

Tallahassee 32309

ZIP code · FL · Florida › Leon County › Tallahassee

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

-1.1%

1-YR CHANGE

443

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



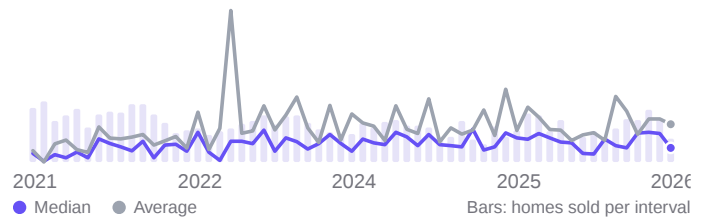
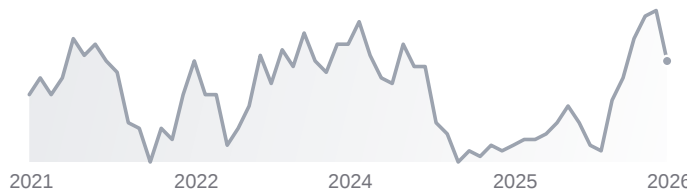
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$345K · Average \$452K

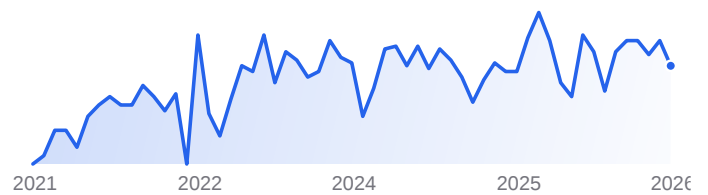
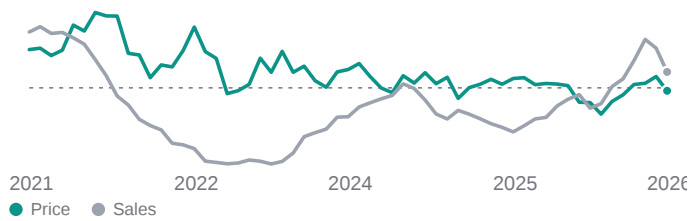


Growth (year over year)

Price -1.1% · Sales +6.0%

Price per square foot

\$202/ft²

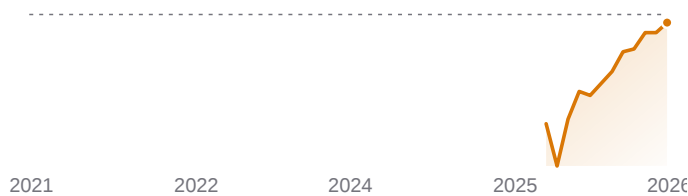


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

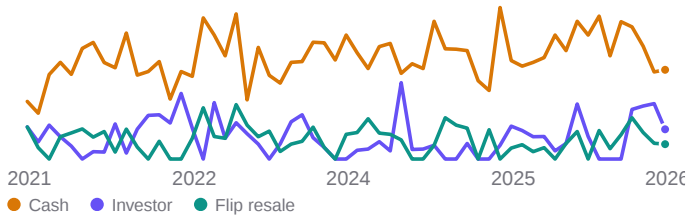
3.6%



BUYERS & OUTCOMES

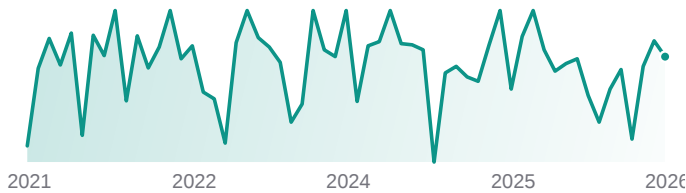
Buyer mix

Cash 24% · Investor 8.0% · Flip resale 4.0%



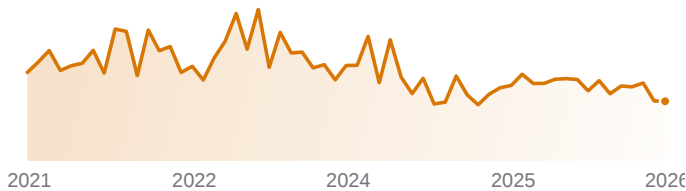
Sellers who sold at a gain

96%

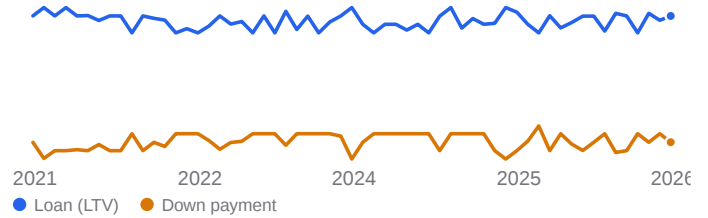


Median annualized return at resale

+3.9%

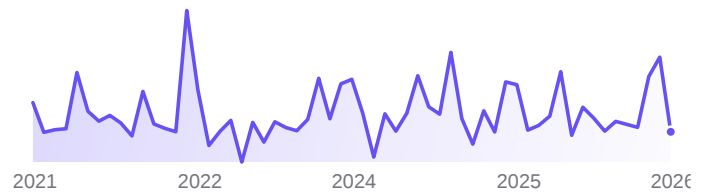


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



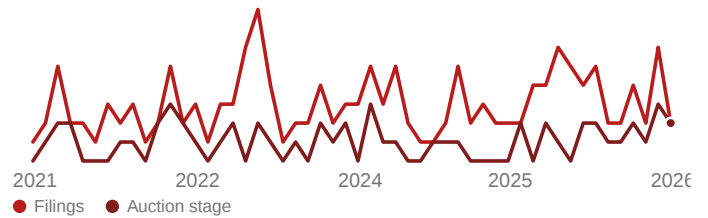
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,194
Median value (AVM)	\$405K
Median size	1,930 ft²
Median bedrooms	3
Median year built	1988
Single family	88%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.2%
Owner occupied	88%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	30,979
Density	232 / mi²
Median household income	\$103K
Average household income	\$126K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	25
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	4.6%
Unemployment	1.1%
Average temp	67°F
Annual precip	58 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.