

# Tallahassee 32317

ZIP code · FL · Florida > Leon County > Tallahassee

**SELLER'S MARKET**

**\$416K**

MEDIAN SALE PRICE

**+13.2%**

1-YR CHANGE

**218**

SALES (12 MO)

**\$415K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 62 / 100**



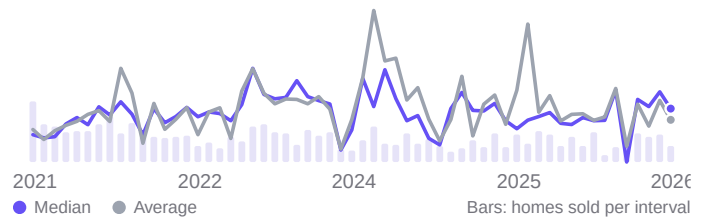
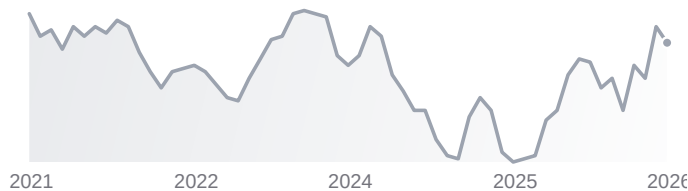
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**62 / 100**

Sale prices

**Median \$400K · Average \$372K**

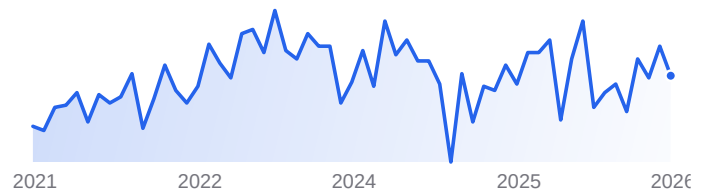
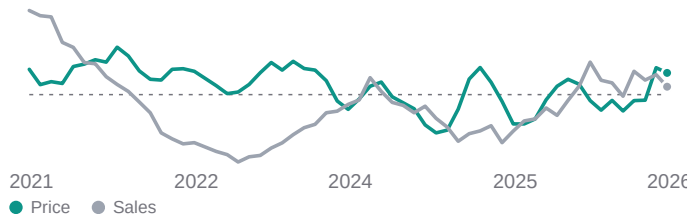


Growth (year over year)

**Price +13.2% · Sales +4.8%**

Price per square foot

**\$208/ft²**

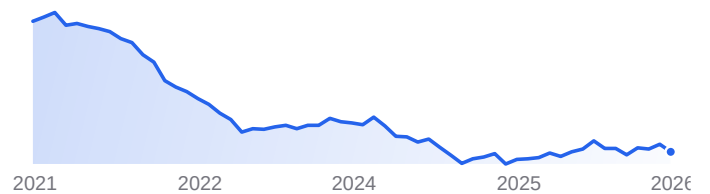
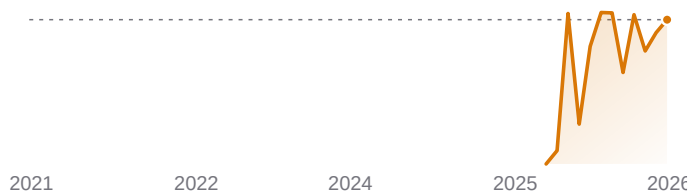


Sale premium vs estimated value

**+0.0%**

Annual turnover (share of homes sold)

