

## Top 10 Neighborhoods In Tallahassee In 2016



Video For Buyers



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The year is now a third of the way over, and homes are selling at a good pace in Tallahassee. In fact, sales are up more than 10% over the first four months of 2015!

The graph above shows the top ten neighborhoods in Tallahassee, based upon the number of closed home sales in the Tallahassee MLS (with a 6 way tie for the tenth position).

The top five are no big surprise, as each typically holds one of the top five positions.

The number of homes sold thus far in 2016 are shown in blue and measured

on the left vertical axis, while the average sales price is shown in orange and recorded on the right vertical axis (the blue and orange theme is in honor of my daughter Sami being home from her first year at UF ... go Gators?).

Each of the top five neighborhoods are having good years, but the pace of sales will likely continue to grow. The current rate remains consistent with levels recorded at the end of the 1990s, and our population is 20+% larger than it was at that time. I suspect there still remains pent-up supply that is awaiting higher home values to help homeowners sell homes and satisfy existing debt.