NEIGHBORHOOD REPORT

Piney Z in Tallahassee, FL

KETCHAM REALTY GROUP INC.
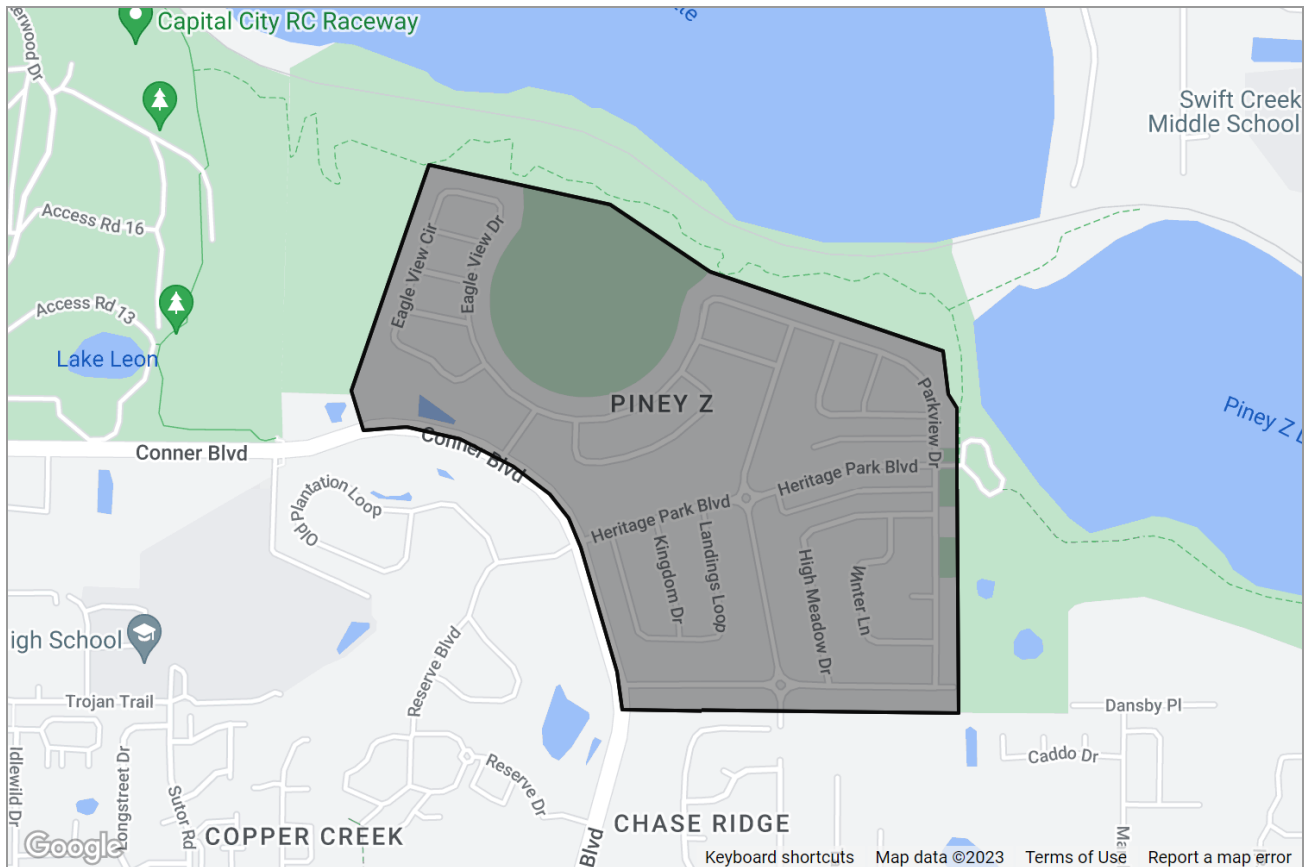
Presented by

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Tallahassee, FL 32303

1/6/2023

Neighborhood: Housing Stats and Charts

|	Piney Z	Tallahassee	Leon County	Florida	USA
Median Estimated Home Value	$345K	$283K	$283K	$409K	$345K
Estimated Home Value 12-Month Change	+17.8%	+12.6%	+12.6%	+21.1%	+13.9%
Median List Price	$295K	$320K	$320K	$449K	–
List Price 1-Month Change	-15.1%	-1.6%	-1.6%	+1.4%	–
List Price 12-Month Change	-10.6%	+16.8%	+16.8%	+15.1%	–
Median Home Age	20	37	37	35	43
Own	80%	40%	53%	65%	64%
