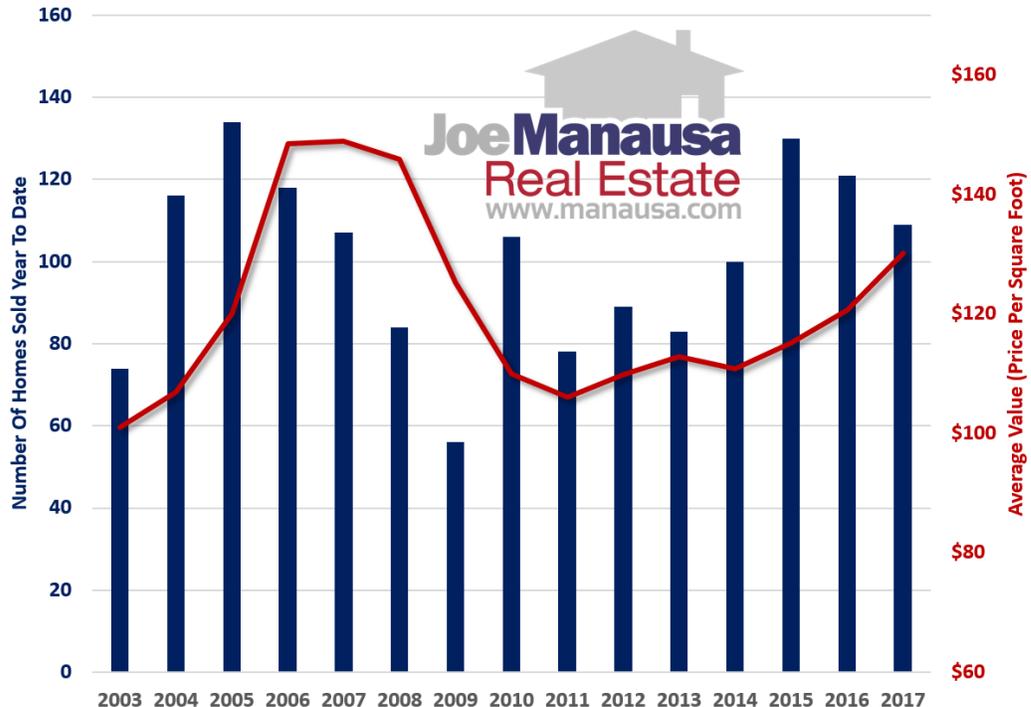


Hottest Zip Code Sees Soaring Home Values

Existing Home Sales In The 32312 Zip Code



Source: Tallahassee MLS, as seen on the Tallahassee Real Estate Website www.manausa.com
All resales (non new construction) home sales from January Through March of each year

Home values are rising rapidly in the 32312 zip code, up 4% in 2016 and already up another 3.4% through March of 2017.

The red line in the graph above shows the change in home values each year (measured price per square foot on the right vertical axis).

The blue bars show a surprising trend, as the number of homes sold in the first quarter of each year is in the second consecutive year of decline.

I know how hot this zip code is with our homebuyers right now, so it is my belief that declining supply is the reason that we are seeing fewer homes sold. If more

sellers in the 32312 zip code wanted to sell their homes, buyers are waiting.

What To Expect From 32312

You can expect inventory below \$400,000 to continue to be scarce as land availability (or lack thereof) will push construction costs higher. So long as the schools in this area remain at the top of the grading scale, demand is not going to diminish.

High end homes remain over-supplied, but so long as mortgage interest rates continue at half of their 50-year average, sales will remain robust. But watch sales slide at the high end with every 1/2% increase in the prevailing rate.



Who Would Barbara Corcoran Hire?



RESOURCES

- [Selling A Home](#)
- [Home Valuation Tool](#)
- [Property Search](#)
- [Tallahassee Life!](#)
- [Archives](#)
- [Testimonials](#)



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