NEIGHBORHOOD REPORT

Tallahassee, FL 32317

KETCHAM REALTY GROUP INC.
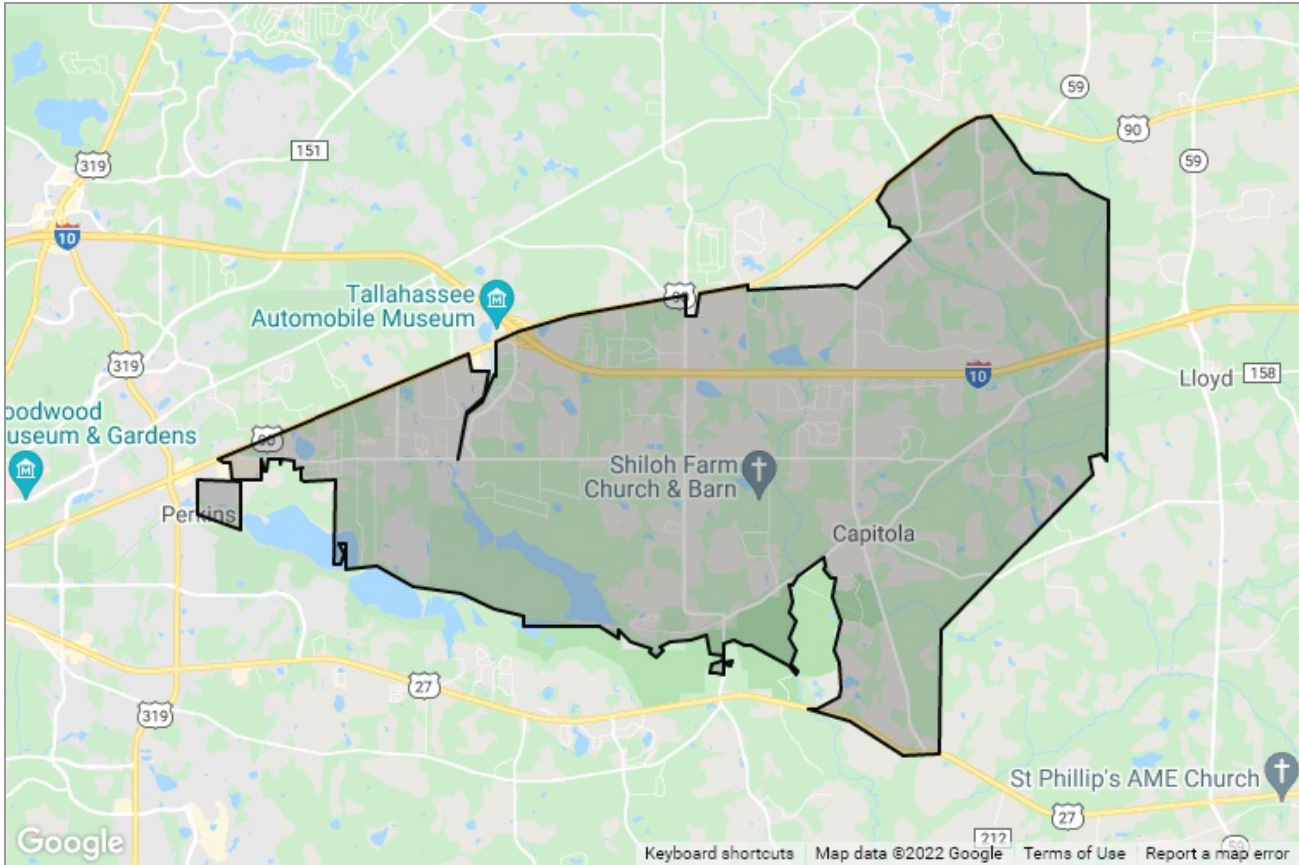
Presented by

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Tallahassee, FL 32303

1/21/2022

Neighborhood: Housing Stats and Charts

|	32317	Tallahassee	Leon County	Florida	USA
Median Estimated Home Value	$351K	$252K	$252K	$338K	$303K
Estimated Home Value 12-Month Change	+17%	+10.7%	+10.7%	+22.2%	+19.6%
Median List Price	$424K	$267K	$267K	$359K	$130K
List Price 1-Month Change	+2.2%	+0.1%	+0.1%	+1.1%	-8.5%
List Price 12-Month Change	+30.4%	+9.8%	+9.8%	+19.7%	+0.8%
Median Home Age	27	36	36	35	42
Own	90%	40%	53%	65%	64%
Rent	10%	60%	47%	35%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$297M	$36.9B	$307B
% Change in Permits for All Buildings	–	–	+15%	+15%	+13%
% Change in $ Value for All Buildings	–	–	0%	+11%	+10%

Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

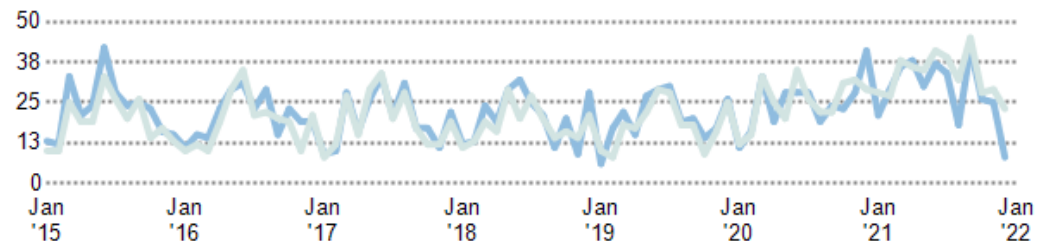Data Source: Public records and listings data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings
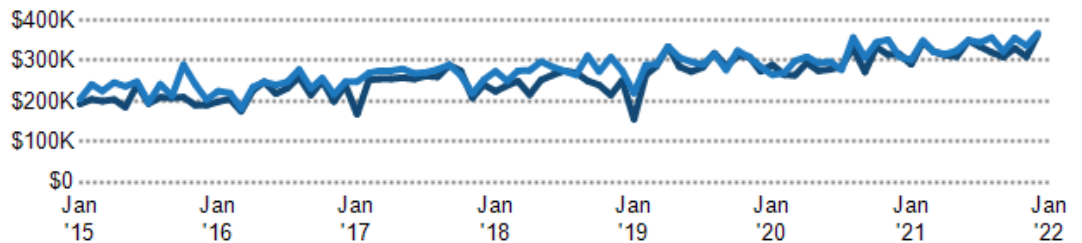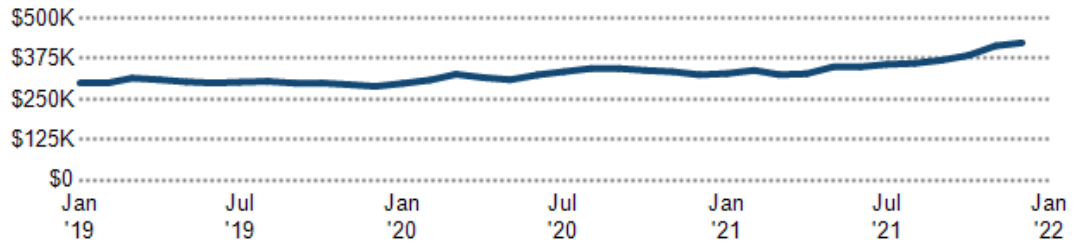
Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

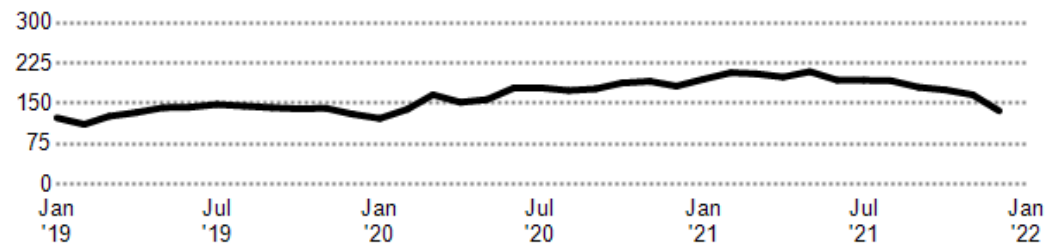Data Source: On- and off-market listings sources