Rent	20%	60%	47%	35%	36%
$ Value of All Buildings for which Permits Were Issued	–	–	$297M	$36.9B	$307B
% Change in Permits for All Buildings	–	–	+15%	+15%	+13%
% Change in $ Value for All Buildings	–	–	0%	+11%	+10%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings
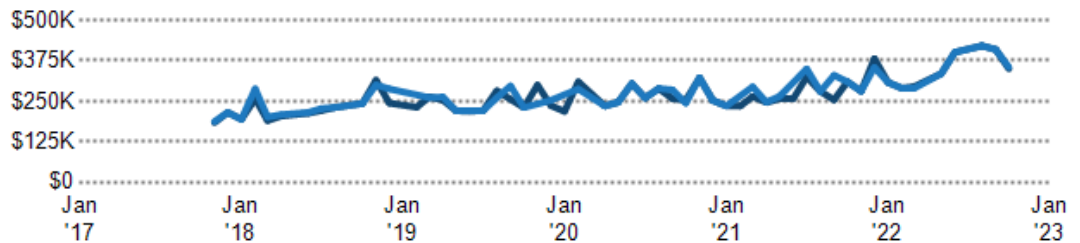
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Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
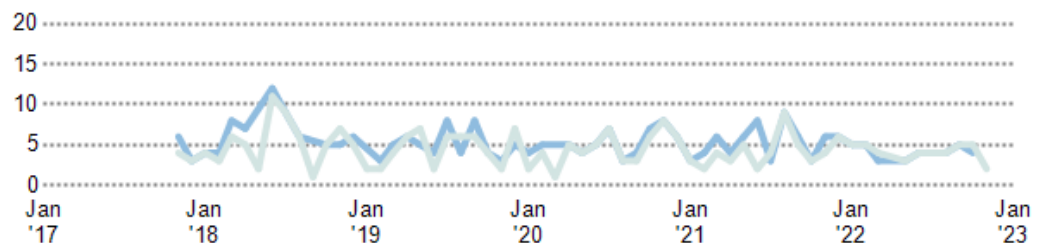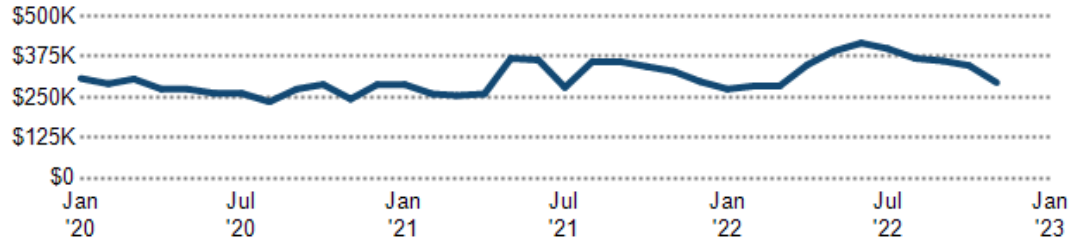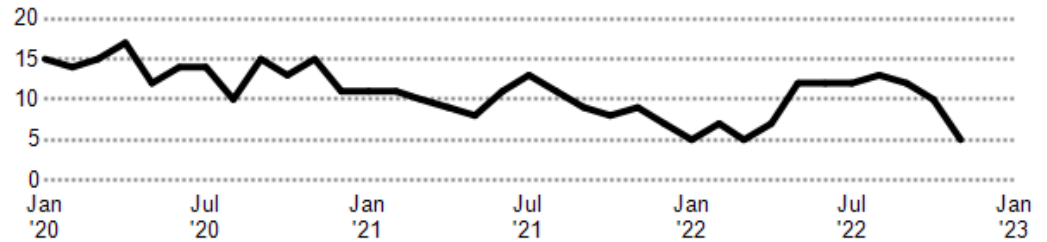
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
$350K - $400K	4
$300K - $350K	2
$250K - $300K	2

