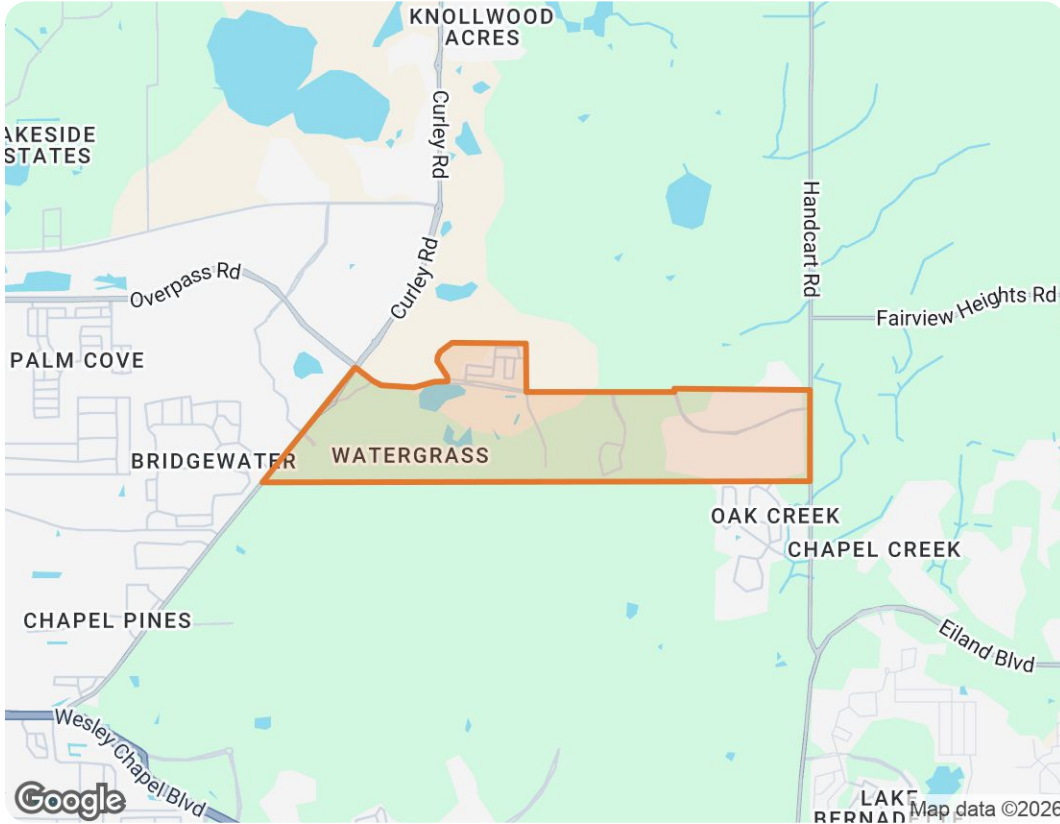


# Watergrass in Pasadena Hills, FL



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# Watergrass in Pasadena Hills, FL

## Market Trends

### Market Trends for Watergrass in Pasadena Hills, FL

Single Family + Condo/Townhouse/Apt.

**February 2026**

**Market Type**

**Key Details**

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>4.8</b> ↓ 8.05% MoM	<b>97.6%</b>	<b>27</b>	<b>\$518,260</b>

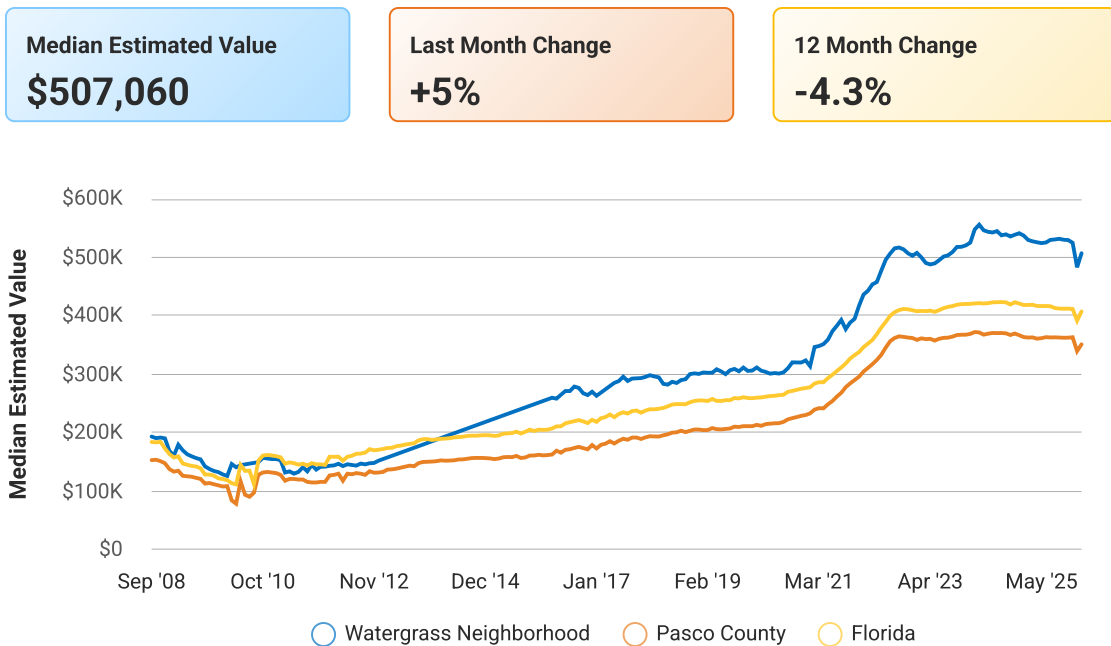
### February 2026 Median Estimated Property Value

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



# Watergrass in Pasadena Hills, FL

## February 2026 Active Listings

### Watergrass in Pasadena Hills, FL

Single Family + Condo/Townhouse/Apt.

