



# TALLAHASSEE

REAL ESTATE   WWW.MANAUSA.COM

AN ANALYTICAL VIEW OF THE TALLAHASSEE HOUSING MARKET

## Will Hot Start For Home Sales Continue?

### 2nd Quarter 2016

Please forward this to everyone who has a stake in the Tallahassee real estate market.

Remind them they can [subscribe to it here](#)

### AT A GLANCE

#### Inventory Report

July Housing Reports have been completed and are posted at

[Recent Housing Reports](#)



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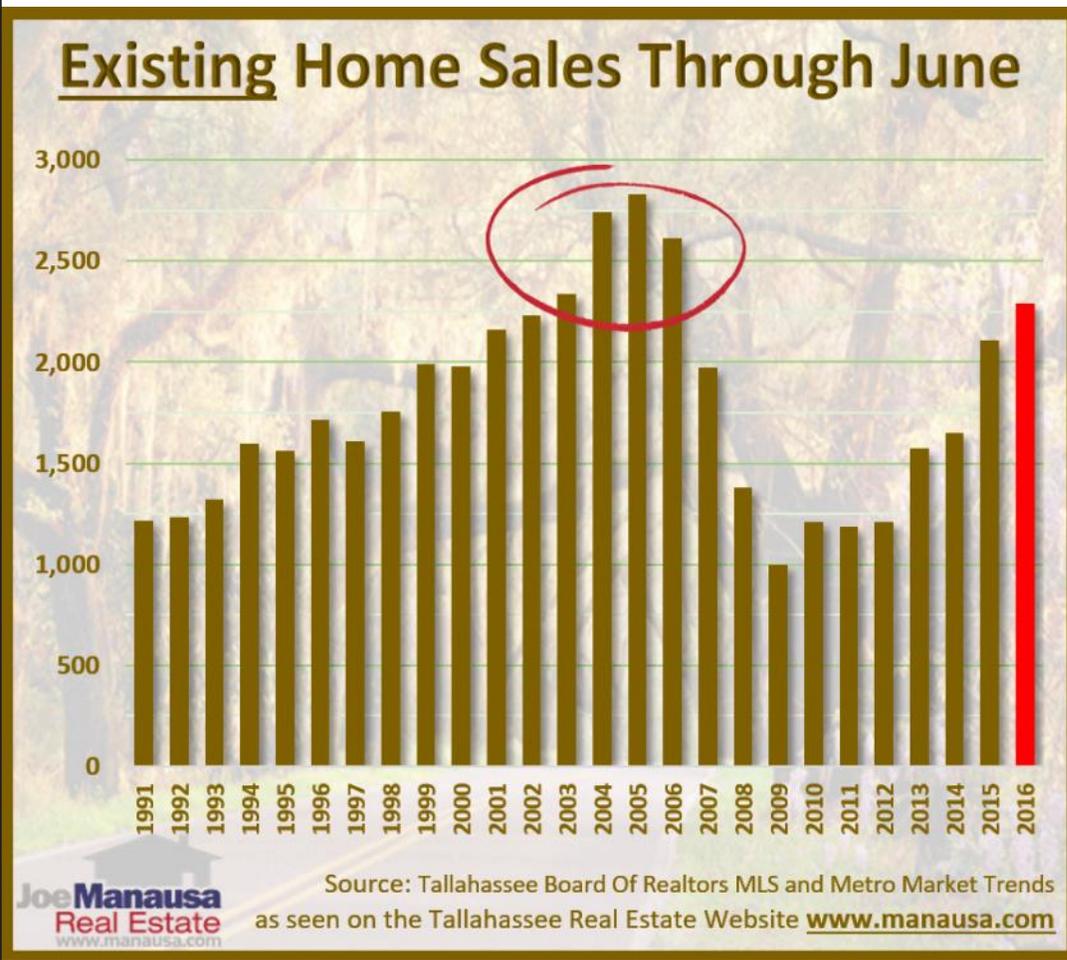
### Market Returns To 'Before Bubble' Sales Levels

Existing home owners are having their best year since 2006. In fact, only four years on record have recorded more resales, (not including new construction) through June than we have recorded this year.

This means that we are finally burning through inventory, so much so in fact that many price ranges in NE Tallahassee are in or moving towards a seller's market.

