel, FL 33545** MLS ID: TB8553748 Active / For Sale *Listing Courtesy of KING & ASSOCIATES REAL ESTATE LLC*	Single Family	5/4	3,531	7,648 sqft	2021	10/2/2026 50 days	$999,990 $283/sq ft
2  **7858 Roma Dune Dr** **Wesley Chapel, FL 33545** MLS ID: TB8565759 Active / For Sale *Listing Courtesy of EXP REALTY LLC*	Single Family	3/3	3,214	9,460 sqft	2020	11/10/2026 11 days	$925,000 $288/sq ft
3  **7697 Roma Dune Dr** **Wesley Chapel, FL 33545** MLS ID: TB8554285 Active / For Sale *Listing Courtesy of LPT REALTY, LLC*	Single Family	6/5	4,449	0.26 acres	2018	10/2/2026 50 days	$899,000 $202/sq ft
4  **31584 Colada Drift Way** **Wesley Chapel, FL 33545** MLS ID: TB8549697 Active / For Sale *Listing Courtesy of KELLER WILLIAMS TAMPA PROPERTIES*	Single Family	5/3	3,292	9,157 sqft	2021	10/1/2026 51 days	$650,000 $197/sq ft
5  **7903 Lago Mist Way** **Wesley Chapel, FL 33545** MLS ID: TB8534730 Active / For Sale *Listing Courtesy of PEOPLE'S CHOICE REALTY SVC LLC*	Single Family	4/3	3,155	8,962 sqft	2018	8/2/2026 111 days	$609,900 $193/sq ft

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Epperson in Pasco County, FL

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **7930 Olive Brook Dr** **Wesley Chapel, FL 33545** MLS ID: TB8522045 Active / For Sale *Listing Courtesy of PREMIER SOTHEBYS INTL REALTY*	Single Family	3/2	1,722	7,029 sqft	2017	6/26/2026 148 days	$525,000 $305/sq ft
7  **7789 Tuscan Bay Cir** **Wesley Chapel, FL 33545** MLS ID: TB8529031 Active / For Sale *Listing Courtesy of KELLER WILLIAMS TAMPA PROPERTIES*	Single Family	5/3	2,447	5,220 sqft	2017	7/20/2026 124 days	$498,900 $204/sq ft
8  **7945 Olive Brook Dr** **Wesley Chapel, FL 33545** MLS ID: TB8557109 Active / For Sale *Listing Courtesy of BHHS FLORIDA PROPERTIES GROUP*	Single Family	4/3	2,219	6,384 sqft	2018	10/27/2026 25 days	$475,000 $214/sq ft
9  **31000 Summer Sun Loop** **Wesley Chapel, FL 33545** MLS ID: TB8566932 Active / For Sale *Listing Courtesy of LPT REALTY, LLC*	Single Family	5/3	2,823	6,575 sqft	2019	11/12/2026 9 days	$460,000 $163/sq ft
10  **8296 Olive Brook Dr** **Wesley Chapel, FL 33545** MLS ID: TB8552972 Active / For Sale *Listing Courtesy of FRANK ALBERT REALTY*	Single Family	4/3	2,662	7,347 sqft	2018	9/30/2026 52 days	$449,990 $169/sq ft

Pending

Source: Listings



Legend

Pending

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Epperson in Pasco County, FL