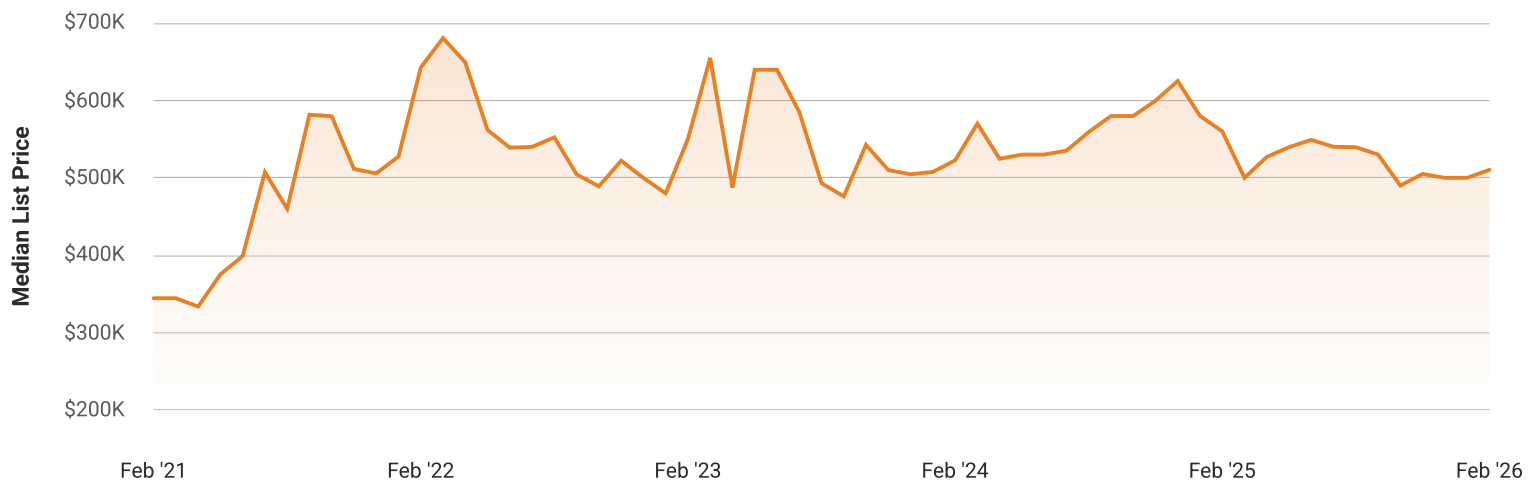
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

**Median List Price - \$510,295**

↑ 2.1% Month over Month



# Watergrass in Pasadena Hills, FL

## February 2026 Pending Listings

### Watergrass in Pasadena Hills, 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 - \$485,000**

↑ 2.5% Month over Month



# Watergrass in Pasadena Hills, FL

## February 2026 Sold Listings

### Watergrass in Pasadena Hills, FL

Single Family + Condo/Townhouse/Apt.

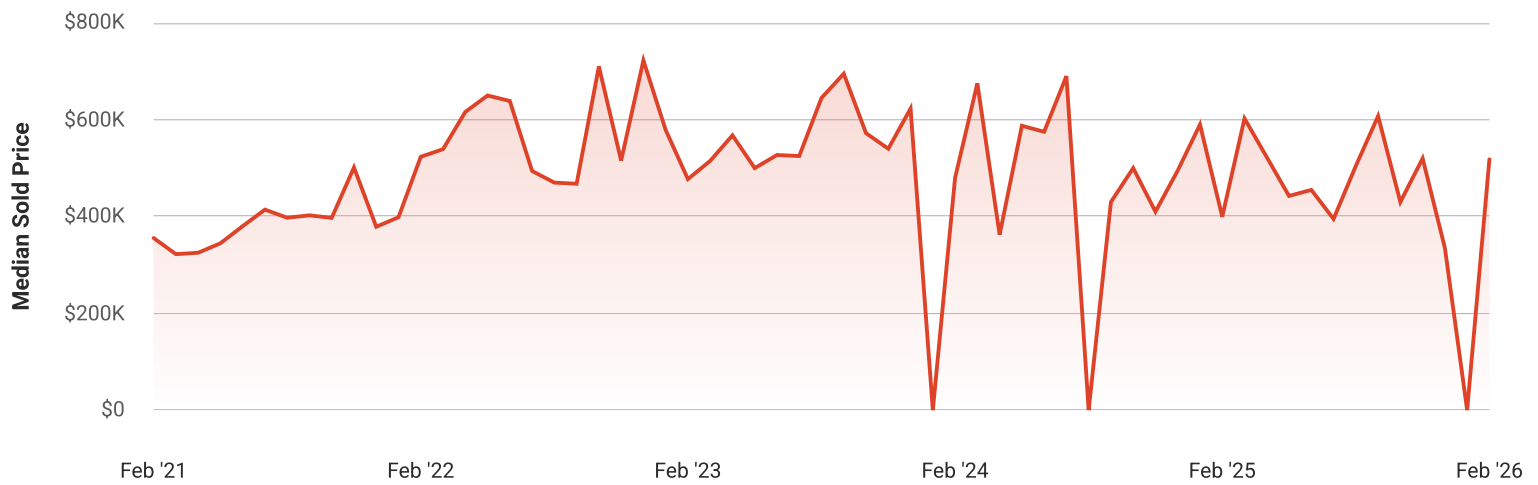
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - \$518,260**