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

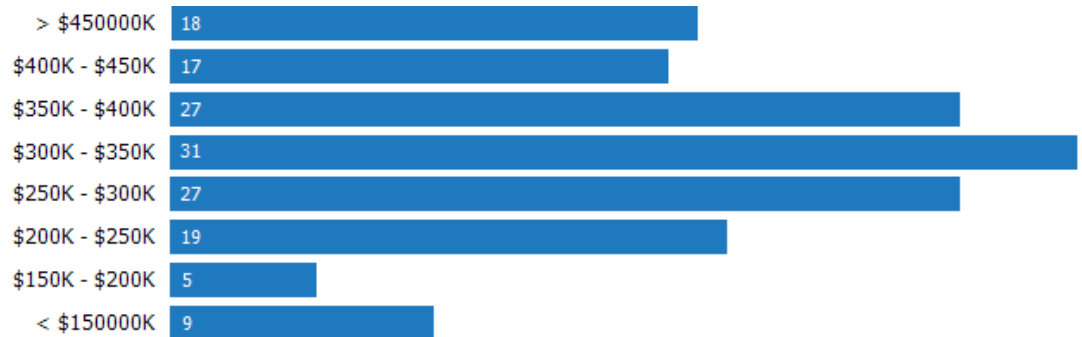**Median List Price**

Listing Volume

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range

Price Range	Count
> $450000K	18
$400K - $450K	17
$350K - $400K	27
$300K - $350K	31
$250K - $300K	27
$200K - $250K	19
$150K - $200K	5
< $150000K	9

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft

Price Per Sq Ft	Count
> $225	6
$200 - $225	13
$175 - $200	57
$150 - $175	40
$125 - $150	7
$100 - $125	2
$75 - $100	4
< $50	5

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area

Size	Count
2400 - 2600 sq. ft.	20
2200 - 2400 sq. ft.	20
2000 - 2200 sq. ft.	12
1800 - 2000 sq. ft.	23
1600 - 1800 sq. ft.	16
1400 - 1600 sq. ft.	19
1200 - 1400 sq. ft.	20
< 1200 sq. ft.	4

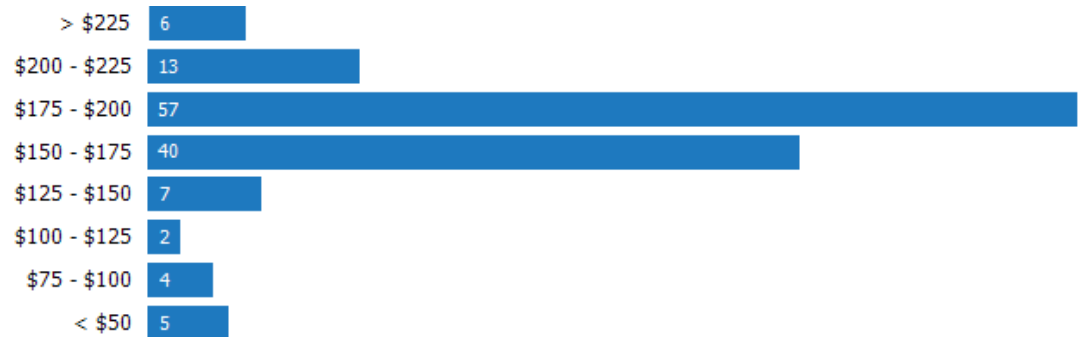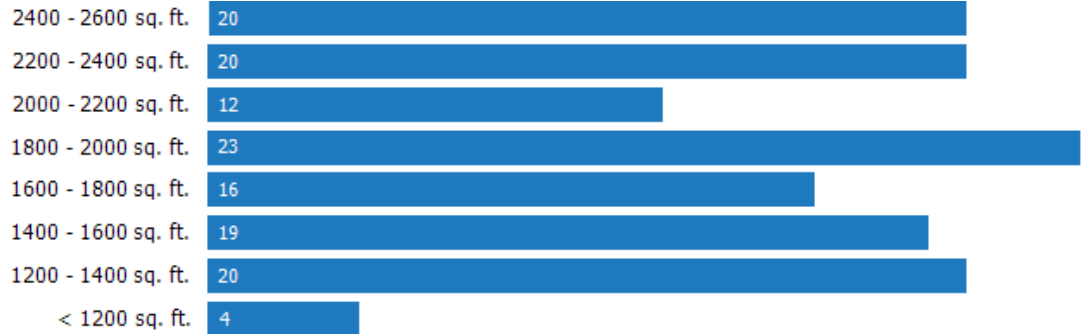## Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Age of House

