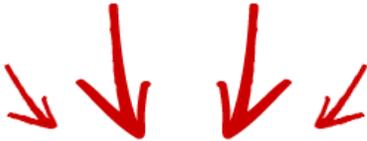


## The Big 3 Dominate Tallahassee Housing Market



**Barbara Corcoran's  
Advice in Tallahassee**



### RESOURCES

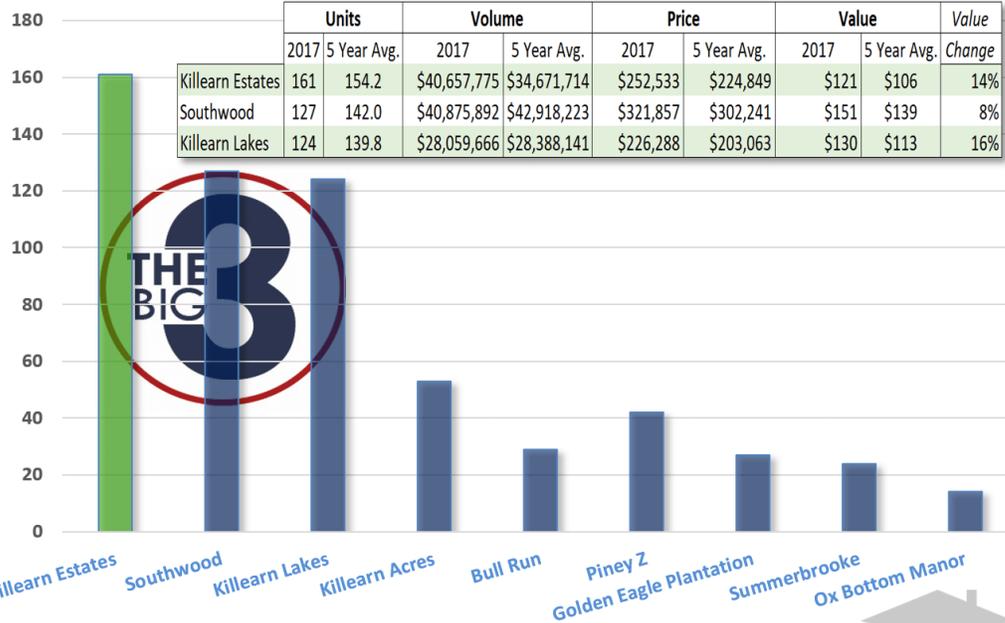
- [Selling A Home](#)
- [Home Valuation Tool](#)
- [Property Search](#)
- [The Word Is Out!](#)
- [Archives](#)
- [Testimonials](#)



### CONTACT INFO

**Joe Manausa, MBA**  
Joe Manausa Real Estate  
2066 Thomasville Road  
Tallahassee, FL 32308  
(850) 424-1120  
[info@manausa.com](mailto:info@manausa.com)  
[www.manausa.com](http://www.manausa.com)

## Top Neighborhoods For Home Sales



# Homes Sold Through 9/25/17

Source: Tallahassee MLS, as seen on the Tallahassee Real Estate Website [www.manausa.com](http://www.manausa.com)



While we track home sales for the entire Tallahassee real estate market, there are some neighborhoods that truly dominate the market and are worthy of additional study.

The graph above was created by sorting neighborhoods by the average number of home sales over the past five years and then plotting the number of homes sold thus far in 2017.

This gives us a visual on the neighborhoods that are exceeding, meeting, and failing to meet expectations based upon the past five years' performance figures.

The "Big 3" continue to be [Killlearn Estates](#), [Southwood](#), and [Killlearn Lakes](#), in that order. But here are the big

takeaways from our current view:

1. Killlearn Estates has already recorded more home sales in 2017 than they have averaged each year since 2012. This projects Killlearn Estates to rise 28% this year, versus 10% and 9% respectively for Southwood and Killlearn Lakes.
2. Bull Run has not held its position in the market in 2017; the number of home sales is below the past five years' pace.
3. Homes in Killlearn Lakes are appreciating at double the rate of those in Southwood and slightly better than those in Killlearn Estates. (See table inside of graph for key statistics of top 3 neighborhoods)