● Month over Month



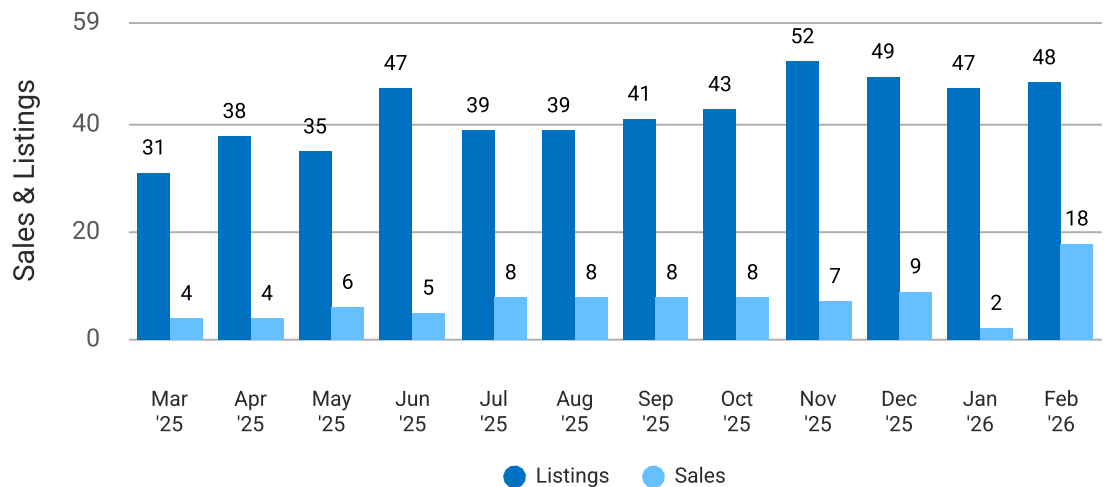
## Total Sales and Active Listings in Watergrass in Pasadena Hills, FL

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



# Watergrass in Pasadena Hills, FL

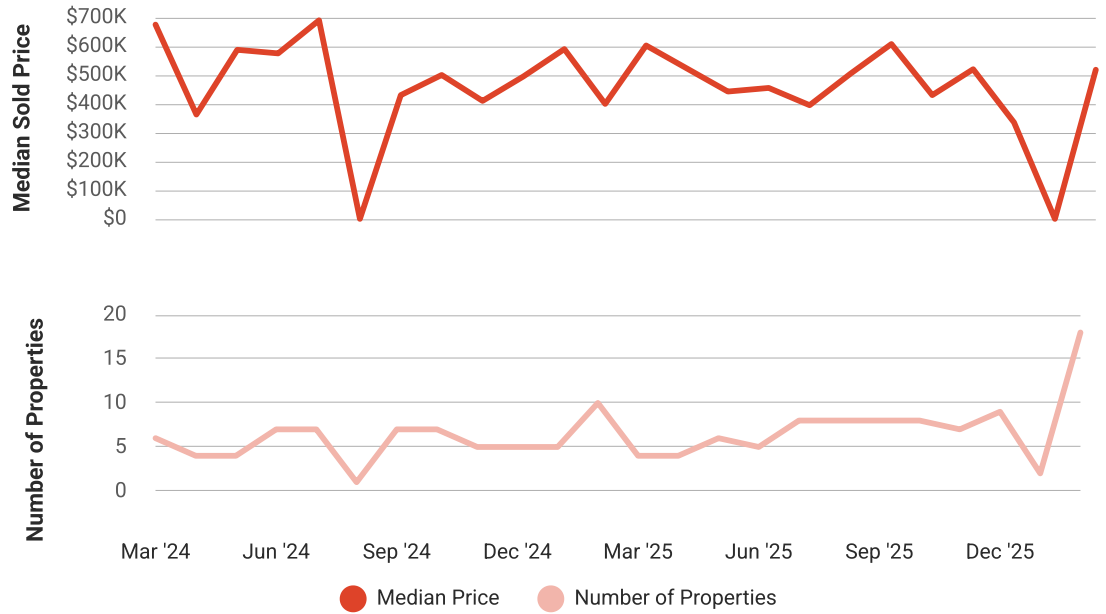
## Median Sold Price vs Sold Listings in Watergrass in Pasadena Hills, FL