Age	Count
> 50	11
40 - 50	12
30 - 40	27
20 - 30	35
10 - 20	43
< 10	6

Neighborhood: People Stats and Charts

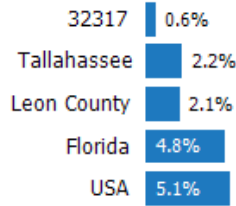|	32317	Tallahassee	Leon County	Florida	USA
Population	14.8K	191K	290K	20.9M	325M
Population Density per Sq Mi	345	1.91K	435	390	–
Population Change since 2010	+11.2%	+6.3%	+6.8%	+13%	+7.7%
Median Age	42	27	31	42	38
Male / Female Ratio	50%	47%	47%	49%	49%

Education Levels of Population

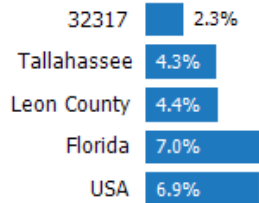This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade

Geography	Percentage
32317	0.6%
Tallahassee	2.2%
Leon County	2.1%
Florida	4.8%
USA	5.1%

9-12th Grade/No Diploma

Geography	Percentage
32317	2.3%
Tallahassee	4.3%
Leon County	4.4%
Florida	7.0%
USA	6.9%

High School Graduate

Geography	Percentage
32317	18.3%
Tallahassee	17.0%
Leon County	19.0%
Florida	28.6%
USA	27.0%

Associate Degree

Geography	Percentage
32317	22.5%
Tallahassee	28.3%
Leon County	28.3%
Florida	29.7%
USA	28.9%

Bachelor's Degree

Geography	Percentage
32317	32.8%
Tallahassee	26.2%
Leon County	25.9%
Florida	18.9%
USA	19.8%
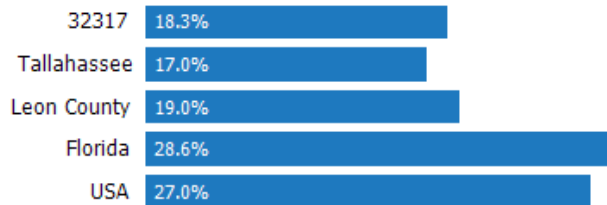
At Least a College Education

Geography	Percentage
32317	56.3%
Tallahassee	48.2%
Leon County	46.2%
Florida	29.9%
USA	32.2%

Grad/Professional Degree

Geography	Percentage
32317	23.6%
Tallahassee	22.0%
Leon County	20.3%
Florida	11.0%
USA	12.4%
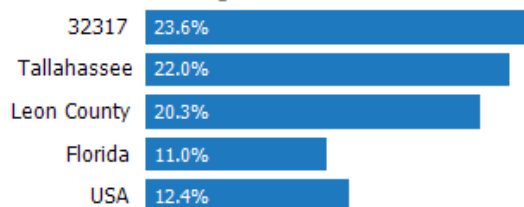
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 32317

Age Group	Count
Toddlers	951
Elementary School	779
Middle School	1,300
High School	561

Population of Adults by Age Group

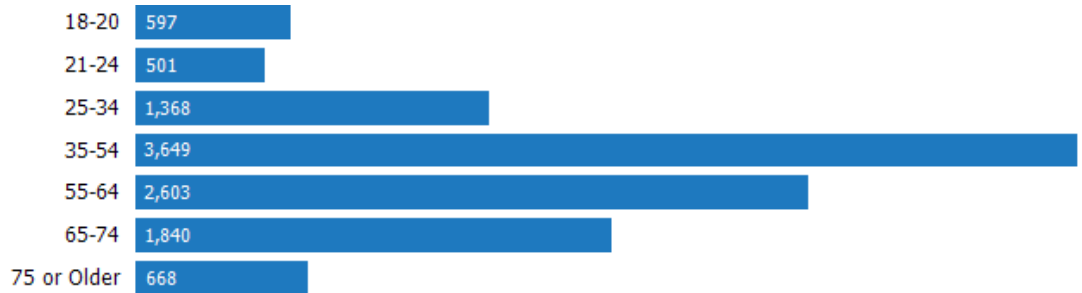This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 32317