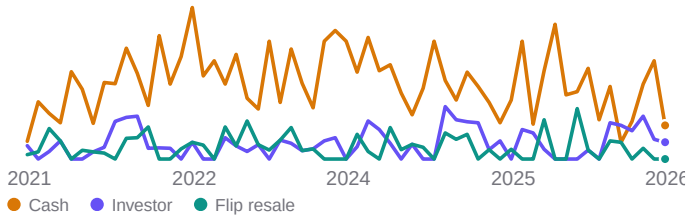
**3.8%**



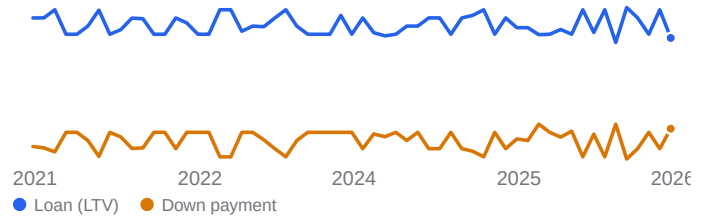
## BUYERS & OUTCOMES

### Buyer mix

Cash 14% · Investor 7.1% · Flip resale 0%

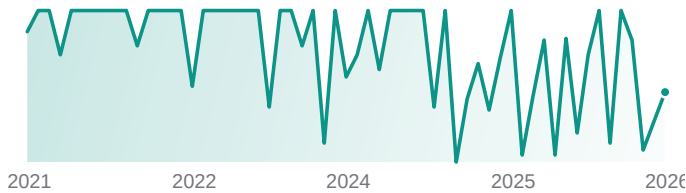


### Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



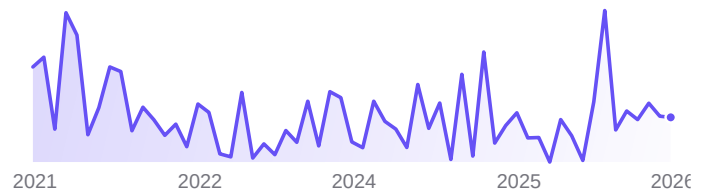
### Sellers who sold at a gain

85%



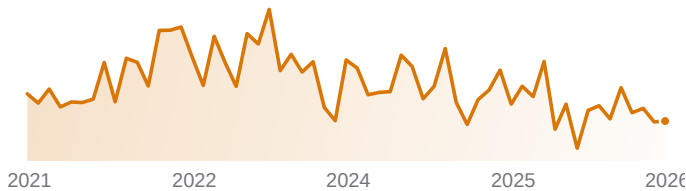
### Typical hold before selling

6.1 yrs



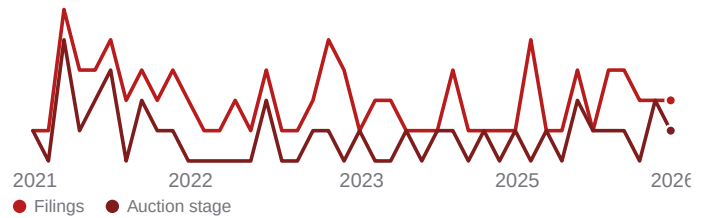
### Median annualized return at resale

+2.8%



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,760     |
| Median value (AVM) | \$415K    |
| Median size        | 1,933 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 89%       |
| Condos             | 2.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 48%  |
| Underwater (LTV 125% or more) | 1.1% |
| Owner occupied                | 90%  |
| Company owned                 | 9.8% |
| Median loan-to-value          | 53%  |

Typical ownership tenure

**11.2 yrs**

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>14,416</b>    |
| Density                          | <b>369 / mi²</b> |
| Median household income          | <b>\$121K</b>    |
| Average household income         | <b>\$140K</b>    |
| Crime index (US avg 100)         | <b>29</b>        |
| Air pollution index (US avg 100) | <b>77</b>        |
| Earthquake index (US avg 100)    | <b>23</b>        |
| Homes occupied                   | <b>96%</b>       |
| Bachelor's or higher             | <b>30%</b>       |
| Poverty rate                     | <b>3.0%</b>      |
| Unemployment                     | <b>1.1%</b>      |
| Average temp                     | <b>67°F</b>      |
| Annual precip                    | <b>60 in</b>     |
| Sunshine                         | <b>60%</b>       |

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.