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



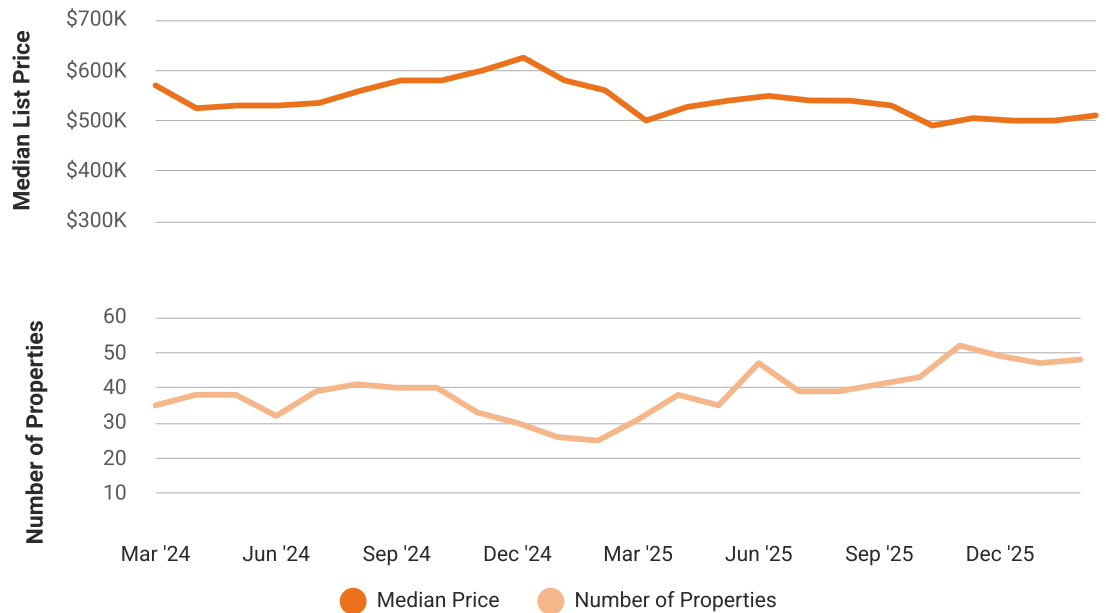
## Median List Price vs Active Listings in Watergrass in Pasadena Hills, FL

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



# Watergrass in Pasadena Hills, FL

## Market Snapshot

### Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
<b>Median Est. Property Value</b> Last Updated: 2/28/2026	\$507,060	\$483,010 <b>+4.98%</b>	\$529,600 <b>-4.26%</b>	\$529,780 <b>-4.29%</b>	\$547,860 <b>-7.45%</b>	\$500,010 <b>+1.41%</b>
<b>Median Sold Price</b> Last Updated: 2/28/2026	\$518,260	-	\$520,000 <b>-0.33%</b>	\$399,500 <b>+29.73%</b>	\$480,000 <b>+7.97%</b>	\$477,215 <b>+8.6%</b>
<b>Median List Price</b> Last Updated: 2/28/2026	\$510,295	\$499,990 <b>+2.06%</b>	\$504,945 <b>+1.06%</b>	\$560,000 <b>-8.88%</b>	\$522,500 <b>-2.34%</b>	\$550,000 <b>-7.22%</b>