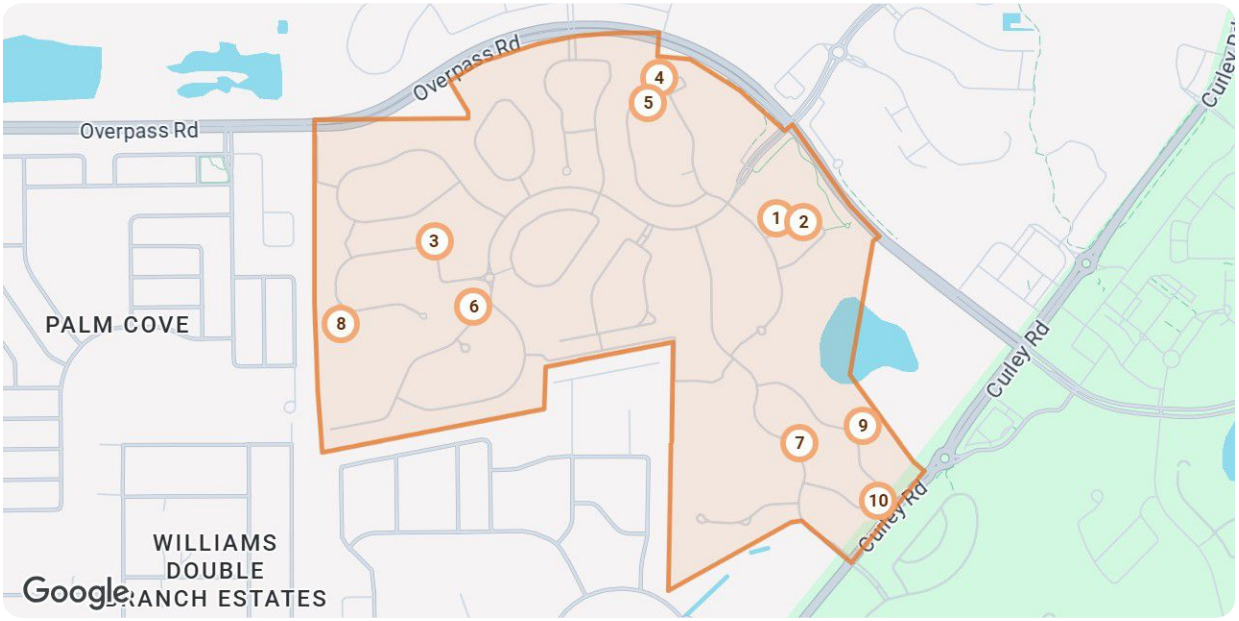
REALTYONEGROUP MVP

Pending: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **31420 Tansy Bnd** **Wesley Chapel, FL 33545** MLS ID: TB8522548 Pending / For Sale	Single Family	4/2	2,057	5,800 sqft 2019	6/25/2026	$379,900 $185/sq ft	11/3/2026 131 days

Listing Courtesy of REAL ESTATE FIRM OF FLORIDA, LLC

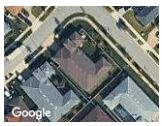
Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **31892 Tortuga Shore Loop** **Wesley Chapel, FL 33545** Closed / Public Record	Single Family	–/3	3,500	9,787 sqft 2020	9/8/2026 – days	$925,000 $263/sq ft	–
2	 **31865 Tortuga Shore Loop** **Wesley Chapel, FL 33545** Closed / Public Record	Single Family	–/4	3,142	0.27 acres 2020	5/26/2026 – days	$879,000 $272/sq ft	–
3	 **8415 Olive Brook Dr** **Wesley Chapel, FL 33545** Closed / Public Record	Single Family	–/3	3,004	8,201 sqft 2018	9/28/2026 – days	$660,000 $214/sq ft	–
4	 **31015 Parrot Reef Ct** **Wesley Chapel, FL 33545** Closed / Public Record	Single Family	–/4	3,059	7,536 sqft 2018	7/2/2026 – days	$630,000 $201/sq ft	–
5	 **8099 Lago Mist Way** **Wesley Chapel, FL 33545** Closed / Public Record	Single Family	–/3	2,964	7,605 sqft 2018	9/14/2026 – days	$621,000 $193/sq ft	–

