

# ZEPHYRHILLS DEVELOPMENT

Vaie O'Grady

VP of Marketing & Communications

Metro Development Group

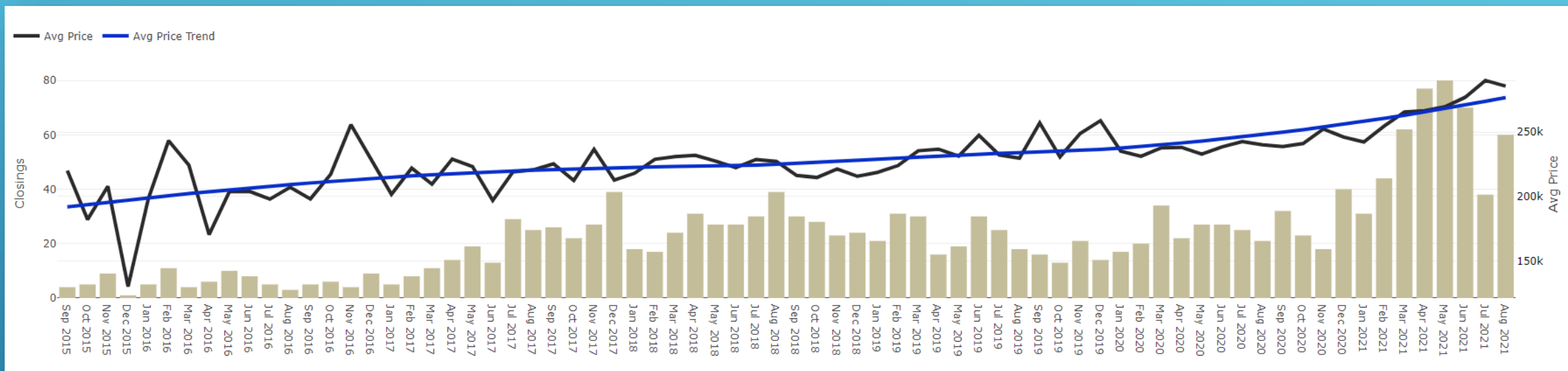
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Rank	Subdivision	Records	Absorption	Avg. Price	Avg. SF	PPSF
1	Bexley South Sfd	117	18	\$455,665	2765	\$166
<b>2</b>	<b>Mirada SFD 55</b>	<b>131</b>	<b>17.83</b>	<b>\$335,968</b>	<b>2331</b>	<b>\$146</b>
3	Watergrass	74	17.17	\$394,399	2482	\$163
4	Starkey Ranch Village SFD	147	17	\$536,131	3109	\$173
5	South Branch Preserve	109	17	\$335,625	2131	\$162
6	Copperspring	52	13.75	\$279,443	1953	\$147
<b>7</b>	<b>Union Park</b>	<b>74</b>	<b>13.75</b>	<b>\$329,144</b>	<b>2168</b>	<b>\$156</b>
<b>8</b>	<b>Epperson North Village</b>	<b>63</b>	<b>13.08</b>	<b>\$325,320</b>	<b>2306</b>	<b>\$144</b>
9	Wesbridge	35	12.42	\$340,757	2356	\$148
10	Talavera	23	12	\$315,325	2349	\$139
11	Bexley North - Del Webb	25	11.75	\$429,142	2043	\$214
<b>12</b>	<b>Epperson Ranch</b>	<b>78</b>	<b>11.5</b>	<b>\$355,436</b>	<b>2310</b>	<b>\$157</b>
13	Lakeside	34	10.5	\$265,251	2106	\$127
<b>14</b>	<b>Zephyr Lakes - Abbott Park</b>	<b>78</b>	<b>10.08</b>	<b>\$257,319</b>	<b>1889</b>	<b>\$139</b>
15	Estancia Sfd	48	10	\$477,072	2734	\$185
16	Esplanade At Starkey Ranch	23	9.33	\$472,950	2165	\$215
17	Morsani	38	8.92	\$457,109	2880	\$162
18	Hidden River	37	8.83	\$248,980	1980	\$128
19	Cypress Preserve Sfd	16	8.42	\$304,474	2179	\$141
<b>20</b>	<b>Mirada Th 55</b>	<b>31</b>	<b>8.17</b>	<b>\$264,400</b>	<b>1805</b>	<b>\$147</b>
<b>21</b>	<b>Epperson Ranch South</b>	<b>20</b>	<b>7.58</b>	<b>\$400,067</b>	<b>2768</b>	<b>\$147</b>
22	South Branch Preserve Th	84	7.42	\$254,898	1693	\$150
23	Chapel Creek	13	7.17	\$263,225	1628	\$162
24	Silverado Ranch	46	6.67	\$267,291	1942	\$138
25	Hidden Creek	24	6.5	\$292,643	1903	\$158