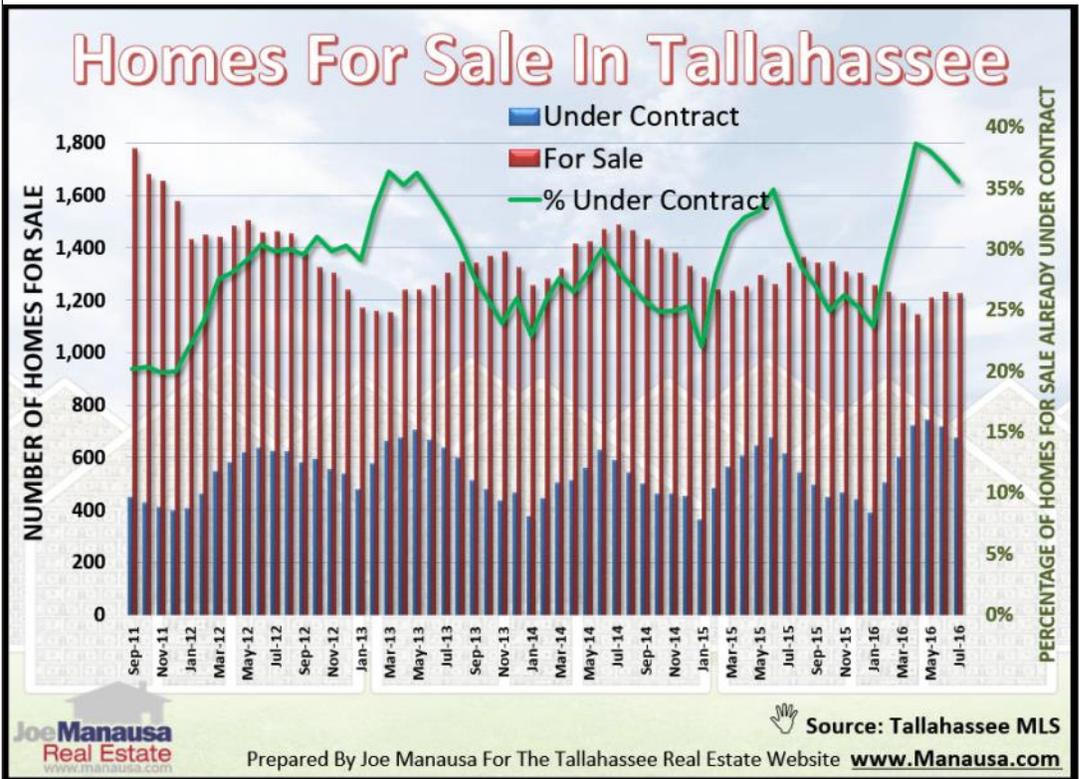
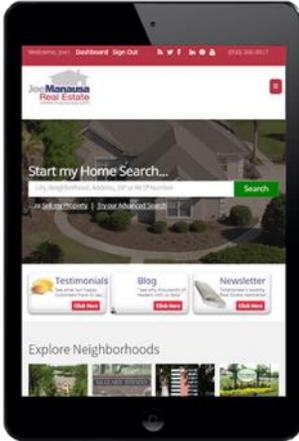
With home builders dealing with rising costs from our local government, you should not expect to see builders step in and fill demand for homes priced below \$250,000.

As the inventory of formerly developed lots extinguishes, expect to see the majority of the new single family homes priced under \$300K to be built in the surrounding counties where development fees do not stifle growth.



# Buyers Have Fewer Homes From Which To Choose

## BEST SEARCH



[www.manausa.com](http://www.manausa.com)  
[Seller Resource](#)

While the total number of homes for sale in Tallahassee has risen quite a bit so far this year, the reality for searching homebuyers is that there are fewer available homes worth visiting.

It is because more than 1 of every 3 homes on the market is currently under contract, either going through the due-diligence period or merely awaiting closing.

Either way, it means fewer real offerings for today's homebuyers.

In the graph above, the red bars measure the number of homes for sale on the market that are available while the blue bars measure those that already have a contract in place with a buyer.

The green line measures the ratio of

homes under contract with all homes on the market, and currently the ratio is at a ten+ year high!

While this might appear to be similar to what we saw in 2013, it's actually quite a bit different this time.

Back in '13, many buyers were putting multiple contracts together on short sales. It was taking banks too long to respond to new contracts, so buyers often felt that had to have contracts on more than one home in order to close on a home in their foreseeable future. This means many of those contracts failed to close. After all, how many buyers really wanted more than 1 home?

But this time, we're just seeing MORE buyers and not significantly more homes. And fewer distressed sales. This is all good for our recovering market.



## Video For Buyers

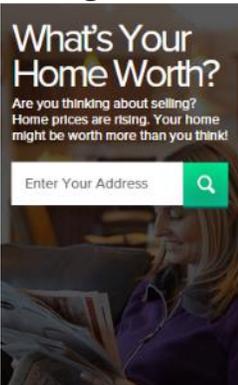


## Home Not Sold?



[Get Answers Now](#)

## Selling A Home?



## One Step Back

Home sales in June dipped nearly 8% when compared to June 2015, but year to date the market remains up 9% over last year

# Year Over Year Home Sales Drop In June

For the first time in a very long while, we saw year over year home sales decline last month.

We measure each month with its corresponding month from the year prior in order to see non-seasonal changes in the market.

Home sales in June dipped nearly 8% when compared to June 2015, but year to date the market remains up 9% over last year.

Are the numbers from June a sign that the market is weakening, or is it merely a “hiccup” in the middle of a strong bull run?

Could home sales in Tallahassee be on the verge of slowing down like they have in so many other parts of the US housing market?