**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

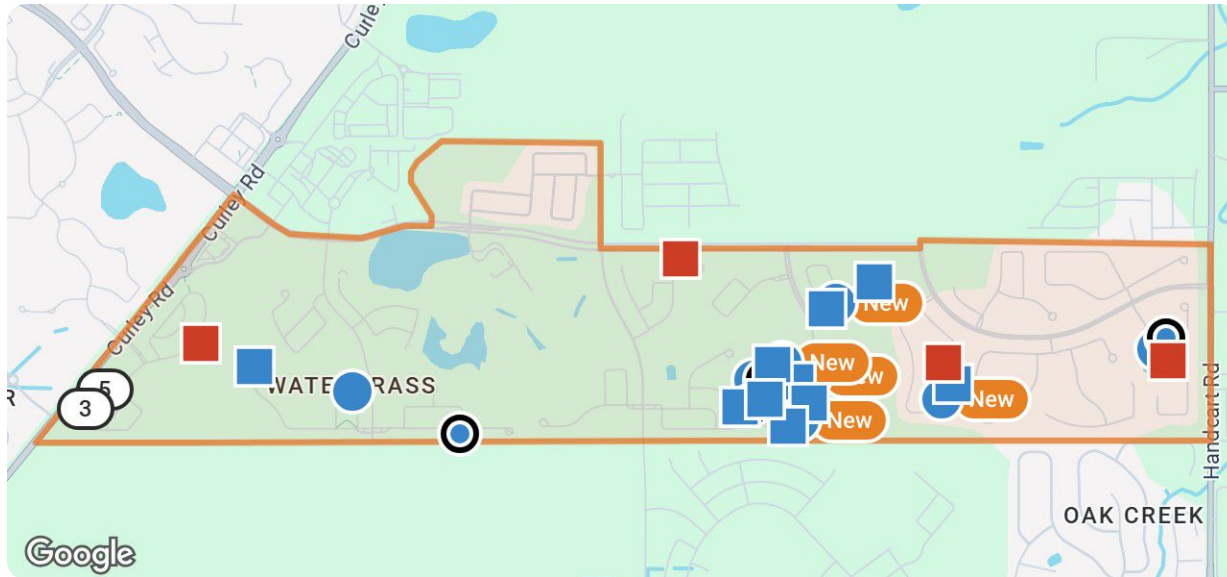
**Property Types:** Single Family

**Property Features:** Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

# Watergrass in Pasadena Hills, FL

## Summary

For Sale Activity in the Last 6 Months



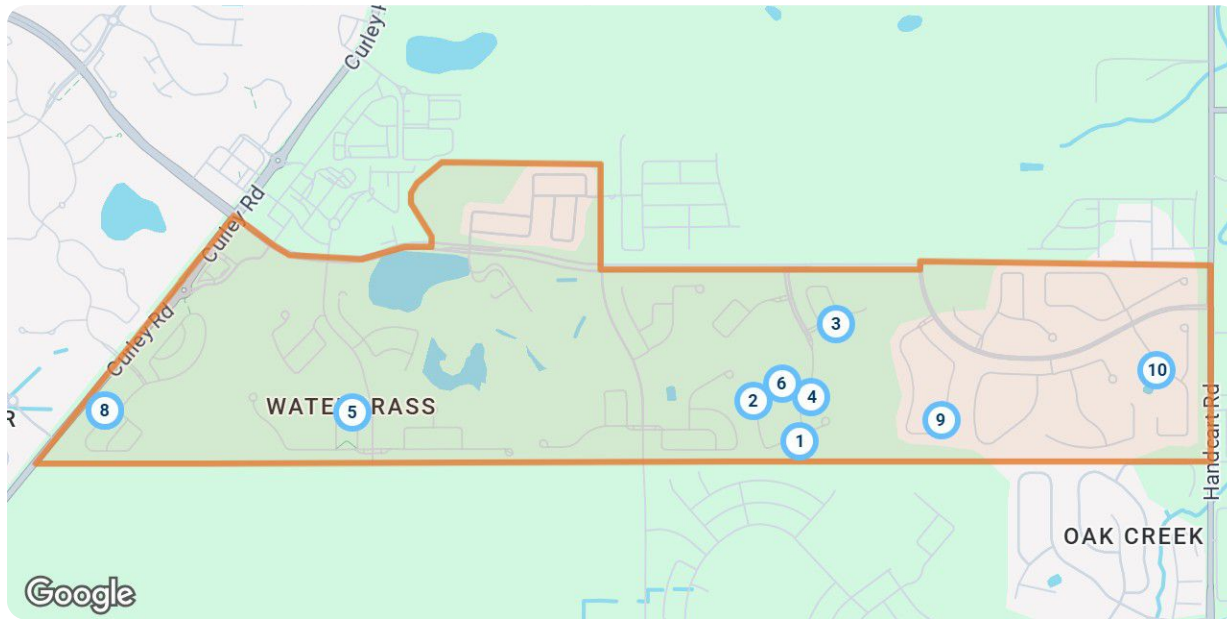
	New	Pending	Closed	Distressed
Number of Properties	10	10	10	6
Lowest Listing Price / Est.Value	\$683,595	\$543,390	\$645,000	\$352,230
Median Listing Price / Est.Value	\$975,000	\$578,940	\$810,200	\$468,115
Highest Listing Price / Est.Value	\$1,475,000	\$950,000	\$1,150,000	\$776,030
Average Price / sqft	\$266	\$179	\$229	\$183
Median Price / sqft	\$254	\$172	\$225	\$185
Average Days in RPR	57	68	-	38
Median Days in RPR	46	32	-	38
Total Volume	\$10,429,565	\$6,258,140	\$8,800,400	\$2,971,089
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

# Watergrass in Pasadena Hills, 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	 <p><b>33260 Kateland Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8475231 ● Active / For Sale</p> <p><i>Listing Courtesy of GULF COMMUNITIES</i></p>	Single Family	6/4	4,773	0.31 acres	2022	2/19/2026 18 days	\$1,475,000 \$309/sq ft
2	 <p><b>33376 Kateland Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8461477 ● Active / For Sale</p> <p><i>Listing Courtesy of PREMIER SOTHEBYS INTL REALTY</i></p>	Single Family	5/5	4,490	0.26 acres	2022	1/6/2026 62 days	\$1,475,000 \$329/sq ft
3	 <p><b>33164 Kateland Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8456005 ● Active / For Sale</p> <p><i>Listing Courtesy of REAL BROKER, LLC.</i></p>	Single Family	5/5	4,490	0.27 acres	2022	12/12/2025 87 days	\$1,370,000 \$305/sq ft
4	 <p><b>33564 Willow Point Ct</b> Wesley Chapel, FL 33545 MLS ID: TB8469746 ● Active / For Sale</p> <p><i>Listing Courtesy of RE/MAX PREMIER GROUP</i></p>	Single Family	6/4	4,823	9,288 sqft	2020	1/28/2026 40 days	\$1,146,000 \$238/sq ft
5	 <p><b>7162 Graybrook Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8461238 ● Active / For Sale</p> <p><i>Listing Courtesy of H. PATEL REAL ESTATE LLC</i></p>	Single Family	4/4	3,879	0.27 acres	2017	1/9/2026 59 days	\$1,100,000 \$284/sq ft

