



**Barbara Corcoran's
Advice in Tallahassee**



RESOURCES

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

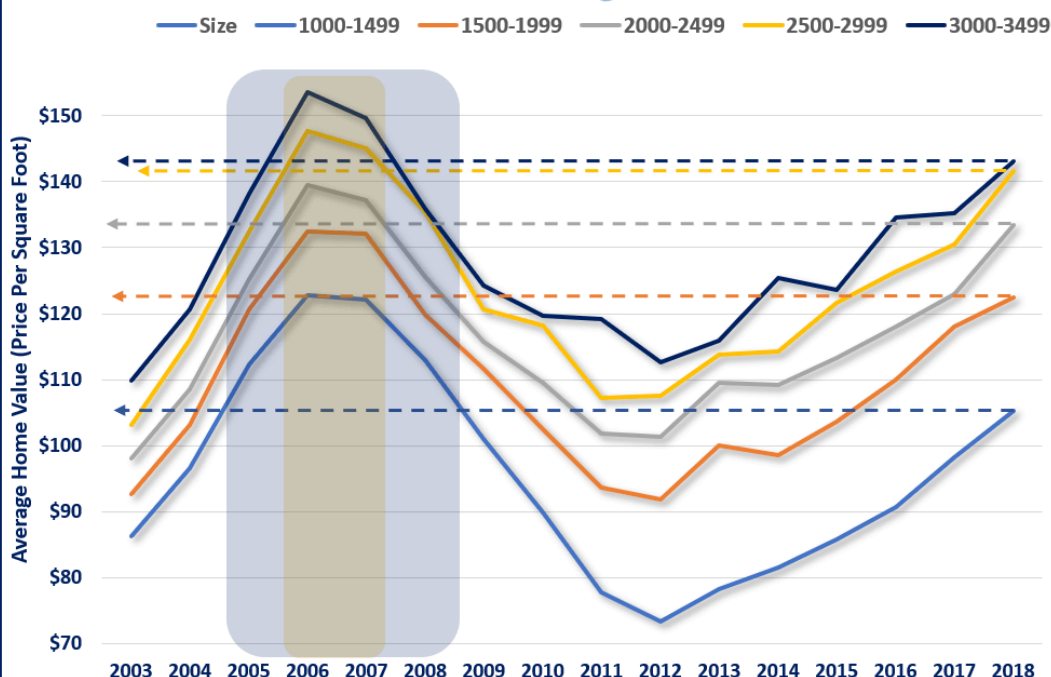


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Home Size Impacts Appreciation Rates

Home Values By Home Size



Existing Home Sales In Tallahassee

Source: Tallahassee Board of Realtors MLS Jan 2003 -Dec 2018

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



All existing single-family home sales (condos, townhomes, and single-family detached homes) were bunched into five size groups between 1,000 and 3,499 square feet. Smaller and larger homes were omitted from this study.

Each year, I plotted the average home value (price per square foot) for each group of home sizes. Then, starting from the right size, I've added a dotted line moving backwards from right to left to determine where today's value intersects with past values.

What we find is that homes sized between 2,500 and 2,999 square feet

have recovered best (see yellow field above), while homes sized between 1,000 and 1,499 have recovered least (see blue field above).

This simple graph shows that the smaller homes purchased from 2005 through most of 2008 remain valued below their purchase point, while the larger 2,500-2,999 square foot homes today are valued lower than they were from 2006 through early 2007.

While new home sales were not included in this report, the sale of smaller new homes from 2005 through 2007 appear to have had a larger impact on smaller homes than they did on the larger ones.