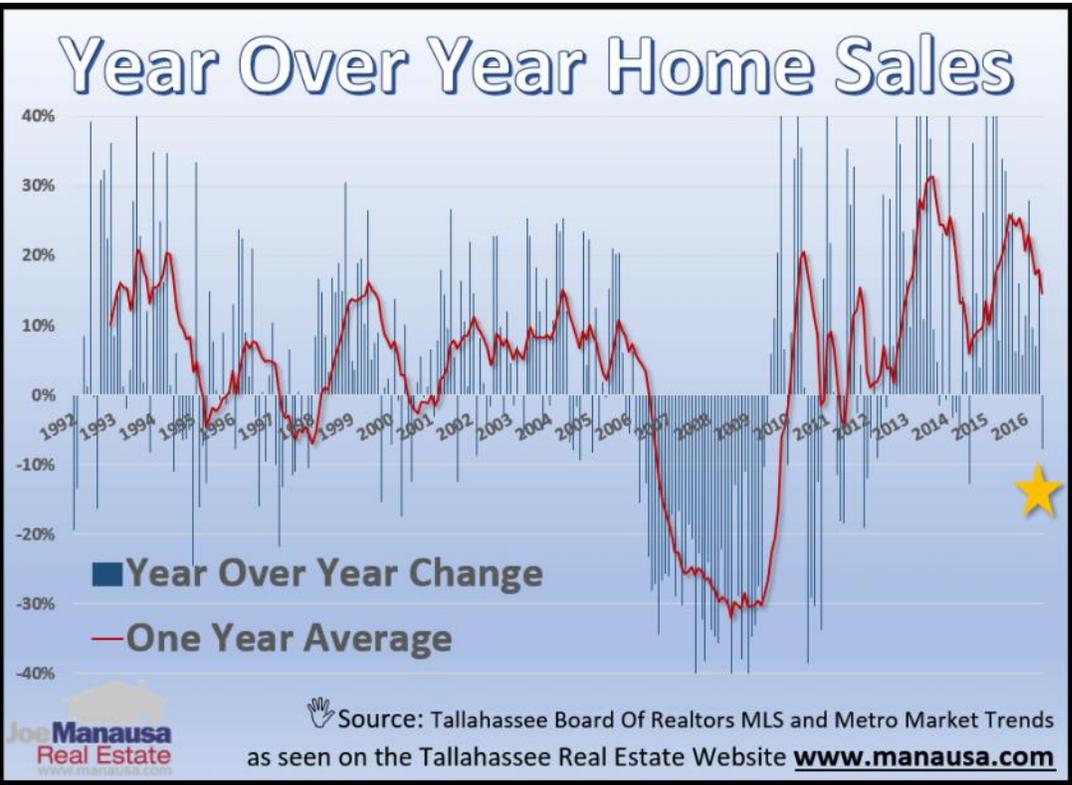
I do not believe so.

The Tallahassee housing market recovery commenced several years after most US housing markets began recovering, and we still have yet to come close to new market highs (like other locations have).

As inventory continues to decline in many of our neighborhoods, expect to see home values strengthen. This in turn will free-up home sellers who have been waiting to see enough value in their current homes in order to make the move to their next one.

This “pent-up” demand is streaming into our market now with every single digit rise in the appreciation rate.

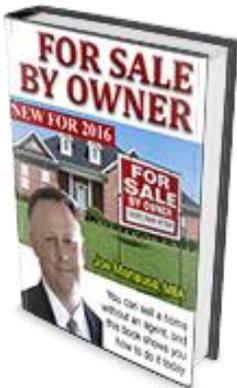
Look to see steady improvement in home sales from existing owners.





**Market Time**

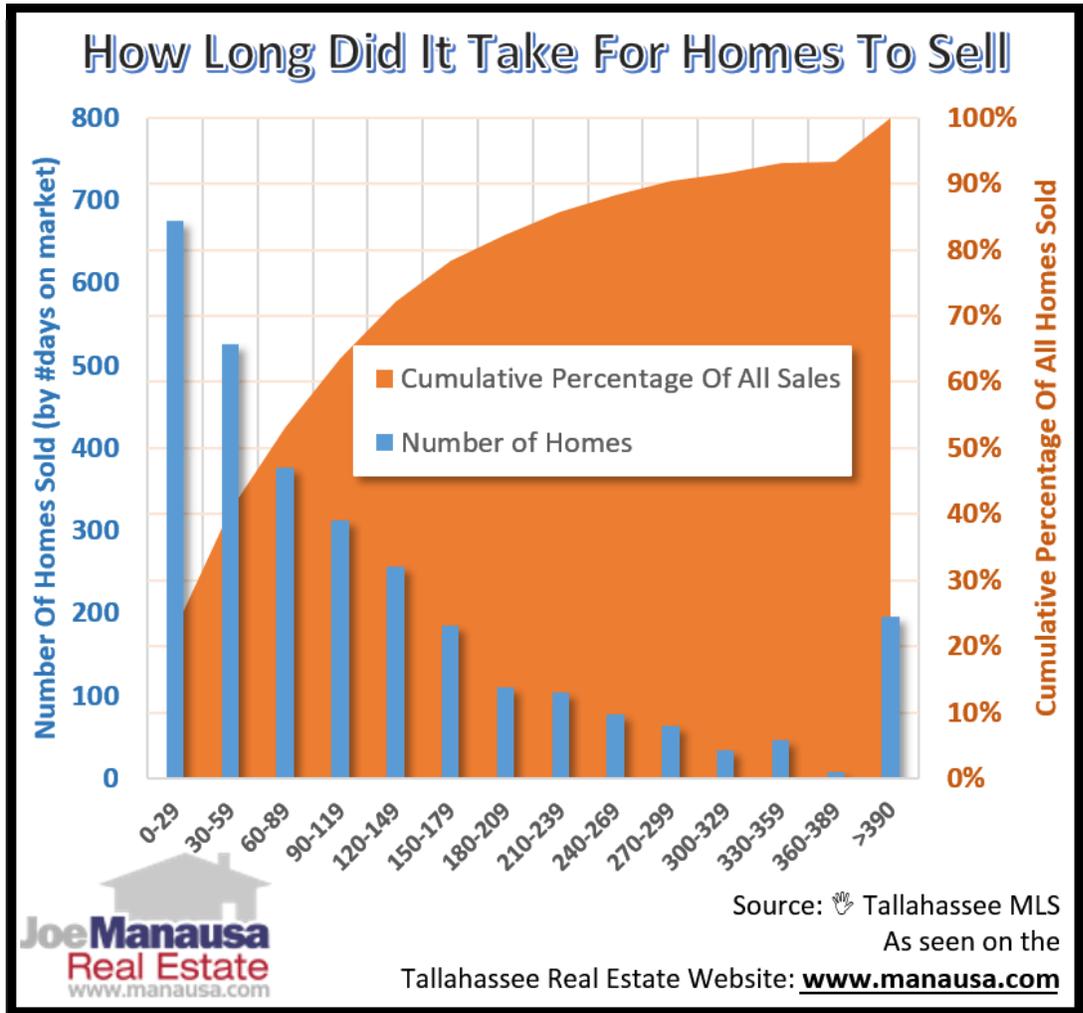
Fewer than 1 in 4 homes sell within the first month of being listed for sale in the MLS