# TOP SELLING PASCO COUNTY COMMUNITIES

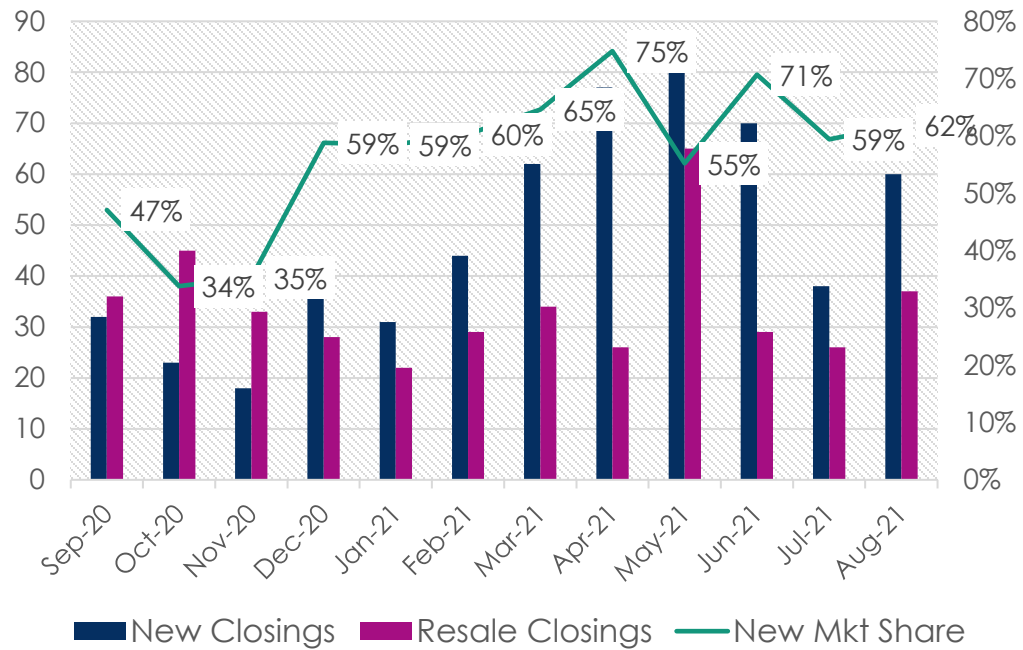
Rank	High School	Records	Absorption	Avg Price	Avg. SF	PPSF	Lot Size
1	Wesley Chapel	356	72.75	\$352,508	2328	\$154	0.16
2	Sunlake	250	58.92	\$420,968	2531	\$169	0.58
3	Wiregrass Ranch	235	49.5	\$369,232	2237	\$165	0.13
4	Zephyrhills	229	47.42	\$265,262	1904	\$142	0.15
5	River Ridge	202	44.72	\$478,535	2754	\$173	0.17
6	Mitchell	256	43.67	\$337,572	2062	\$162	0.11
7	Land O Lakes	146	35.67	\$438,101	2924	\$152	0.19
8	Pasco	175	27.5	\$322,198	2222	\$147	0.22
9	Hudson	62	16.75	\$279,308	2019	\$141	0.17
10	Gulf	73	15.58	\$263,437	1835	\$146	2.4
11	Cypress Creek	42	8.83	\$371,473	2690	\$142	0.17
12	Anclote	13	4.75	\$223,175	1529	\$146	0.05