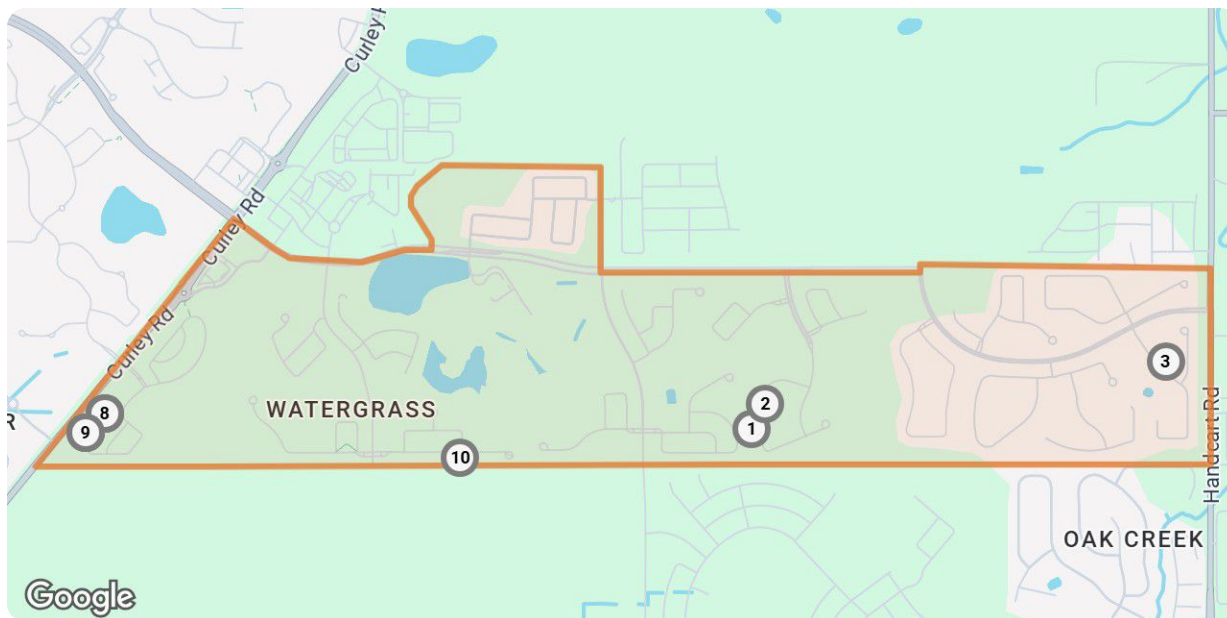


# Watergrass in Pasadena Hills, FL











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
<b>6</b>	 <p><b>32306 Garden Alcove Loop</b> <b>Wesley Chapel, FL 33545</b> MLS ID: TB8475535 ● Active / For Sale</p> <p><i>Listing Courtesy of H. PATEL REAL ESTATE LLC</i></p>	Single Family	5/3	3,571	9,222 sqft	2014	2/13/2026 24 days	\$850,000 \$238/sq ft
<b>7</b>	 <p><b>33870 Twilight Sea Pl</b> <b>Wesley Chapel, FL 33545</b> MLS ID: TB8467889 ● Active / For Sale</p> <p><i>Listing Courtesy of HOMES BY WESTBAY REALTY</i></p>	Single Family	5/4	3,563	4,356 sqft	2026	1/22/2026 46 days	\$839,990 \$236/sq ft
<b>8</b>	 <p><b>33882 Twilight Sea Pl</b> <b>Wesley Chapel, FL 33545</b> MLS ID: TB8467884 ● Active / For Sale</p> <p><i>Listing Courtesy of HOMES BY WESTBAY REALTY</i></p>	Single Family	5/4	3,558	4,356 sqft	2026	1/22/2026 46 days	\$799,990 \$225/sq ft
<b>9</b>	 <p><b>31557 Westbury</b> <b>Wesley Chapel, FL 33545</b> MLS ID: 2255756 ● Active / For Sale</p> <p><i>Listing Courtesy of EXP Realty LLC</i></p>	Single Family	4/3	3,019	7,476 sqft	2023	9/22/2025 168 days	\$689,990 \$229/sq ft
<b>10</b>	 <p><b>33496 Twilight Sea Pl</b> <b>Wesley Chapel, FL 33545</b> MLS ID: TB8476923 ● Active / For Sale</p> <p><i>Listing Courtesy of HOMES BY WESTBAY REALTY</i></p>	Single Family	3/3	2,529	4,356 sqft	2026	2/16/2026 21 days	\$683,595 \$270/sq ft