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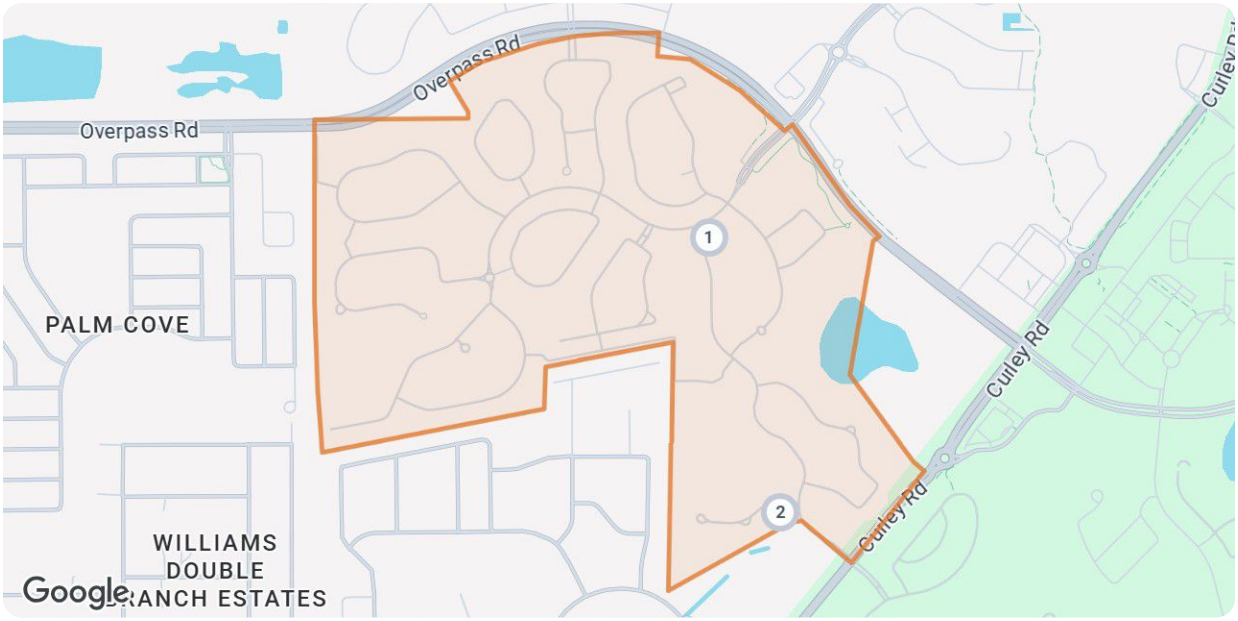
Epperson in Pasco County, FL

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  8044 Lago Mist Way Wesley Chapel, FL 33545 Closed / Public Record	Single Family	–/3	3,292	7,897 sqft 2018	8/28/2026 – days	$560,000 $171/sq ft	–
7  7655 Sweeter Tide Trl Wesley Chapel, FL 33545 Closed / Public Record	Single Family	–/3	3,316	6,960 sqft 2019	8/6/2026 – days	$559,000 $170/sq ft	–
8  30801 Parrot Reef Ct Wesley Chapel, FL 33545 Closed / Public Record	Single Family	–/2	2,096	9,716 sqft 2019	9/16/2026 – days	$515,000 $244/sq ft	–
9  7508 Pool Compass Loop Wesley Chapel, FL 33545 Closed / Public Record	Single Family	–/2	1,871	0.26 acres 2020	7/10/2026 – days	$510,000 $264/sq ft	–
10  7384 Pool Compass Loop Wesley Chapel, FL 33545 Closed / Public Record	Single Family	–/4	2,848	6,000 sqft 2022	6/3/2026 – days	$485,000 $176/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  31646 Colada Drift Way Wesley Chapel, FL 33545 Off Market / Public Record	Single Family	–/4	3,531	7,320 sqft 2022	– – days	– $238/sq ft	9/22/2026 Notice of Lis Pendens

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Epperson in Pasco County, FL

Distressed: 2 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
2  **7926 Yale Harbor Dr** **Wesley Chapel, FL 33545** Off Market / Public Record	Single Family	–/2	2,034	6,100 sqft 2020	– – days	– $198/sq ft	7/9/2026 Notice of Lis Pendens

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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