Age Group	Count
18-20	597
21-24	501
25-34	1,368
35-54	3,649
55-64	2,603
65-74	1,840
75 or Older	668

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 32317

Category	Count
Married with Children	1,407
Married without Children	2,284
Single with Children	300

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 32317

Income Bracket	Count
>$150K	1,210
$125K-$150K	625
$100K-$125K	622
$75K-$100K	1,020
$50K-$75K	861
$35K-$50K	428
$25K-$35K	240
<$25K	536

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Party	Percentage
Votes Democrat	61.3%
Votes Republican	37.6%

Neighborhood: Economic Stats and Charts

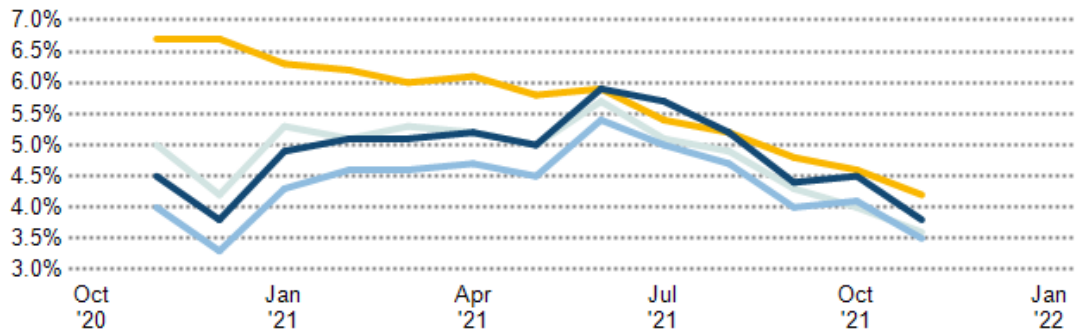|	32317	Tallahassee	Leon County	Florida	USA
Income Per Capita	$40,829	$27,677	$30,586	$31,619	$34,103
Median Household Income	$92,304	$45,734	$53,106	$55,660	$62,843
Unemployment Rate	–	3.8%	3.5%	3.6%	4.2%
Unemployment Number	–	3.99K	5.54K	386K	–
Employment Number	–	100K	152K	10.3M	–
Labor Force Number	–	104K	158K	10.6M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.
Data Source: Bureau of Labor Statistics
Update Frequency: Monthly
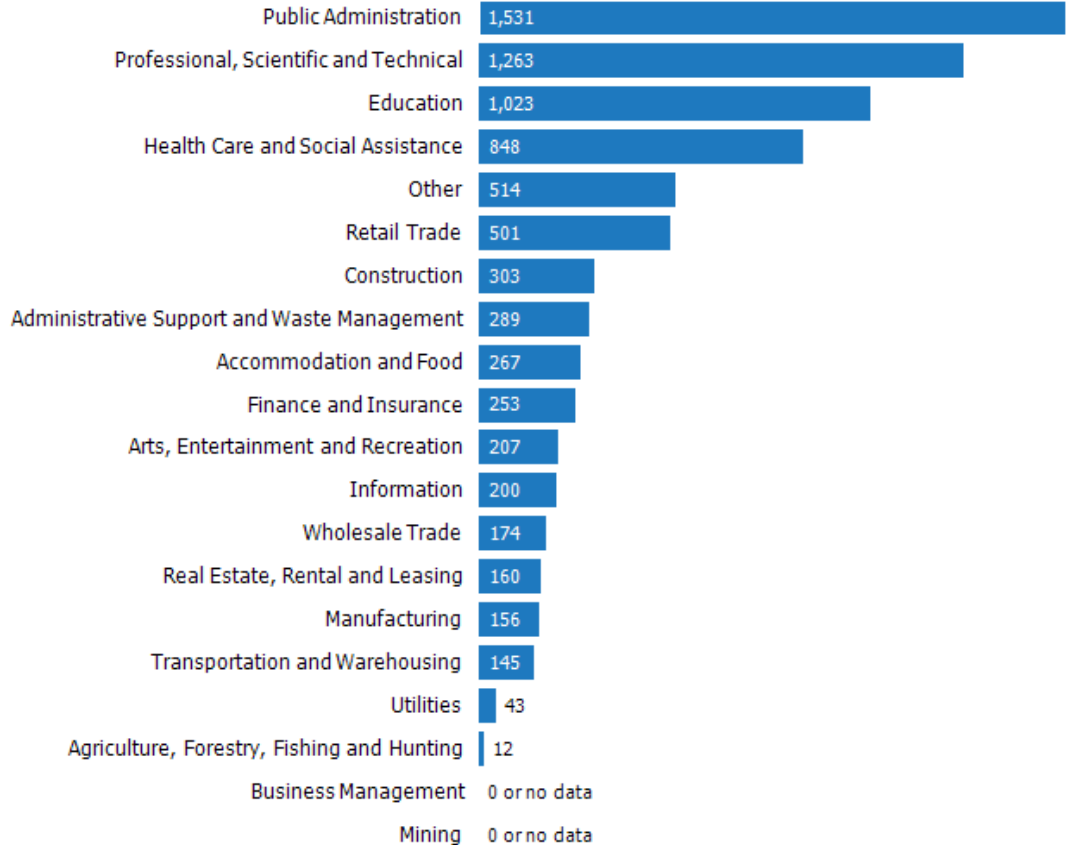
- Tallahassee
- Leon County
- Florida
- USA

Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- 32317

Category	Count
Public Administration	1,531
Professional, Scientific and Technical	1,263
Education	1,023
Health Care and Social Assistance	848
Other	514
Retail Trade	501
Construction	303
Administrative Support and Waste Management	289
Accommodation and Food	267
Finance and Insurance	253
Arts, Entertainment and Recreation	207
Information	200
Wholesale Trade	174
Real Estate, Rental and Leasing	160
Manufacturing	156
Transportation and Warehousing	145
Utilities	43
Agriculture, Forestry, Fishing and Hunting	12
Business Management	0 or no data
Mining	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 32317

	32317	Tallahassee	Leon County	Florida	USA
Elevation (in feet)	1,623	1,624	1,623	–	–
Annual Rainfall (in inches)	60	60	60	56.39	–
Annual Snowfall (in inches)	0	0	0.03	0.06	–
Days of Full Sun (per year)	98	98	98	98	–
Travel Time to Work (in minutes)	–	19	21	28	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	91	2,402
Brownfield Sites	Yes	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 32317

	32317
<15 Minutes	12.0%
15-30 Minutes	55.8%
30-45 Minutes	26.3%
45-60 Minutes	2.9%
>1 Hour	3.0%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

Drive/Carpool/Motorcycle	6,779
Work at Home	378
Walk	27
Bicycle	18
Public Transit	4

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

|	
Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	68
Avg. July Max. Temp	95

Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly

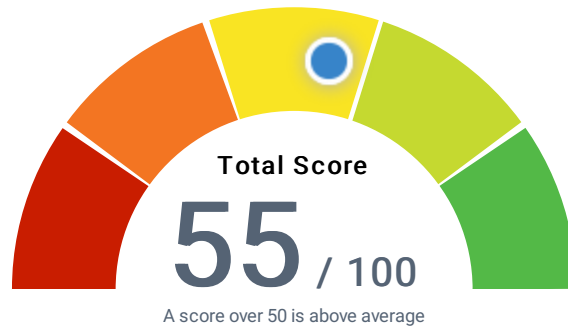**Overall Score**

0.3

Amenity Score

0.3

Leisure Score

0.4
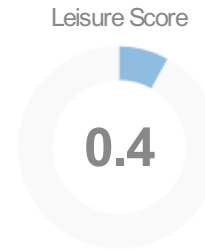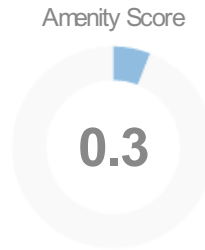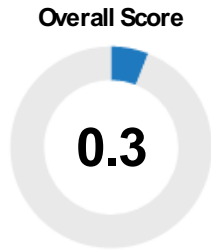
AARP Livability™ Index for 32317

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100

Total Score

55 / 100

A score over 50 is above average

Housing Affordability & Access	36
Neighborhood Access to Life, Work & Play	40
Transportation Safe & Convenient Options	50
Environment Clean Air & Water	67
Health Prevention, Access & Quality	60
Engagement Civic & Social Involvement	75
Opportunity Inclusion & Possibilities	54

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com