## Pending

Source: Listings



# Watergrass in Pasadena Hills, FL

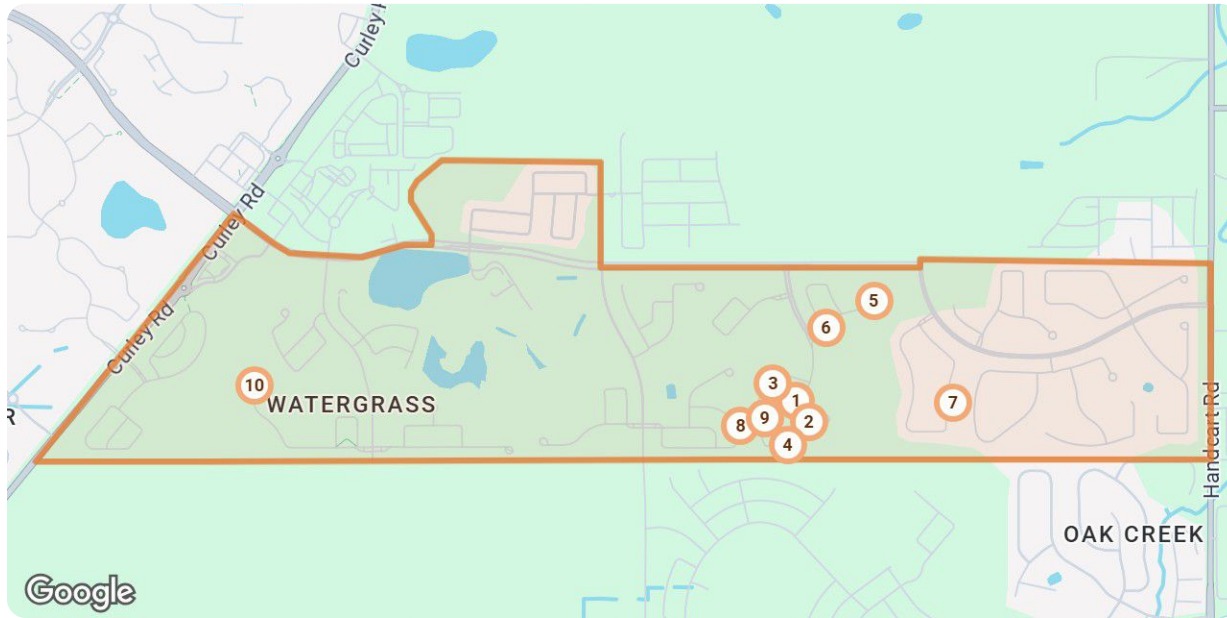
Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p><b>33075 Kateland Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8454698 Pending / For Sale</p> <p><i>Listing Courtesy of KELLER WILLIAMS TAMPA PROP.</i></p>	Single Family	7/6	5,452	0.35 acres 2022	1/22/2026	\$950,000 \$174/sq ft	3/2/2026 39 days
2	 <p><b>7163 Talamore Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8443544 Pending / For Sale</p> <p><i>Listing Courtesy of AGILE GROUP REALTY</i></p>	Single Family	5/5	3,461	8,123 sqft 2023	11/1/2025	\$695,000 \$201/sq ft	2/14/2026 105 days
3	 <p><b>7063 Talamore Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8419641 Pending / For Sale</p> <p><i>Listing Courtesy of CENTURY 21 BILL NYE REALTY</i></p>	Single Family	4/5	2,920	8,580 sqft 2021	8/20/2025	\$639,000 \$219/sq ft	2/23/2026 187 days
4	 <p><b>31680 Chateau Manor Ln</b> Wesley Chapel, FL 33545 MLS ID: TB8445331 Pending / For Sale</p> <p><i>Listing Courtesy of CASA FRESCA REALTY</i></p>	Single Family	5/3	3,297	9,478 sqft 2025	11/10/2025	\$580,490 \$176/sq ft	12/30/2025 50 days
5	 <p><b>33485 Twilight Sea Pl</b> Wesley Chapel, FL 33545 MLS ID: TB8456797 Pending / For Sale</p> <p><i>Listing Courtesy of CASA FRESCA REALTY</i></p>	Single Family	6/4	3,364	6,000 sqft 2025	12/15/2025	\$579,390 \$172/sq ft	1/9/2026 25 days
6	 <p><b>33463 Hammock Beach Way</b> Wesley Chapel, FL 33545 MLS ID: TB8456799 Pending / For Sale</p> <p><i>Listing Courtesy of CASA FRESCA REALTY</i></p>	Single Family	6/4	3,357	6,050 sqft 2025	12/15/2025	\$578,490 \$172/sq ft	1/6/2026 22 days
7	 <p><b>33503 Twilight Sea Pl</b> Wesley Chapel, FL 33545 MLS ID: TB8462607 Pending / For Sale</p> <p><i>Listing Courtesy of CASA FRESCA REALTY</i></p>	Single Family	6/4	3,364	6,000 sqft 2025	1/8/2026	\$577,490 \$172/sq ft	1/19/2026 11 days
8	 <p><b>32624 Summerglade Dr</b> Wesley Chapel, FL 33545 MLS ID: TB8395789 Pending / For Sale</p> <p><i>Listing Courtesy of COASTAL PROPERTIES GROUP INTERNATIONAL</i></p>	Single Family	5/4	3,536	8,874 sqft 2012	6/12/2025	\$569,900 \$161/sq ft	1/23/2026 225 days
9	 <p><b>33484 Hammock Beach Way</b> Wesley Chapel, FL 33545 MLS ID: TB8467783 Pending / For Sale</p> <p><i>Listing Courtesy of CASA FRESCA REALTY</i></p>	Single Family	5/4	3,183	6,050 sqft 2025	1/22/2026	\$544,990 \$171/sq ft	1/28/2026 6 days
10	 <p><b>31696 Bienville Ln</b> Wesley Chapel, FL 33545 MLS ID: TB8445303 Pending / For Sale</p> <p><i>Listing Courtesy of CASA FRESCA REALTY</i></p>	Single Family	5/4	3,182	6,000 sqft 2025	11/5/2025	\$543,390 \$171/sq ft	11/18/2025 13 days



# Watergrass in Pasadena Hills, FL





## 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	 <p>7135 Graybrook Dr Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/6	5,452	0.29 acres 2022	1/7/2026 - days	\$1,150,000 \$212/sq ft	-
2	 <p>7074 Graybrook Dr Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/5	5,452	0.46 acres 2022	12/4/2025 - days	\$1,110,000 \$205/sq ft	-
3	 <p>33228 Kateland Dr Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/4	3,513	0.29 acres -	2/13/2026 - days	\$1,075,000 \$294/sq ft	-
4	 <p>33105 Kateland Dr Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/6	5,452	0.35 acres 2022	9/10/2025 - days	\$1,010,000 \$189/sq ft	-
5	 <p>33536 Willow Point Ct Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/4	3,201	0.25 acres 2020	10/21/2025 - days	\$824,500 \$250/sq ft	-
6	 <p>6989 Bradbury Cir Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/4	3,201	10,147 sqft 2021	11/26/2025 - days	\$795,900 \$245/sq ft	-
7	 <p>33380 Azalea Ridge Dr Wesley Chapel, FL 33545 Closed / Public Record</p>	Single Family	-/4	4,069	9,233 sqft 2017	1/7/2026 - days	\$750,000 \$185/sq ft	-