**For Sale By Owner**

With 94% of homebuyers using the internet, today's savvy home seller can now [get a home sold without using a real estate agent.](#)

**Older Listings Finally Have Buyers**



Homes are selling fast right now, but a detailed study of MLS listings show that fewer than 1 in 4 sell within the first month.

In the graph above, each thirty-day period of market time is designated along the horizontal axis. The blue bars show how many homes sold over the past twelve months in each market time-span.

The orange field shows the running total percentage of homes sold.

The take-away from this graph includes the fact that 24% of homes that sold

over the past year were on the market for 29 days or fewer.

3 out of 4 homes that sold over the past year were on the market for up to 149 days.

10% of homes that sold over the past year were on the market for more than 270 days (nine months)

Remember, a good number of homes in the above results were listed with a prior real estate agent and/or spent time as a "For Sale By Owner," neither of which was included in the amount of time it took to sell the home.

## Median Home Price Moves Higher

The median price of a home sold in Tallahassee has been rising on a rapid and steady pace since hitting \$129,500 (a recent bottom in November '15).

These home sales include all existing single family detached homes, condominiums, and townhouses (meaning the data is for all sales, not merely those recorded by Realtors).

Currently, the median price of a home sold in Tallahassee this year is \$160,000, but the growth each month has been significant.

Interest rates creeping lower mean that buyers have stronger purchasing power. As the majority of owner occupants in Tallahassee finance their homes, low interest rates mean less money needs to be spent on interest so more can be spent on the home.

- November 2015: \$129,500
- December 2015: \$130,250
- January 2016: \$148,000
- February 2016: \$136,000
- March 2016: \$152,500
- April 2016: \$160,000
- May 2016: \$165,000
- June 2016: \$175,000

I would expect median home price in Tallahassee to begin leveling off, and should interest rates spike up higher, it is possible we'll see another decline.