## TOP PASCO NEW HOME SALES BY HIGH SCHOOL

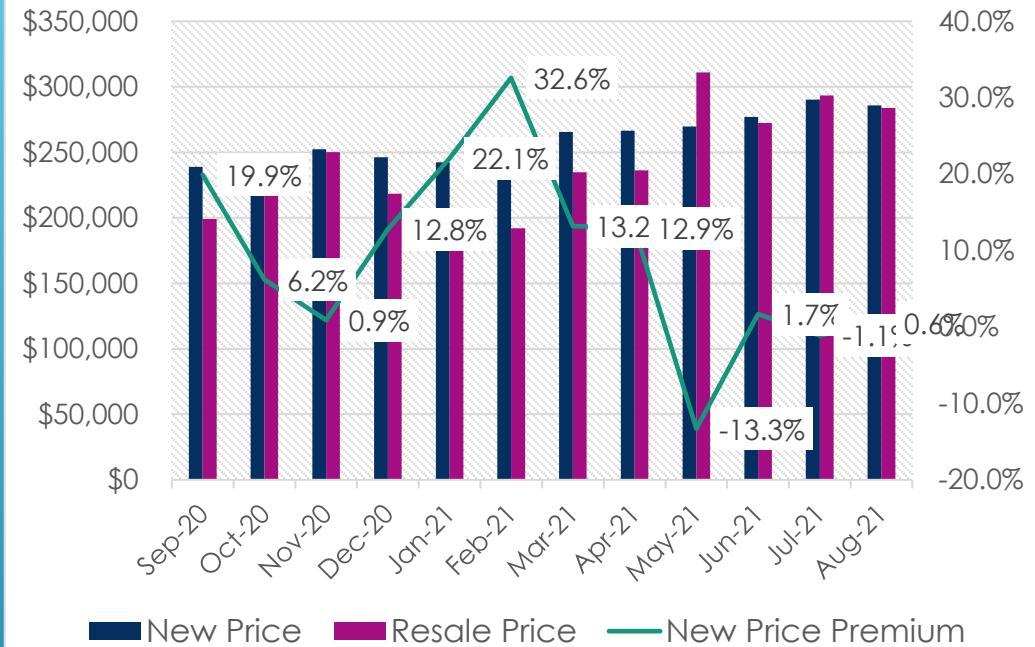


# ZEPHYRHILLS HS NEW HOME CLOSING VOLUME, PRICE

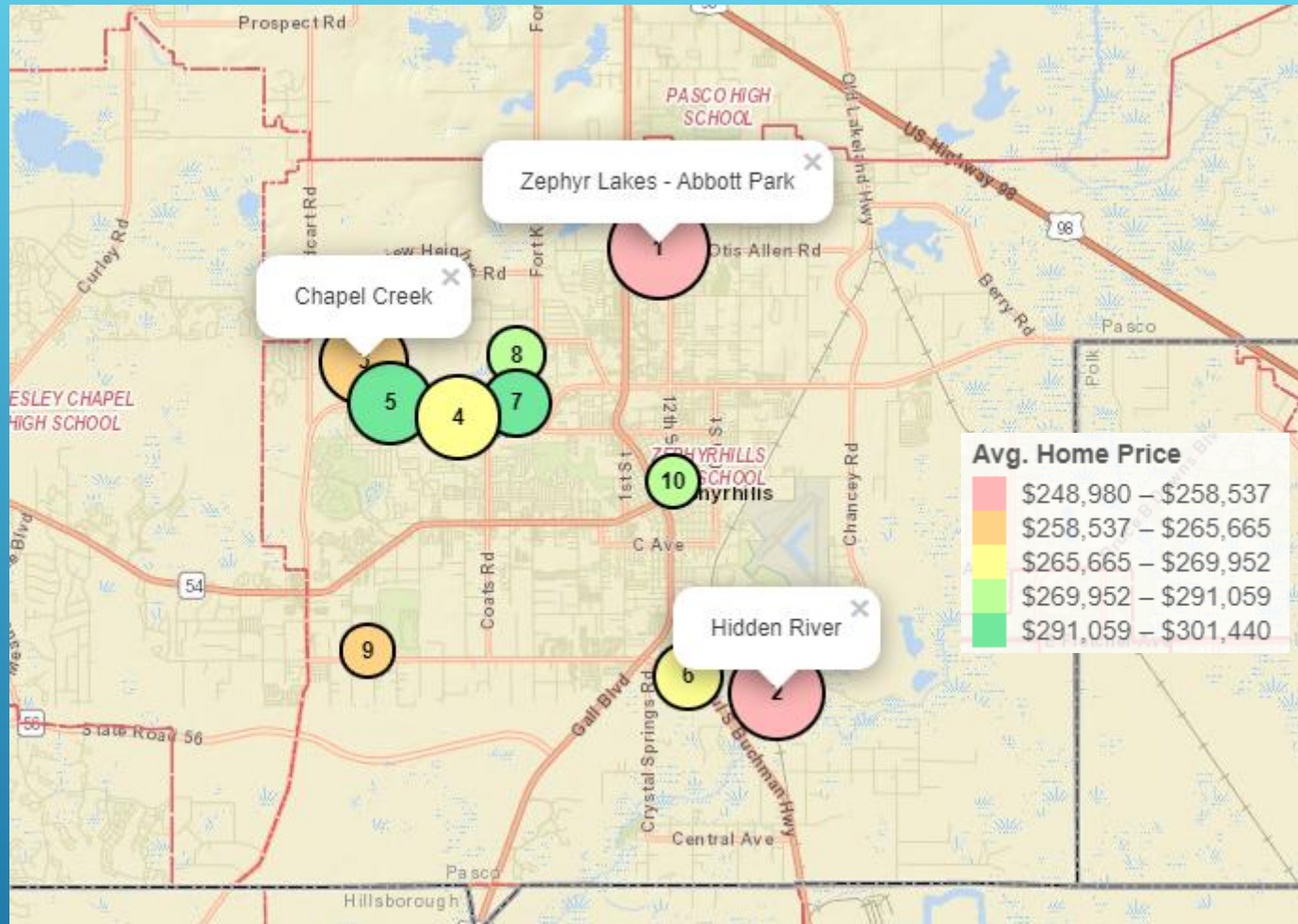
### New vs. Resale Closings



### New vs. Resale Prices



# ZEPHYRHILLS HS NEW VS. RESALE



# ZEPHYRHILLS HS NEW HOME SUBDIVISIONS

Rank	Subdivision	Closings	Monthly Absorption	Avg. Price	Avg. SF	PPSF
1	Zephyr Lakes - Abbott Park	78	10.1	\$257,319	1889	\$139
2	Hidden River	37	8.8	\$248,980	1980	\$128
3	Chapel Creek	13	7.2	\$263,225	1628	\$162
4	Silverado Ranch	46	6.7	\$267,291	1942	\$138
5	Hidden Creek	24	6.5	\$292,643	1903	\$158
6	Bristol Meadows	12	3.2	\$267,987	1795	\$151
7	Oaks Of Pasco	3	3.1	\$301,440	1787	\$168
8	Links At Calusa Springs	14	1.3	\$290,663	2057	\$145
9	Zephyr Place	1	0.5	\$258,841	1501	\$172

## ZEPHYRHILLS HS NEW HOME SUBDIVISIONS RANK BY MONTHLY ABSORPTION



# WELCOME TO ABBOTT PARK

THE LOCATION YOU WANT. THE HOME YOU'LL LOVE.



AWARD-WINNING  
COMMUNITIES



DOG  
PARK



COOL  
POOL



GREEN  
SPACE



STREETLEAF SOLAR  
STREETLIGHTS



TOP  
BUILDERS



OPEN-AIR  
CLUBHOUSE



SHADED  
TOT LOT

Welcome to Abbott Park, one of the newest communities by Metro Places in the heart of Zephyrhills, Florida with single-family homes brought to you by top national builder D.R. Horton. Named in honor of one of the original founders of the city of Zephyrhills, Abbott Park pays homage to the area's rich history but certainly has a focus on the future with the latest in homebuilding design, which means the fastest available at-home and community-wide internet speeds, solar street lights and where every home is built to be a Smart Home.



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