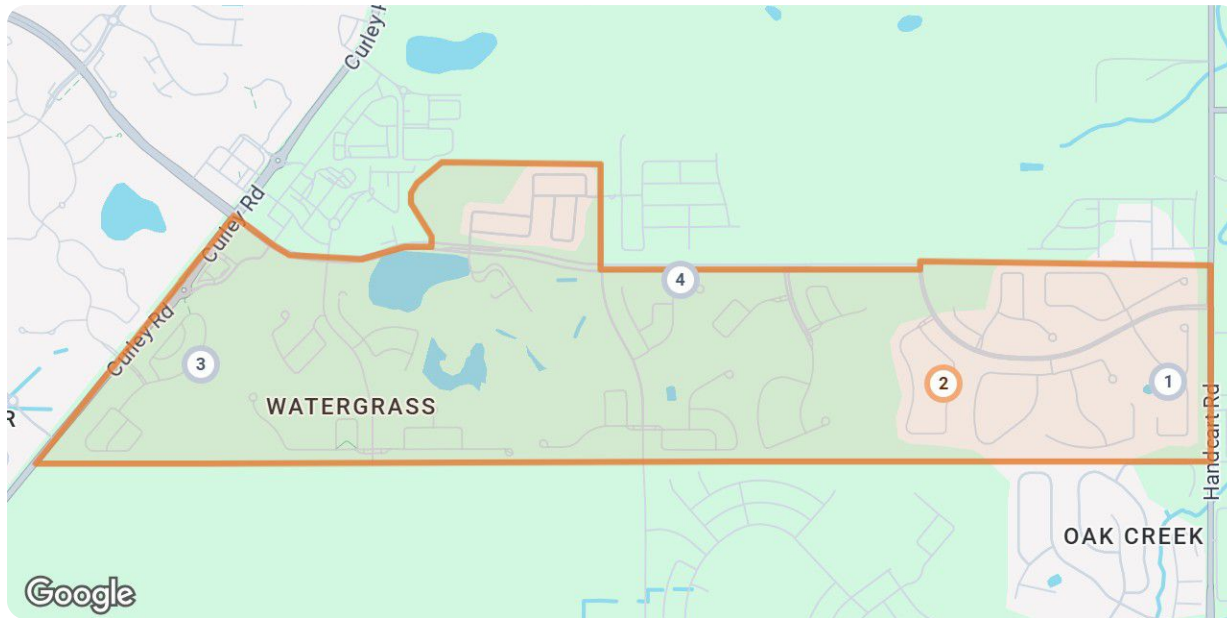





# Watergrass in Pasadena Hills, FL

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 %
	<b>8</b> 33219 Kateland Dr Wesley Chapel, FL 33545 <span style="color: blue;">■</span> Closed / Public Record	Single Family	-/3	3,019	0.28 acres 2022	10/9/2025 - days	\$740,000 \$244/sq ft	-
	<b>9</b> 7218 Talamore Dr Wesley Chapel, FL 33545 <span style="color: blue;">■</span> Closed / Public Record	Single Family	-/5	2,920	8,106 sqft 2022	2/19/2026 - days	\$700,000 \$229/sq ft	-
	<b>10</b> 33246 Azalea Ridge Dr Wesley Chapel, FL 33545 <span style="color: blue;">■</span> Closed / Public Record	Single Family	-/4	3,151	7,930 sqft 2018	10/21/2025 - days	\$645,000 \$202/sq ft	-

## Distressed

Source: Public Records and Listings



Distressed: 6 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
	<b>1</b> 7177 Talamore Dr Wesley Chapel, FL 33545 <span style="color: red;">■</span> Off Market / Public Record	Single Family	-/5	3,835	8,123 sqft 2023	- - days	- \$202/sq ft	1/9/2026 Notice of Foreclosure Sale
	<b>2</b> 7035 Peregrina Loop Wesley Chapel, FL 33545 MLS ID: TB8469900 <span style="color: red;">●</span> Active / For Sale <i>Listing Courtesy of SMITH &amp; ASSOCIATES REAL ESTATE</i>	Single Family	3/3	2,418	7,797 sqft 2015	1/30/2026 38 days	\$499,999 \$207/sq ft	1/29/2026 Short Sale
	<b>3</b> 7238 Bridgeview Dr Wesley Chapel, FL 33545 <span style="color: red;">■</span> Off Market / Public Record	Single Family	-/3	3,028	7,502 sqft 2007	- - days	- \$156/sq ft	1/14/2026 Order of Dismissal/ Cancellation/ Release of Lis Pendens



# Watergrass in Pasadena Hills, FL

Distressed: 6 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
	 6936 Bradbury Cir Wesley Chapel, FL 33545 Closed / Public Record	Single Family	-/4	3,201	10,172 sqft 2020	- - days	- \$157/sq ft	11/26/2025 Notice of Lis Pendens
	 33291 Whisper Pointe Dr Wesley Chapel, FL 33545 Off Market / Public Record	Single Family	-/2	1,864	6,160 sqft 2016	- - days	- \$218/sq ft	1/23/2026 Notice of Foreclosure Sale
	 31552 Spoonflower Cir Wesley Chapel, FL 33545 Off Market / Public Record	Single Family	-/2	2,089	4,400 sqft 2006	- - days	- \$169/sq ft	2/6/2026 Notice of Lis Pendens

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- 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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