

Tallahassee 32303

ZIP code · FL · Florida · Leon County · Tallahassee

BALANCED MARKET

\$237K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

681

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

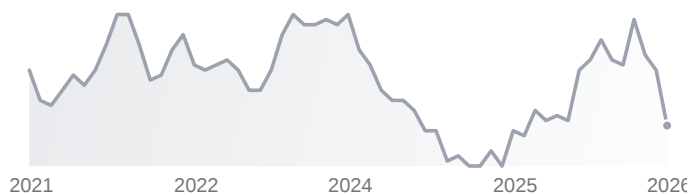
Balanced market · 45 / 100



MARKET TRENDS (5 YEARS)

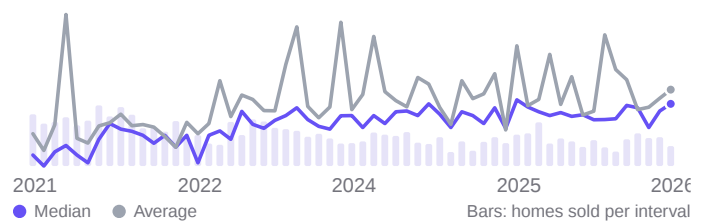
Market temperature (0-100)

45 / 100



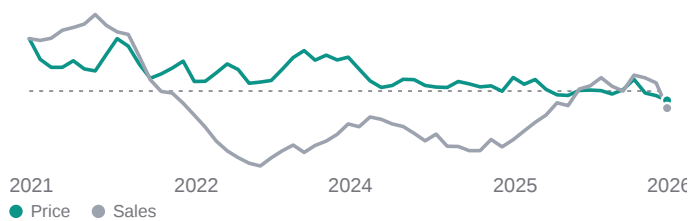
Sale prices

Median \$250K · Average \$268K



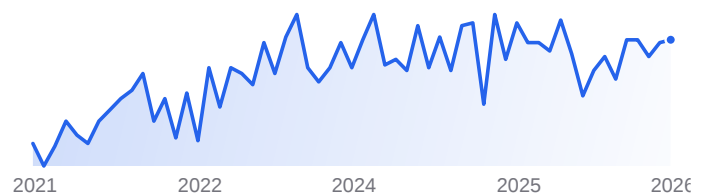
Growth (year over year)

Price -4.1% · Sales -7.3%



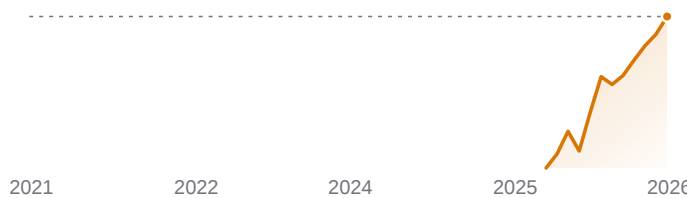
Price per square foot

\$174/ft²



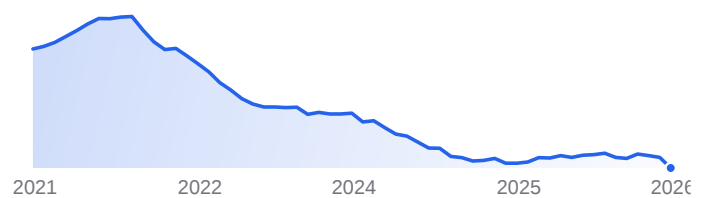
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

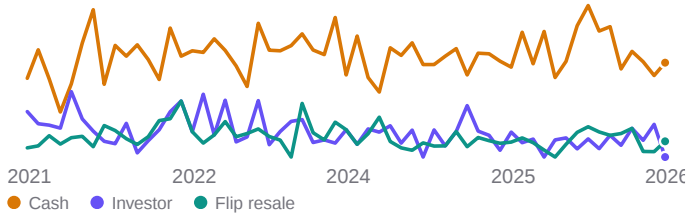
4.0%



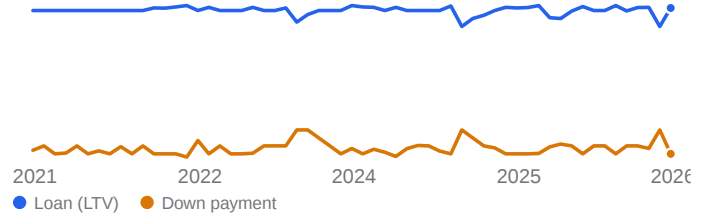
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 0% · Flip resale 4.3%

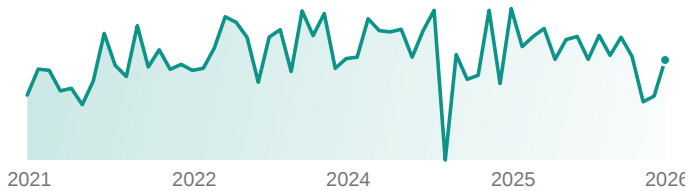


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



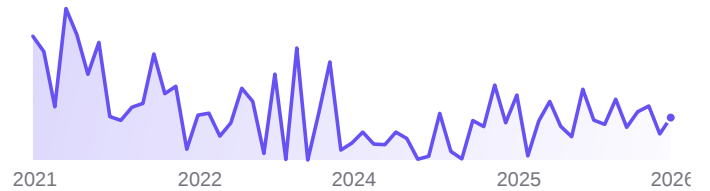
Sellers who sold at a gain

90%



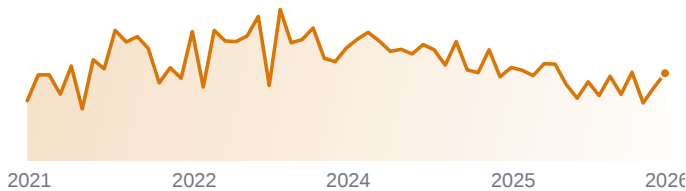
Typical hold before selling

6.1 yrs



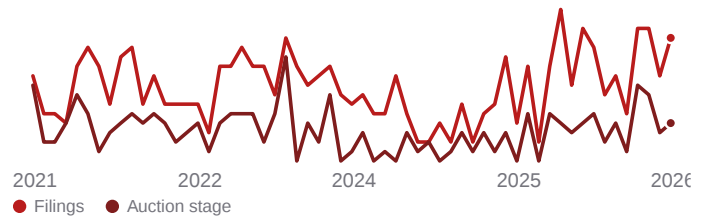
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 13 · Auction stage 4



HOUSING STOCK

Homes	17,235
Median value (AVM)	\$247K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1983
Single family	74%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	71%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	48,464
Density	1,299 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	18.8%
Unemployment	1.1%
Average temp	67°F
Annual precip	61 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.