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

Price Per Sq Ft	Count
$200 - $225	3
$175 - $200	4
$125 - $150	1

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Size	Count
2000 - 2200 sq. ft.	1
1800 - 2000 sq. ft.	2
1600 - 1800 sq. ft.	3
1400 - 1600 sq. ft.	2

■ Sales Count By Living Area

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Age Range	Count
20 - 30	6
10 - 20	2

■ Sales Count by Age of House

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

Bedrooms	Count
3	8

■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

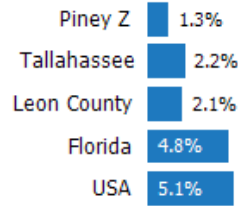|	Piney Z	Tallahassee	Leon County	Florida	USA
Population	3.13K	191K	290K	20.9M	325M
Population Density per Sq Mi	693	1.9K	435	390	–
Population Change since 2010	+8.4%	+7.7%	+8%	+15.6%	+8.2%
Median Age	41	27	31	42	38
Male / Female Ratio	45%	47%	47%	49%	49%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.
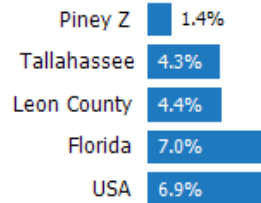
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

Area	%
Piney Z	1.3%
Tallahassee	2.2%
Leon County	2.1%
Florida	4.8%
USA	5.1%

9-12th Grade/No Diploma

Area	%
Piney Z	1.4%
Tallahassee	4.3%
Leon County	4.4%
Florida	7.0%
USA	6.9%

High School Graduate

Area	%
Piney Z	17.2%
Tallahassee	17.0%
Leon County	19.0%
Florida	28.6%
USA	27.0%

Associate Degree

Area	%
Piney Z	25.1%
Tallahassee	28.3%
Leon County	28.3%
Florida	29.7%
USA	28.9%

Bachelor's Degree

Area	%
Piney Z	30.3%
Tallahassee	26.2%
Leon County	25.9%
Florida	18.9%
USA	19.8%

At Least a College Education

Area	%
Piney Z	55.0%
Tallahassee	48.2%
Leon County	46.2%
Florida	29.9%
USA	32.2%

Grad/Professional Degree

Area	%
Piney Z	24.7%
Tallahassee	22.0%
Leon County	20.3%
Florida	11.0%
USA	12.4%
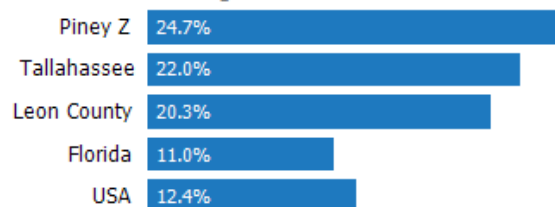
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Piney Z

| Age Group	Value
Toddlers	132
Elementary School	185
Middle School	117
High School	98

