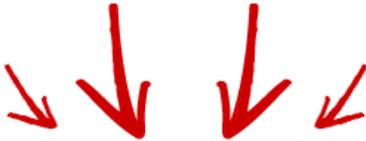




Housing Inventory 20% Lower In 2020

Leon County Home Inventory Report

Supply Change From January 2019 To January 2020



**Barbara Corcoran's
Advice For Tallahassee**



RESOURCES

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



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Chart Information	NE	NW	SE	SW	ALL
\$0 - \$100,000	0.4	(0.4)	(1.2)	(0.7)	(0.4)
\$100,000 - \$150,000	(0.8)	0.1	0.6	1.2	0.1
\$150,000 - \$200,000	(0.9)	(1.0)	(1.4)	0.4	(0.9)
\$200,000 - \$250,000	(0.7)	(0.2)	(1.8)	(2.6)	(0.6)
\$250,000 - \$300,000	(0.9)	(4.4)	(6.4)	11.5	(1.6)
\$300,000 - \$350,000	(0.4)	(4.4)	(1.3)	(4.0)	(0.8)
\$350,000 - \$400,000	(0.7)	(2.4)	(6.9)	3.0	(1.5)
\$400,000 - \$450,000	2.3	(2.7)	(5.2)	6.0	1.2
\$450,000 - \$500,000	(0.6)	6.6	0.0	No Sales	(0.1)
\$500,000 - \$550,000	(3.7)	No Sales	4.8	No Sales	(2.4)
\$550,000 - \$600,000	(0.9)	No Sales	(2.0)	No Sales	(1.6)
\$600,000 +	(1.7)	(4.8)	0.1	No Sales	(1.2)
All Price Ranges	(0.6)	(0.4)	(1.7)	0.2	(0.7)

Our recent reports have continually conveyed our concerns about the decline of the relative inventory of [homes for sale](#) in Tallahassee, and today we're going to demonstrate exactly how much change has occurred in the past twelve months.

The table above shows the change in relative supply (months of supply) from January 2019 to January 2020. Red numbers show a decline, while black numbers show an increase.

Overall, the months of supply of homes has been reduced by 20%, with the majority of that reduction occurring for homes priced below

\$400K. The table below shows the current relative supply (6.0 months of supply = balanced market, less makes it a seller's market while more makes it a buyer's market.

The 2.8 at the bottom right shows a clear too-strong seller's market.

Leon County Home Inventory Report

Residential Home Supply - January 2020

Chart Information	NE	NW	SE	SW	ALL
\$0 - \$100,000	1.3	2.2	3.2	3.1	2.5
\$100,000 - \$150,000	1.6	2.9	3.3	4.1	2.8
\$150,000 - \$200,000	1.3	3.1	1.8	7.6	2.3
\$200,000 - \$250,000	1.5	3.8	2.4	1.4	2.1
\$250,000 - \$300,000	2.2	5.7	1.7	13.7	2.7
\$300,000 - \$350,000	2.3	4.3	2.7	2.0	2.5
\$350,000 - \$400,000	3.4	5.6	2.5	9.0	3.5
\$400,000 - \$450,000	5.2	4.5	3.1	24.0	4.9
\$450,000 - \$500,000	3.7	8.6	12.0	12.0	4.9
\$500,000 - \$550,000	2.1	16.0	6.0	No Sales	3.0
\$550,000 - \$600,000	4.4	6.0	4.0	No Sales	4.6
\$600,000 +	7.2	14.4	3.6	No Sales	7.5
All Price Ranges	2.4	3.2	2.7	4.4	2.8