

Tallahassee 32304

ZIP code · FL · Florida > Leon County > Tallahassee

BALANCED MARKET

\$299K

MEDIAN SALE PRICE

+53.5%

1-YR CHANGE

374

SALES (12 MO)

\$166K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

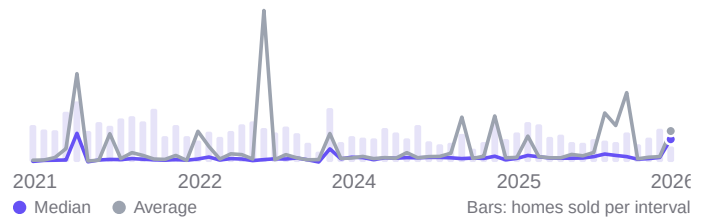
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$555K · Average \$722K

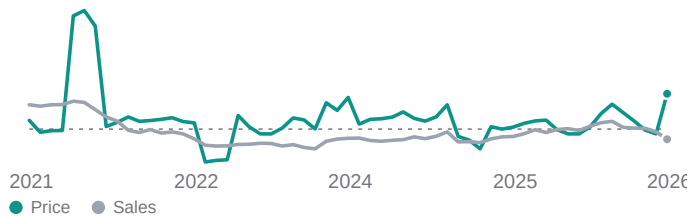


Growth (year over year)

Price +53.5% · Sales -15.2%

Price per square foot

\$246/ft²



Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

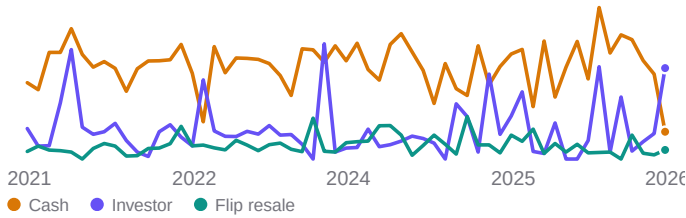
4.8%



BUYERS & OUTCOMES

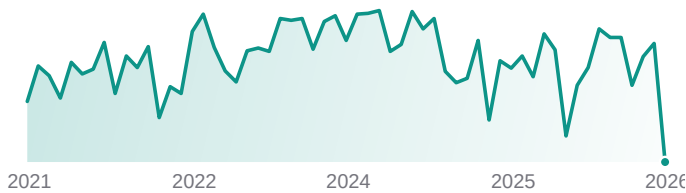
Buyer mix

Cash 14% · Investor 48% · Flip resale 4.8%



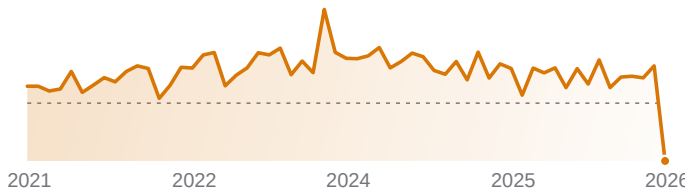
Sellers who sold at a gain

47%

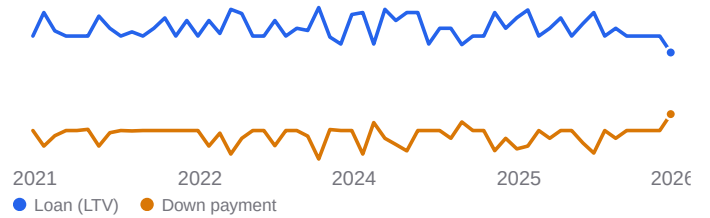


Median annualized return at resale

-11.8%

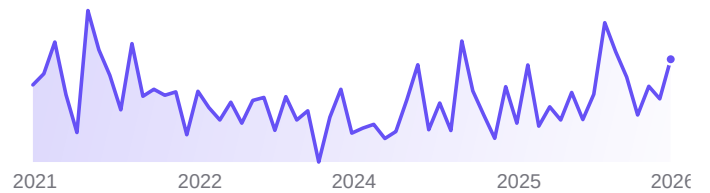


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



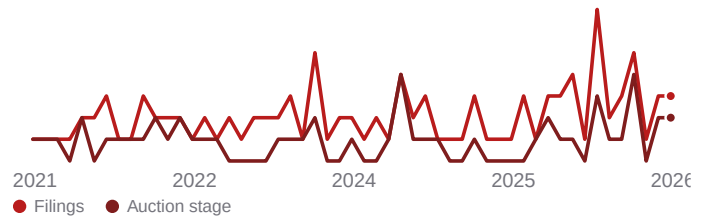
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,847
Median value (AVM)	\$166K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1981
Single family	47%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.1%
Owner occupied	38%
Company owned	34%
Median loan-to-value	31%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	55,602
Density	3,382 / mi²
Median household income	\$31K
Average household income	\$42K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	26
Homes occupied	85%
Bachelor's or higher	21%
Poverty rate	38.9%
Unemployment	0.8%
Average temp	67°F
Annual precip	63 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.