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Piney Z

Age Group	Value
18-20	0
21-24	64
25-34	681
35-54	934
55-64	507
65-74	306
75 or Older	110
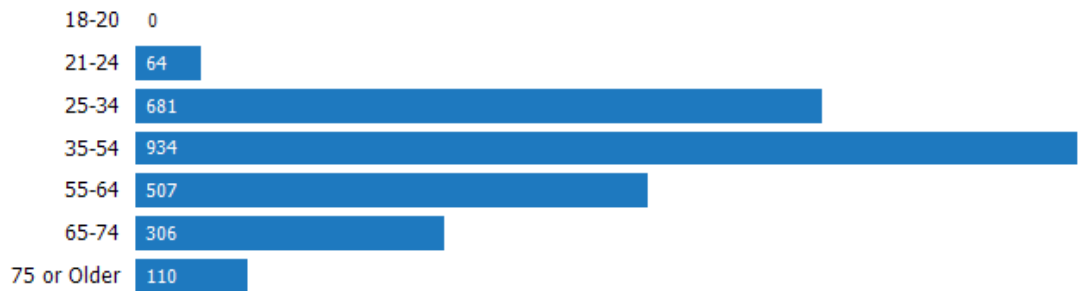
Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

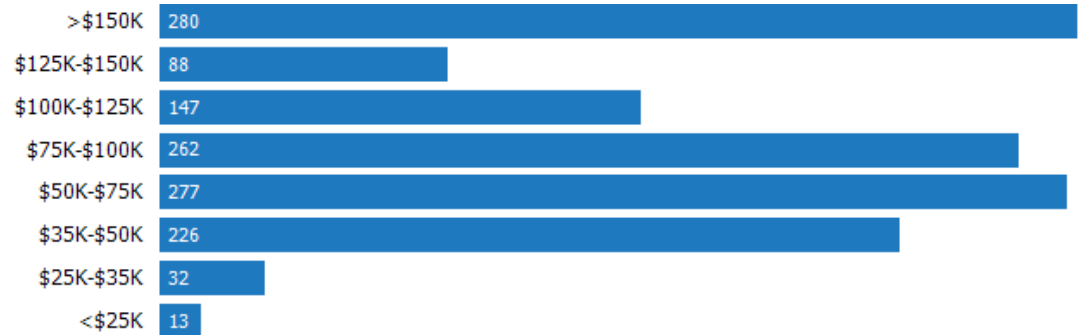Data Source: U.S. Census

Update Frequency: Annually

■ Piney Z

Category	Value
Married with Children	157
Married without Children	568
Single with Children	51

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Piney Z

Income Bracket	Value
>$150K	280
$125K-$150K	88
$100K-$125K	147
$75K-$100K	262
$50K-$75K	277
$35K-$50K	226
$25K-$35K	32
<$25K	13

Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Party	Percentage
Votes Democrat	61.3%
Votes Republican	37.6%

Neighborhood: Economic Stats and Charts

	Piney Z	Tallahassee	Leon County	Florida	USA
Income Per Capita	$44,681	$27,677	$30,586	$31,619	$34,103
Median Household Income	$85,676	$45,734	$53,106	$55,660	$62,843
Unemployment Rate	–	3.8%	3.4%	3.1%	3.8%
Unemployment Number	–	3.9K	5.39K	322K	–
Employment Number	–	–	–	10.2M	–
Labor Force Number	–	–	–	10.5M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