### Free Report

**Leon County Inventory Report**  
 For the Month of November 2015  
 As of 11/30/2015

| Category | Nov 2015 | Oct 2015 | Sept 2015 | Aug 2015 | July 2015 | June 2015 | May 2015 | April 2015 | March 2015 | Feb 2015 | Jan 2015 | Dec 2014 | Nov 2014 | Oct 2014 | Sept 2014 | Aug 2014 | July 2014 | June 2014 | May 2014 | April 2014 | March 2014 | Feb 2014 | Jan 2014 | Dec 2013 | Nov 2013 | Oct 2013 | Sept 2013 | Aug 2013 | July 2013 | June 2013 | May 2013 | April 2013 | March 2013 | Feb 2013 | Jan 2013 | Dec 2012 | Nov 2012 | Oct 2012 | Sept 2012 | Aug 2012 | July 2012 | June 2012 | May 2012 | April 2012 | March 2012 | Feb 2012 | Jan 2012 | Dec 2011 | Nov 2011 | Oct 2011 | Sept 2011 | Aug 2011 | July 2011 | June 2011 | May 2011 | April 2011 | March 2011 | Feb 2011 | Jan 2011 | Dec 2010 | Nov 2010 | Oct 2010 | Sept 2010 | Aug 2010 | July 2010 | June 2010 | May 2010 | April 2010 | March 2010 | Feb 2010 | Jan 2010 | Dec 2009 | Nov 2009 | Oct 2009 | Sept 2009 | Aug 2009 | July 2009 | June 2009 | May 2009 | April 2009 | March 2009 | Feb 2009 | Jan 2009 | Dec 2008 | Nov 2008 | Oct 2008 | Sept 2008 | Aug 2008 | July 2008 | June 2008 | May 2008 | April 2008 | March 2008 | Feb 2008 | Jan 2008 | Dec 2007 | Nov 2007 | Oct 2007 | Sept 2007 | Aug 2007 | July 2007 | June 2007 | May 2007 | April 2007 | March 2007 | Feb 2007 | Jan 2007 | Dec 2006 | Nov 2006 | Oct 2006 | Sept 2006 | Aug 2006 | July 2006 | June 2006 | May 2006 | April 2006 | March 2006 | Feb 2006 | Jan 2006 | Dec 2005 | Nov 2005 | Oct 2005 | Sept 2005 | Aug 2005 | July 2005 | June 2005 | May 2005 | April 2005 | March 2005 | Feb 2005 | Jan 2005 | Dec 2004 | Nov 2004 | Oct 2004 | Sept 2004 | Aug 2004 | July 2004 | June 2004 | May 2004 | April 2004 | March 2004 | Feb 2004 | Jan 2004 | Dec 2003 | Nov 2003 | Oct 2003 | Sept 2003 | Aug 2003 | July 2003 | June 2003 | May 2003 | April 2003 | March 2003 | Feb 2003 | Jan 2003 | Dec 2002 | Nov 2002 | Oct 2002 | Sept 2002 | Aug 2002 | July 2002 | June 2002 | May 2002 | April 2002 | March 2002 | Feb 2002 | Jan 2002 | Dec 2001 | Nov 2001 | Oct 2001 | Sept 2001 | Aug 2001 | July 2001 | June 2001 | May 2001 | April 2001 | March 2001 | Feb 2001 | Jan 2001 | Dec 2000 | Nov 2000 | Oct 2000 | Sept 2000 | Aug 2000 | July 2000 | June 2000 | May 2000 | April 2000 | March 2000 | Feb 2000 | Jan 2000 | Dec 1999 | Nov 1999 | Oct 1999 | Sept 1999 | Aug 1999 | July 1999 | June 1999 | May 1999 | April 1999 | March 1999 | Feb 1999 | Jan 1999 | Dec 1998 | Nov 1998 | Oct 1998 | Sept 1998 | Aug 1998 | July 1998 | June 1998 | May 1998 | April 1998 | March 1998 | Feb 1998 | Jan 1998 | Dec 1997 | Nov 1997 | Oct 1997 | Sept 1997 | Aug 1997 | July 1997 | June 1997 | May 1997 | April 1997 | March 1997 | Feb 1997 | Jan 1997 | Dec 1996 | Nov 1996 | Oct 1996 | Sept 1996 | Aug 1996 | July 1996 | June 1996 | May 1996 | April 1996 | March 1996 | Feb 1996 | Jan 1996 | Dec 1995 | Nov 1995 | Oct 1995 | Sept 1995 | Aug 1995 | July 1995 | June 1995 | May 1995 | April 1995 | March 1995 | Feb 1995 | Jan 1995 | Dec 1994 | Nov 1994 | Oct 1994 | Sept 1994 | Aug 1994 | July 1994 | June 1994 | May 1994 | April 1994 | March 1994 | Feb 1994 | Jan 1994 | Dec 1993 | Nov 1993 | Oct 1993 | Sept 1993 | Aug 1993 | July 1993 | June 1993 | May 1993 | April 1993 | March 1993 | Feb 1993 | Jan 1993 | Dec 1992 | Nov 1992 | Oct 1992 | Sept 1992 | Aug 1992 | July 1992 | June 1992 | May 1992 | April 1992 | March 1992 | Feb 1992 | Jan 1992 | Dec 1991 | Nov 1991 | Oct 1991 | Sept 1991 | Aug 1991 | July 1991 | June 1991 | May 1991 | April 1991 | March 1991 | Feb 1991 | Jan 1991 | Dec 1990 | Nov 1990 | Oct 1990 | Sept 1990 | Aug 1990 | July 1990 | June 1990 | May 1990 | April 1990 | March 1990 | Feb 1990 | Jan 1990 | Dec 1989 | Nov 1989 | Oct 1989 | Sept 1989 | Aug 1989 | July 1989 | June 1989 | May 1989 | April 1989 | March 1989 | Feb 1989 | Jan 1989 | Dec 1988 | Nov 1988 | Oct 1988 | Sept 1988 | Aug 1988 | July 1988 | June 1988 | May 1988 | April 1988 | March 1988 | Feb 1988 | Jan 1988 | Dec 1987 | Nov 1987 | Oct 1987 | Sept 1987 | Aug 1987 | July 1987 | June 1987 | May 1987 | April 1987 | March 1987 | Feb 1987 | Jan 1987 | Dec 1986 | Nov 1986 | Oct 1986 | Sept 1986 | Aug 1986 | July 1986 | June 1986 | May 1986 | April 1986 | March 1986 | Feb 1986 | Jan 1986 | Dec 1985 | Nov 1985 | Oct 1985 | Sept 1985 | Aug 1985 | July 1985 | June 1985 | May 1985 | April 1985 | March 1985 | Feb 1985 | Jan 1985 | Dec 1984 | Nov 1984 | Oct 1984 | Sept 1984 | Aug 1984 | July 1984 | June 1984 | May 1984 | April 1984 | March 1984 | Feb 1984 | Jan 1984 | Dec 1983 | Nov 1983 | Oct 1983 | Sept 1983 | Aug 1983 | July 1983 | June 1983 | May 1983 | April 1983 | March 1983 | Feb 1983 | Jan 1983 | Dec 1982 | Nov 1982 | Oct 1982 | Sept 1982 | Aug 1982 | July 1982 | June 1982 | May 1982 | April 1982 | March 1982 | Feb 1982 | Jan 1982 | Dec 1981 | Nov 1981 | Oct 1981 | Sept 1981 | Aug 1981 | July 1981 | June 1981 | May 1981 | April 1981 | March 1981 | Feb 1981 | Jan 1981 | Dec 1980 | Nov 1980 | Oct 1980 | Sept 1980 | Aug 1980 | July 1980 | June 1980 | May 1980 | April 1980 | March 1980 | Feb 1980 | Jan 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| Oct 1972 | Sept 1972 | Aug 1972 | July 1972 | June 1972 | May 1972 | April 1972 | March 1972 | Feb 1972 | Jan 1972 | Dec 1971 | Nov 1971 | Oct 1971 | Sept 1971 | Aug 1971 | July 1971 | June 1971 | May 1971 | April 1971 | March 1971 | Feb 1971 | Jan 1971 | Dec 1970 | Nov 1970 | Oct 1970 | Sept 1970 | Aug 1970 | July 1970 | June 1970 | May 1970 | April 1970 | March 1970 | Feb 1970 | Jan 1970 | Dec 1969 | Nov 1969 | Oct 1969 | Sept 1969 | Aug 1969 | July 1969 | June 1969 | May 1969 | April 1969 | March 1969 | Feb 1969 | Jan 1969 | Dec 1968 | Nov 1968 | Oct 1968 | Sept 1968 | Aug 1968 | July 1968 | June 1968 | May 1968 | April 1968 | March 1968 | Feb 1968 | Jan 1968 | Dec 1967 | Nov 1967 | Oct 1967 | Sept 1967 | Aug 1967 | July 1967 | June 1967 | May 1967 | April 1967 | March 1967 | Feb 1967 | Jan 1967 | Dec 1966 | Nov 1966 | Oct 1966 | Sept 1966 | Aug 1966 | July 1966 | June 1966 | May 1966 | April 1966 | March 1966 | Feb 1966 | Jan 1966 | Dec 1965 | Nov 1965 | Oct 1965 | Sept 1965 | Aug 1965 | July 1965 | June 1965 | May 1965 | April 1965 | March 1965 | Feb 1965 | Jan 1965 | Dec 1964 | Nov 1964 | Oct 1964 | Sept 1964 | Aug 1964 | July 1964 | June 1964 | May 1964 | April 1964 | March 1964 | Feb 1964 | Jan 1964 | Dec 1963 | Nov 1963 | Oct 1963 | Sept 1963 | Aug 1963 | July 1963 | June 1963 | May 1963 | April 1963 | March 1963 | Feb 1963 | Jan 1963 | Dec 1962 | Nov 1962 | Oct 1962 | Sept 1962 | Aug 1962 | July 1962 | June 1962 | May 1962 | April 1962 | March 1962 | Feb 1962 | Jan 1962 | Dec 1961 | Nov 1961 | Oct 1961 | Sept 1961 | Aug 1961 | July 1961 | June 1961 | May 1961 | April 1961 | March 1961 | Feb 1961 | Jan 1961 | Dec 1960 | Nov 1960 | Oct 1960 | Sept 1960 | Aug 1960 | July 1960 | June 1960 | May 1960 | April 1960 | March 1960 | Feb 1960 | Jan 1960 | Dec 1959 | Nov 1959 | Oct 1959 | Sept 1959 | Aug 1959 | July 1959 | June 1959 | May 1959 | April 1959 | March 1959 | Feb 1959 | Jan 1959 | Dec 1958 | Nov 1958 | Oct 1958 | Sept 1958 | Aug 1958 | July 1958 | June 1958 | May 1958 | April 1958 | March 1958 | Feb 1958 | Jan 1958 | Dec 1957 | Nov 1957 | Oct 1957 | Sept 1957 | Aug 1957 | July 1957 | June 1957 | May 1957 | April 1957 | March 1957 | Feb 1957 | Jan 1957 | Dec 1956 | Nov 1956 | Oct 1956 | Sept 1956 | Aug 1956 | July 1956 | June 1956 | May 1956 | April 1956 | March 1956 | Feb 1956 | Jan 1956 | Dec 1955 | Nov 1955 | Oct 1955 | Sept 1955 | Aug 1955 | July 1955 | June 1955 | May 1955 | April 1955 | March 1955 | Feb 1955 | Jan 1955 | Dec 1954 | Nov 1954 | Oct 1954 | Sept 1954 | Aug 1954 | July 1954 | June 1954 | May 1954 | April 1954 | March 1954 | Feb 1954 | Jan 1954 | Dec 1953 | Nov 1953 | Oct 1953 | Sept 1953 | Aug 1953 | July 1953 | June 1953 | May 1953 | April 1953 | March 1953 | Feb 1953 | Jan 1953 | Dec 1952 | Nov 1952 | Oct 1952 | Sept 1952 | Aug 1952 | July 1952 | June 1952 | May 1952 | April 1952 | March 1952 | Feb 1952 | Jan 1952 | Dec 1951 | Nov 1951 | Oct 1951 | Sept 1951 | Aug 1951 | July 1951 | June 1951 | May 1951 | April 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## Declining Supply To Push Home Values Higher

