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Video For Buyers



RESOURCES

- Selling A Home
- Home Valuation Tool
- Property Search
- Tallahassee Life!
- Archives



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he number of distressed homes for sale in Tallahassee has been on the decline for more than two years, and we are starting to see significant differences between the remaining distressed homes versus the arms length sellers in the market.

Arms Length

In the graph above, we separate arms length properties from those being sold in a situation of distress (short sale, foreclosure, bank owned, etc.).

The red bars reflect the number of distressed homes for sale while the green bars measure the number of arms length homes for sale (both recorded on the left vertical axis). The red line shows the one-year average percentage of the market being sold distressed.

Currently, the one-year trend of distressed sales is at 21% and falling, and I expect it to be below 15% by year's

end.

Aug Sep Apr Apr Jun Jun Jun Jun Jun Jun Apr Apr Apr Apr Apr Distressed

as seen on the Tallahassee Real Estate Website (www.manausa.com

Distressed Properties Not The Same 'OI Thing

Market Health Report

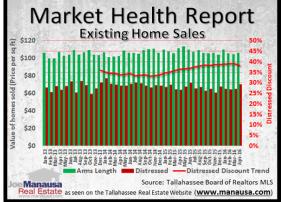
Existing Home Sales

The graph below measures the difference in value between homes sold distressed versus those sold arms length, and currently the discount is nearly 40%.

Distressed Ratio Trend

Source: Tallahassee Board of Realtors MLS

I believe this is a sign that we've begun the end run on distressed properties and that we can expect to return to a "normal" market where the majority of homeowners have equity again.



May 9, 2016