



**Barbara Corcoran's  
Advice in Tallahassee**



## RESOURCES

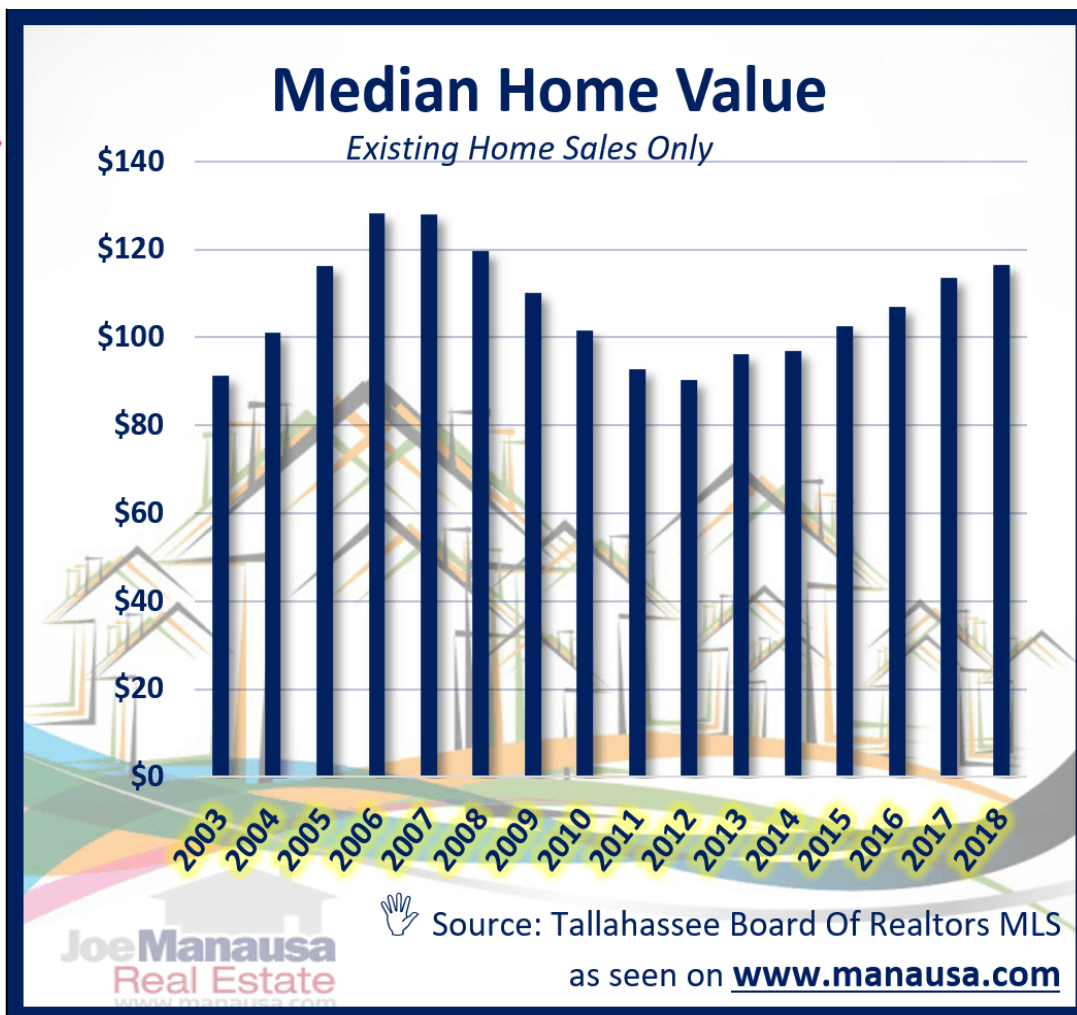
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## CONTACT INFO

**Joe Manausa, MBA**  
Joe Manausa Real Estate  
2066 Thomasville Road  
Tallahassee, FL 32308  
(850) 424-1120  
[info@manausa.com](mailto:info@manausa.com)  
[www.manausa.com](http://www.manausa.com)

## Values Push Higher For Existing Homes



Median home values have moved nearly 3% higher in 2018 when compared to all of 2017.

Today, "the middle" home in the market is worth \$117 per square foot, which makes 2018 the fourth highest year on record (trailing only 2006-2008).

Home values bottomed in 2012 at \$90 per square foot, so the current reading suggests that homes have appreciated at an annualized rate of 4.47% since the bottom of the market.

To put this another way, if you

purchased a home for \$152,000 in 2012, it is likely to be worth around \$197,600, a gain of \$45,600 (which is 30% in just 6 years). Furthermore, if you sold today, you would have a gain of about \$30K after closing costs.

Considering the majority of people in this price range would have invested about \$12,000 to purchase the home, that's an annualized return of 16.5%.

While this is a somewhat simplified analysis of real estate as an investment, it certainly supports the evidence that the housing market is back and thriving.