### Moving On Up

Home values are still far below replacement cost and will almost certainly move higher.

## Home Search

[Betton Homes](#)

[The "Bobbins"](#)

[Buckhead](#)

[Midtown](#)

[Bull Run](#)

[Glen At Golden Eagle](#)

[Golden Eagle](#)

[Highgrove](#)

[Indian Head Acres](#)

[Killlearn Acres](#)

[Killlearn Estates](#)

[Killlearn Lakes](#)

[Ox Bottom Manor](#)

[Piney-Z](#)

[Southwood](#)

[Summerbrooke](#)

[Weems Plantation](#)

[Woodland Drives](#)

[Distressed Properties](#)

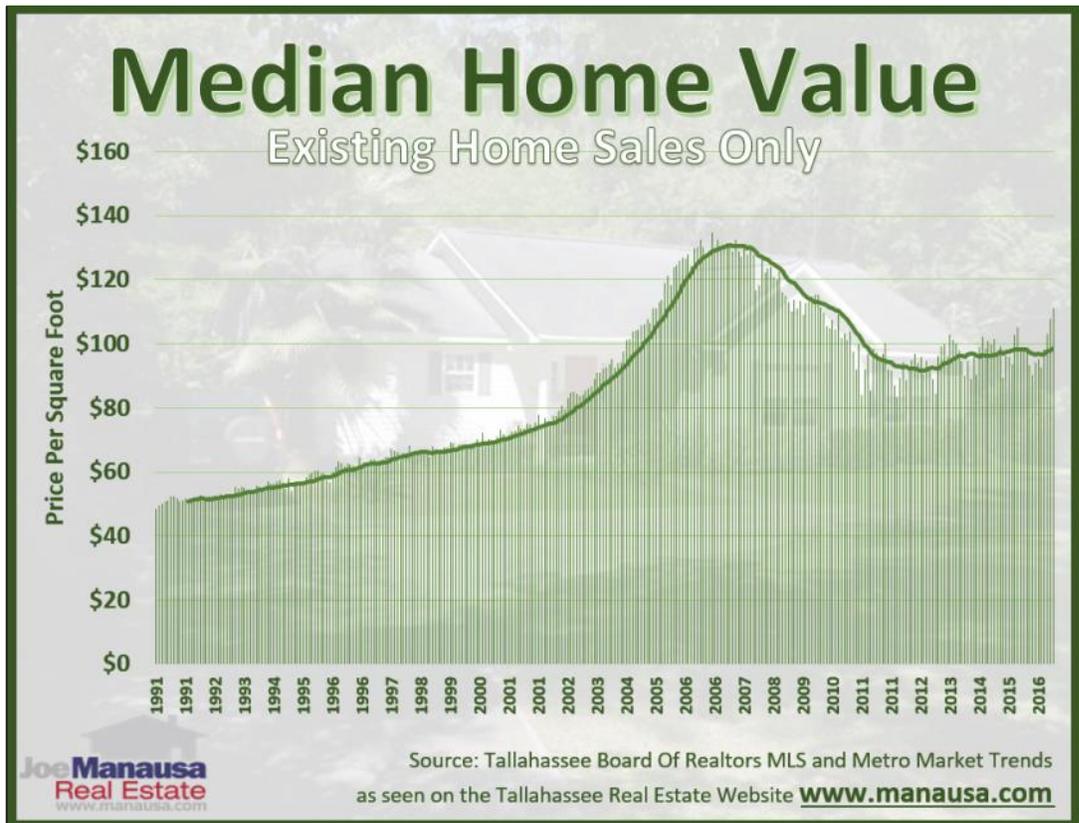
[Arms Length Homes](#)

[Golf Course Homes](#)

[Short Sales](#)

[Foreclosures](#)

[Waterfront Homes](#)



Unlike median home prices (which tell us how much buyers are spending), we look to median home values to determine whether or not home owners are gaining equity in their homes. It is not uncommon to see one moving higher while the other moves lower.

Fortunately, median home values have been on a strong run themselves during the same period of time.

- November 2015: \$90 per square foot
- December 2015: \$94 per square foot
- January 2016: \$95 per square foot
- February 2016: \$93 per square foot
- March 2016: \$98 per square foot
- April 2016: \$103 per square foot
- May 2016: \$108 per square foot
- June 2016: \$111 per square foot

With the inventory of existing homes finally declining to a level where buyers and sellers are on equal footing, today's buyers are finding that you have to act fast if a home is priced correctly.

And unlike prices which will fluctuate greatly with interest rates and changes in the local economy, values are still far below replacement cost and will almost certainly move higher.

It all is determined by the balance of supply and demand. Demand is continuing to rise as more "damaged" borrowers from the past are regaining their ability to acquire a mortgage loan.

The growth of supply is limited by builder costs, so expect a continuation of declining supply and rising demand to push home values higher.



**Market Forecast**

Knowing the five sequential phases in a market turn allows us to anticipate current and future market changes.

**Now Hiring !**



**Well Supplied**

For the most part, the market below \$350,000 is looking healthy. Unfortunately, the market above \$350,000 still has a long way to go in the recovery [\[Full Report\]](#)

**Watch For Trend Changes**

If you want to know the beginning of the next phase of the market turn, just keep an eye on the relative home supply. You can always track supply levels at [The Market Bulletin](#).

The next phase you say....? Absolutely. I believe that the transition from a buyers' market to a sellers' market will follow this pattern:

1. Inventory changes from growth to reduction.
2. Home Values Fall At Accelerating Rate
3. Year over year sales increase?
4. Inventory levels reach 6 months of supply (balanced market).
5. Home Values Stop Falling/Start Rising.

**Market Equilibrium In Tallahassee**

When we look at the supply and demand of homes in Tallahassee, we find many price ranges that have found market equilibrium.

In the chart below, we see that there is over six month's supply of homes on the market, with just homes priced above \$350,000 continuing in a glut.

**Sales Must Continue To Increase**

Home sales have picked up again, though the current rate of sales is still slower than what we experienced until the late 1990s. It is going take a return of normal sales rates for our market to fully expel the glut of homes for sale, along with the excess supply of homes that exist above \$350,000.