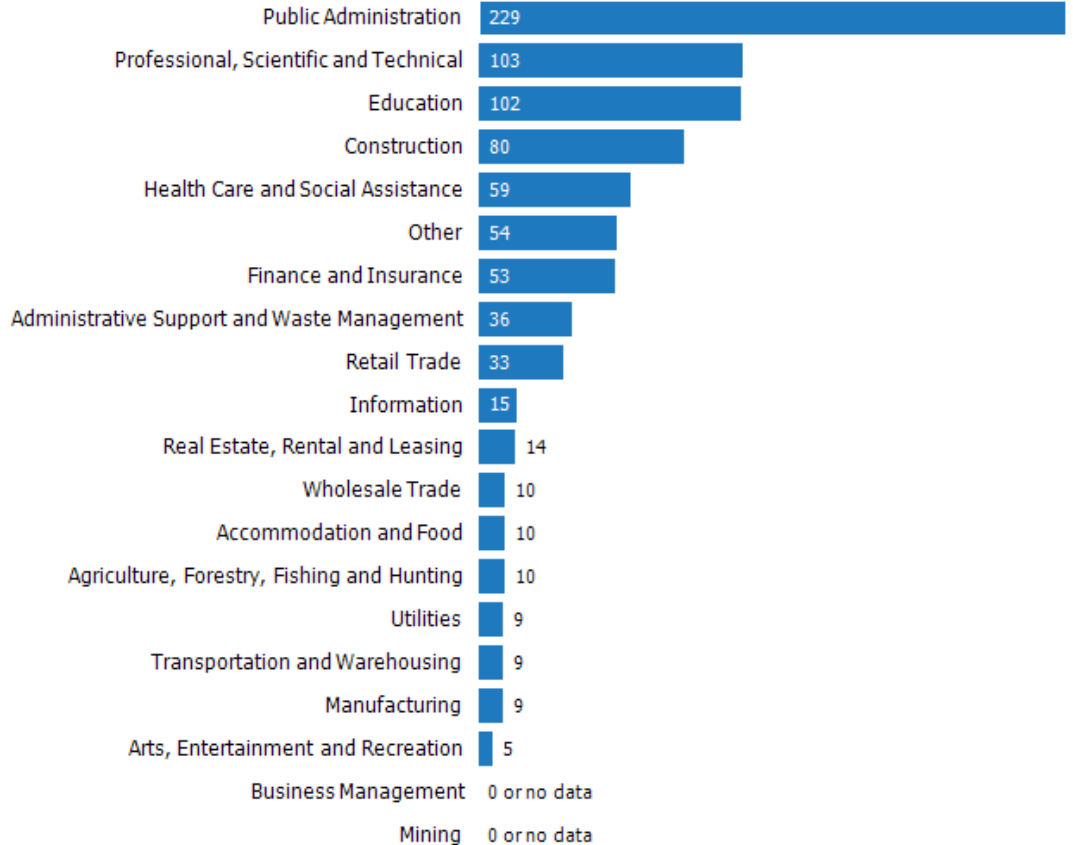Data Source: Bureau of Labor Statistics
Update Frequency: Monthly

- Tallahassee
- Leon County
- Florida
- USA
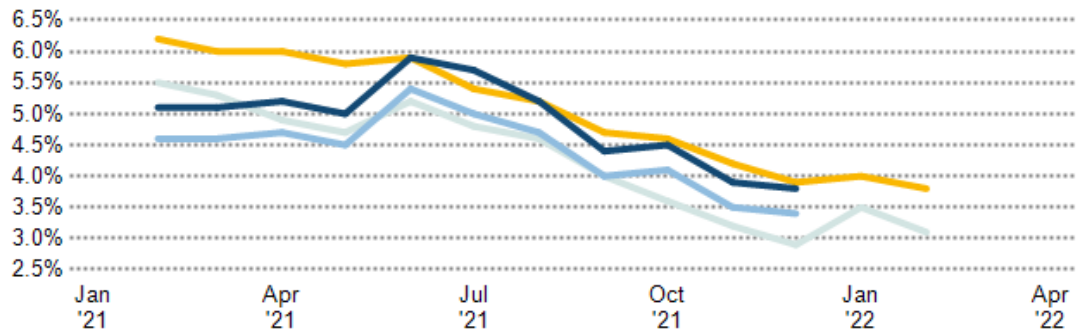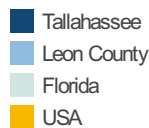
Occupational Categories

This chart shows categories of employment within an area.
Data Source: U.S. Census
Update Frequency: Annually

