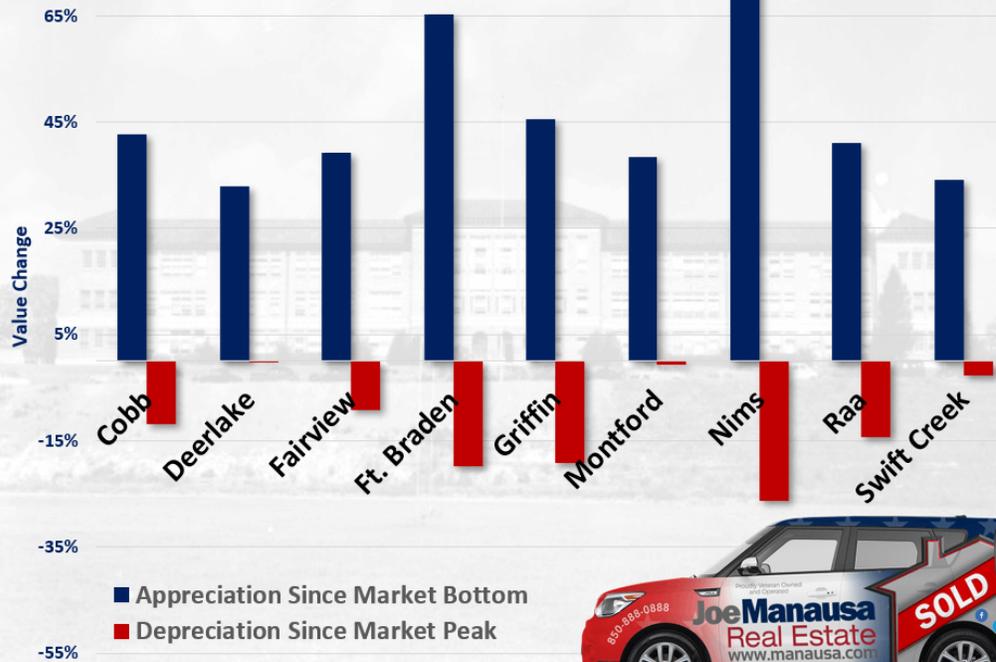


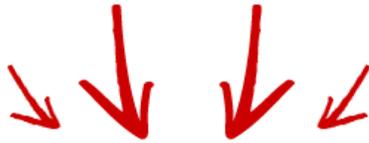


## Home Values By School Zone Vary

### Home Sales By Middle School Zone



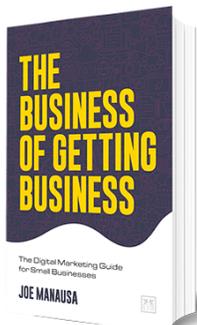
Source: Tallahassee Board of Realtors MLS



### Barbara Corcoran's Advice For 2020



- [Selling A Home](#)
- [Home Valuation Tool](#)
- [Property Search](#)
- [The Word Is Out!](#)
- [Archives](#)
- [Testimonials](#)
- [Joe's New Book](#)



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The Tallahassee real estate market, normally very steady and stable, followed the national trend of irrational exuberance in the early 2000's followed by a crash in 2006 and a recovery that commenced in 2012.

Those dates should be considered in general terms, as the rise, crash, and recovery did not begin and end at the exact same time for all areas and price ranges in town.

The graph above plots the percentage change of home values today versus the past market high and the past market low (after the high). Simply put, it shows how much

each middle school zone has improved since the bottom of the market (blue), and how far each zone remains from creating a new market high (red).

Homes zoned for [Deerlake Middle School](#), for example, have appreciated 33% since the market bottom, and currently are less than 1/2% away from setting a new market high.

On the other end of the volatility scale, the homes zoned for [Nims Middle School](#) have appreciated 72% since the market bottom yet remain a full 26% below the level needed to set a new market high.