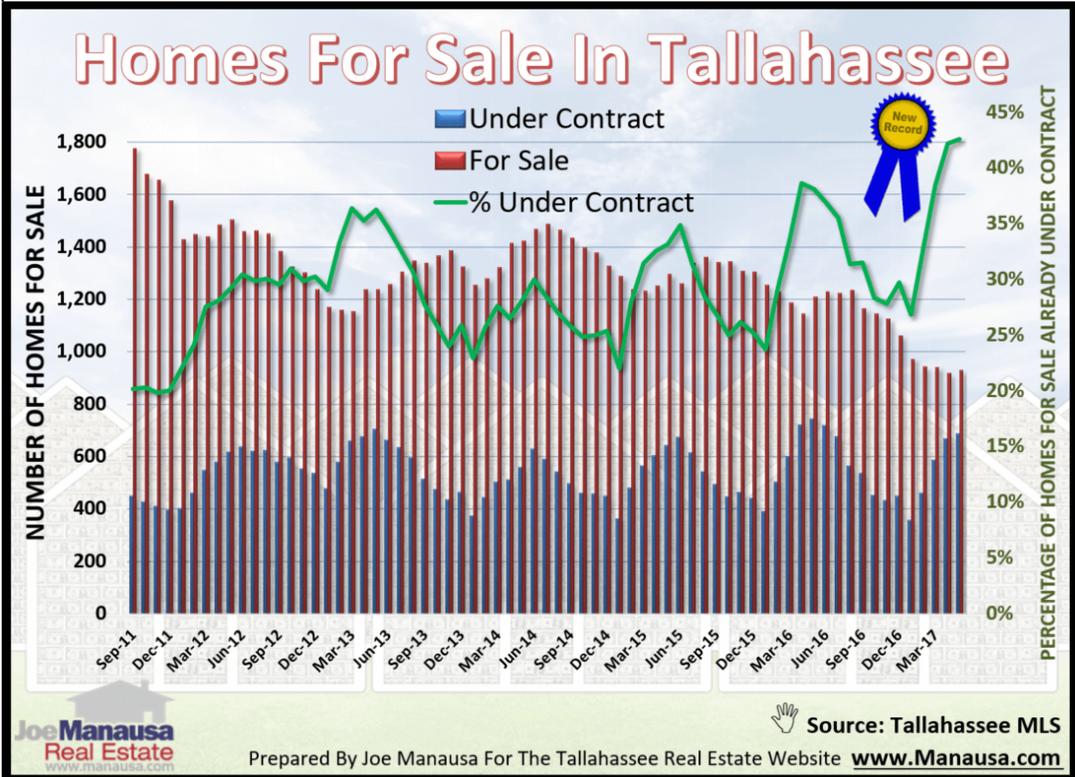


Record Inventory Levels Lead To Poor Decisions



Barbara Corcoran's
Advice in Tallahassee



RESOURCES

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



CONTACT INFO

Joe Manausa, MBA
 Joe Manausa Real Estate
 2066 Thomasville Road
 Tallahassee, FL 32308
 (850) 424-1120
info@manausa.com
www.manausa.com

The last time we saw the Tallahassee real estate market get crazy based upon inventory levels, we experienced a rash of poor decisions from homebuyers. It seemed like anywhere any type of home was built, there were buyers waiting in line to snatch it off the market. Today's homebuyers need to take a lesson from that market of roughly 11 years ago.

Last go round, it was lots of new construction being built in areas that had no history of holding higher values. People figured if it were new construction, it would stand the test of time. They were wrong.

Today, we still have areas of Tallahassee that are far from recovering from the market that peaked in 2006. Homes were built in areas that could not sustain

the prices, but buyers were focused on amenities and "shiny and new," and they got crushed when the housing market collapsed.

Today, it's not a flurry of new construction that is leading to poor decisions among buyers, rather it is the lack of inventory from which to choose.

Not only is the current supply of homes for sale at very low levels, but nearly half of of it is already under contract. This means buyers have very slim pickings.

Advice To Homebuyers

Don't go it alone. Get solid advice on WHERE to buy and WHAT to buy. If you don't think this matters, consider people who purchased in the wrong areas 11 years ago who still have no buyers for the homes they chose to buy.