



Just How Healthy Is Tallahassee Housing?

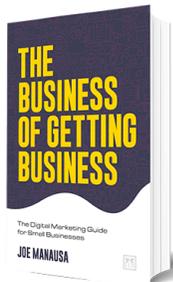


**MEDIAN HOME
UPDATE**

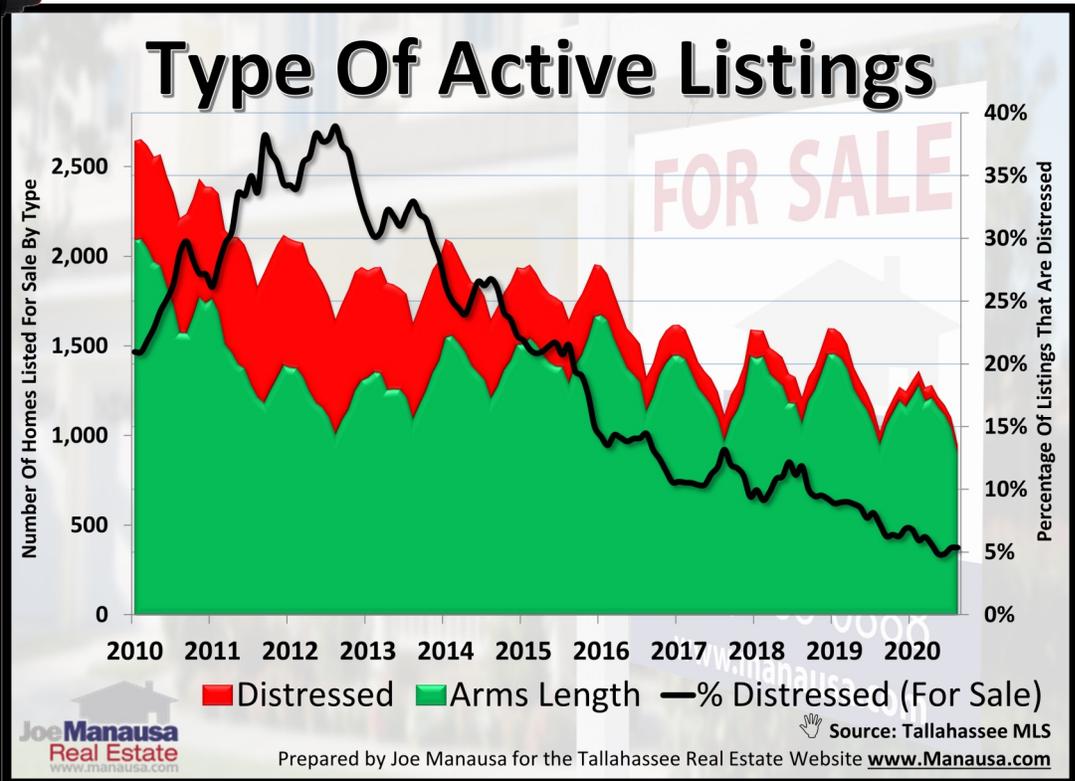


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How healthy is the Tallahassee real estate market?

Well, that question is far too broad to answer in a quick-hitting one-page report, but we can learn about market health by examining foreclosure sales.

For example, if the majority of home sales are distressed properties, one could conclude that the market is unhealthy (people are losing their homes at a high rate). On the other hand, if foreclosure sales are few, one could argue that the market is doing well.

The graph above examines the active inventory of homes for sale since 2010, segmented by arms-length

(healthy) sellers shown in green, and distressed (unhealthy) sellers shown in red. The black line reports the percentage of homes on the market that are distressed.

2021 Health Check

What the black line makes crystal clear is that the Tallahassee housing market has been getting healthier since 2021.

Roughly 1 in 20 homes sold is in distress last year, which is significantly less than the 1 in 3 ratio we observed in 2012.

Keep an eye on the distressed listings and you'll have early warning for any major market worries.