- Piney Z

Public Administration — 229
Professional, Scientific and Technical — 103
Education — 102
Construction — 80
Health Care and Social Assistance — 59
Other — 54
Finance and Insurance — 53
Administrative Support and Waste Management — 36
Retail Trade — 33
Information — 15
Real Estate, Rental and Leasing — 14
Wholesale Trade — 10
Accommodation and Food — 10
Agriculture, Forestry, Fishing and Hunting — 10
Utilities — 9
Transportation and Warehousing — 9
Manufacturing — 9
Arts, Entertainment and Recreation — 5
Business Management — 0 or no data
Mining — 0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Piney Z	Tallahassee	Leon County	Florida	USA
Elevation (in feet)	104	–	99	–	–
Annual Rainfall (in inches)	60	60	60	56.39	–
Annual Snowfall (in inches)	0	0	0.03	0.06	–
Days of Full Sun (per year)	98	98	98	98	–
Travel Time to Work (in minutes)	20	19	21	28	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	91	2,417
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census
Update Frequency: Annually

■ Piney Z

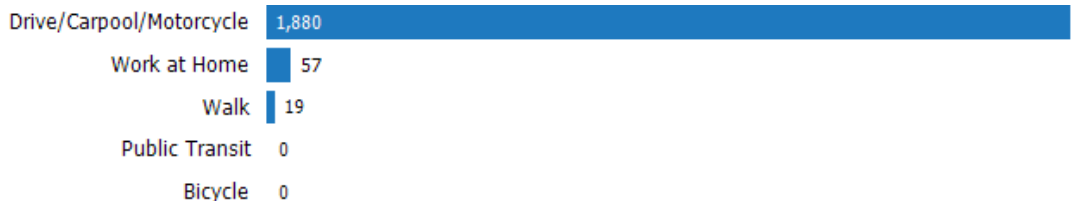|	
<15 Minutes	17.0%
15-30 Minutes	63.2%
30-45 Minutes	15.2%
45-60 Minutes	2.5%
>1 Hour	2.1%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census
Update Frequency: Annually

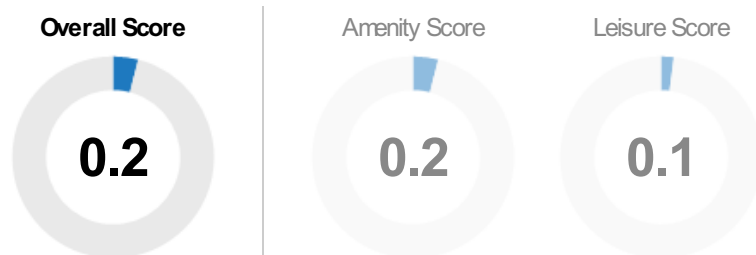|	
Drive/Carpool/Motorcycle	1,880
Work at Home	57
Walk	19
Public Transit	0
Bicycle	0

Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics
Update Frequency: Quarterly

Overall Score 0.2

Amenity Score 0.2

Leisure Score 0.1

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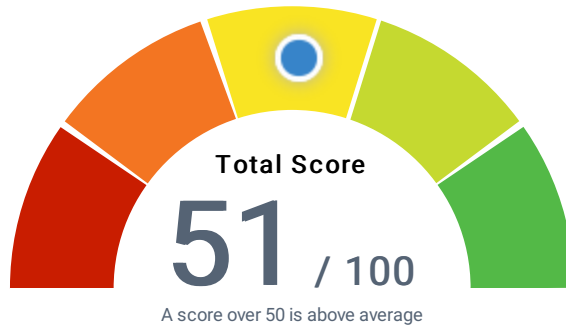*A Subsidiary of Tallahassee*

AARP Livability™ Index for 32311

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100

Total Score

51 / 100

A score over 50 is above average

Housing Affordability & Access	**50**
Neighborhood Access to Life, Work & Play	**39**
Transportation Safe & Convenient Options	**45**
Environment Clean Air & Water	**68**
Health Prevention, Access & Quality	**43**
Engagement Civic & Social Involvement	**62**
Opportunity Inclusion & Possibilities	**53**

1/6/2023

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com