**Leon County Home Inventory Report**

**Residential Home Supply - July 2016**

| Chart Information     | NE   | NW   | SE   | SW       | ALL  |
|-----------------------|------|------|------|----------|------|
| \$0 - \$100,000       | 3.0  | 5.3  | 5.2  | 6.6      | 5.2  |
| \$100,000 - \$150,000 | 4.2  | 6.4  | 4.9  | 9.9      | 5.6  |
| \$150,000 - \$200,000 | 3.4  | 6.8  | 5.5  | 12.7     | 4.7  |
| \$200,000 - \$250,000 | 4.1  | 7.0  | 4.4  | 20.0     | 4.6  |
| \$250,000 - \$300,000 | 7.1  | 11.0 | 4.7  | 20.0     | 7.2  |
| \$300,000 - \$350,000 | 5.6  | 3.1  | 6.0  | 6.0      | 5.4  |
| \$350,000 - \$400,000 | 7.7  | 2.3  | 16.5 | 12.0     | 8.1  |
| \$400,000 - \$450,000 | 9.6  | 6.0  | 12.0 | No Sales | 9.4  |
| \$450,000 - \$500,000 | 10.7 | 18.0 | 18.0 | No Sales | 12.0 |
| \$500,000 - \$550,000 | 14.6 | 24.0 | 6.0  | No Sales | 14.3 |
| \$550,000 - \$600,000 | 13.0 | 36.0 | 6.0  | No Sales | 12.4 |
| \$600,000 +           | 19.1 | 21.0 | 14.0 | No Sales | 18.7 |
| All Price Ranges      | 5.6  | 6.1  | 5.6  | 8.0      | 5.9  |

Information in the report above shows relative home supply (months of supply based upon the current rate of sales). For example, there are 4.1 months of supply of homes priced between \$200K and \$250K in the Northeast, but 7.0 months of supply of the same priced homes in the Northwest.

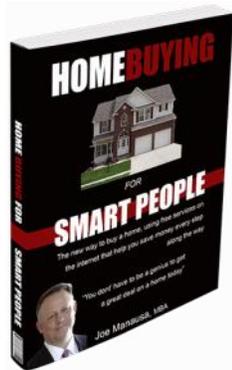
# Sell A Home



## Buyers Welcome

We consider a market with 6.0 months of supply of homes a balanced market, so we are now at market equilibrium

## A Smarter Way



**FREE LIST OF HOMES**  
Distressed Property, short sales  
REOs, Foreclosures - Best Buy List

# Relative Supply Of Homes Achieves Balance



Each quarter we look at this graph of the overall relative supply of homes in Tallahassee, and happily we continue to report improvement.

The previous pages showed that each area in Tallahassee has its own strengths and weaknesses, but as time unfolds we will begin to see some of the demand move away from higher prices to the values that can be found in areas where imbalances create great deals.

The value of this graph above is that it reflects the entire Tallahassee housing market, and we can use it to gauge the actual strengths of each area, quadrant, and neighborhood against the whole of the market.

In the graph above, we track the total number of homes for sale (red line measured on the right vertical axis) and the total number of homes sold each

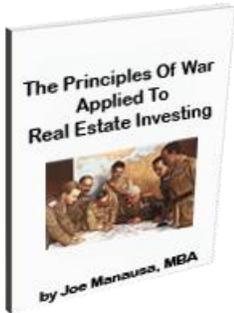
month (also measured on the right vertical axis).

We then divide the current inventory by the annual rate of sales to produce the relative supply of homes, shown as a blue column and measured on the left vertical axis).

The blue line measures the one-year trend of the relative supply of homes, and this trend is now perfectly balanced with 6.0 months of supply.

We consider a market with 6.0 months of supply of homes a balanced market, so we can declare that the overall market is finally back in balance.

Of course, most people have just one home that they want to sell, so overall market conditions are not nearly as important as are the conditions specific to the home that one is trying to sell.

**Can We Help?****INVESTORS****Selling A Home?**

Sell it now, use low mortgage interest rates (while they last) to get into your dream home

**Feedback Wanted****Links To Relevant Articles****32 Older Homes That Will Make You Yearn For The Skilled Craftsmanship Of Yesteryear**

Some people believe that older homes have character, and some believe "we don't build them like that anymore." But there is one thing for certain about older homes that you'll almost always find to be true.

[\[Read More\]](#)

**24 "Like New" Homes For Sale Offered At USED HOME PRICES**

Do you want a new home but don't want to pay the premium for new construction?

Well then, this is for you. We have assembled all the "like new" homes for sale in Tallahassee, and you can find them all here. [\[SEE THEM HERE\]](#)

**69 Highly Sought-After Homes Along The Thomasville Road Corridor In NE Tallahassee**

Some of the most highly sought after real estate in Tallahassee exists along the Thomasville Road Corridor.

From \$99,000 to well over \$5M, take a look at what draws the bulk of homebuyers in Tallahassee. [\[Read More\]](#)

**Follow These Steps If Your Home Has Not Sold Within 30 Days Of Hitting The Market**

Nothing is more frustrating than a product or service that fails to perform as expected.

In the case of real estate, you hire a listing agent to sell your home because he says he can get the job done, yet several weeks after listing your home for

**WARNING: Buying A Home Without Resale In Mind Could Produce Disastrous Results**

Home Resale-ability ... What do you do when you find two homes that you like equally? How to you choose one over the other? Is the answer in the future value of each home? [\[Read More\]](#)

sale you are not under contract. Moreover, you are not seeing the critical signs that indicate that your real estate agent is doing what it takes to get you moved. Here's something simple that you should do: [\[Solution Here\]](#)

**50 FIVE Bedroom Homes For Sale UNDER \$500K**

If you have a large family and require a home with a lot of rooms, you are in luck!

Currently, there are fifty homes for sale in Tallahassee with five or more bedrooms that are all priced below \$500,000, and we have assembled them all right here for you. [\[See 50 Homes\]](#)

