NEIGHBORHOOD REPORT

Forest Heights in Tallahassee, FL

KETCHAM REALTY GROUP INC.
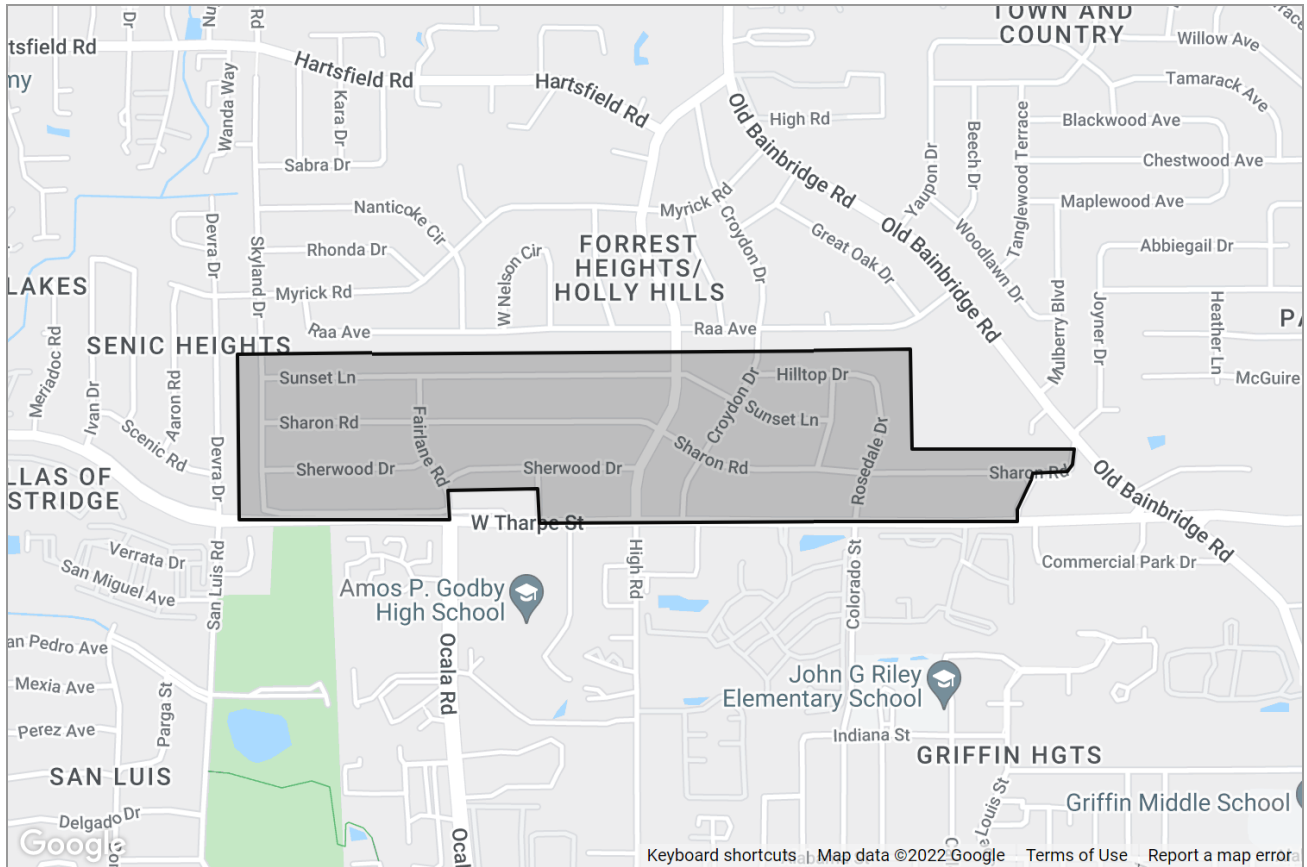
Presented by

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Ketcham Realty Group
1203 Thomasville Road
Tallahassee, FL 32303

Neighborhood: Housing Stats and Charts

	Forest Heights	Tallahassee	Leon County	Florida	USA
Median Estimated Home Value	$202K	$253K	$253K	$344K	$307K
Estimated Home Value 12-Month Change	+18.7%	+10.7%	+10.7%	+23.9%	+20.7%
Median List Price	$210K	$275K	$275K	$365K	$130K
List Price 1-Month Change	+7.6%	+1.9%	+1.9%	+1.6%	-4.1%
List Price 12-Month Change	+17.6%	+12.2%	+12.2%	+21.1%	+3.6%
Median Home Age	61	36	36	35	42
Own	68%	40%	53%	65%	64%
Rent	32%	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%

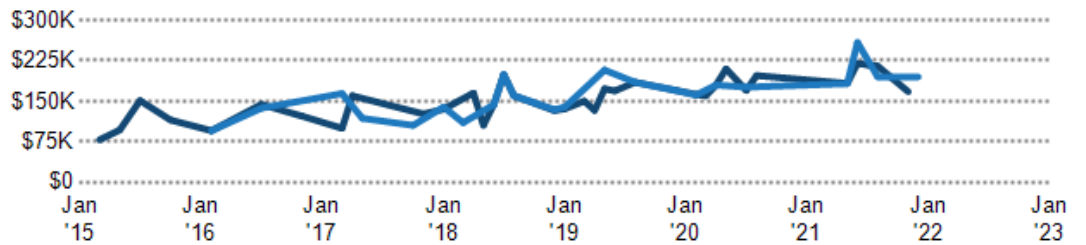## Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.
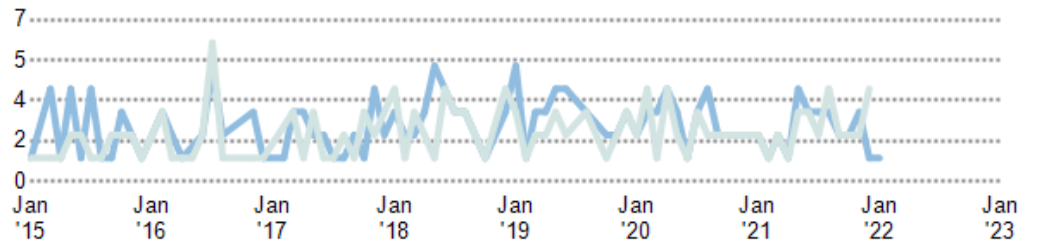
Data Source: Public records and listings data

Update Frequency: Monthly

- ■ Median Sales Price Public Records
- ■ Median Sales Price Listings
- ■ Sales Volume Public Records
- ■ Sales Volume Listings

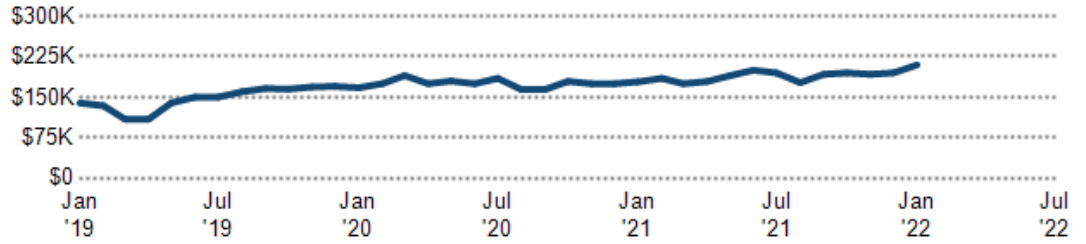2/26/2022

Median Listing Price vs. Listing Volume

This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- ■ Median List Price
- ■ Listing Volume

Median List Price

Listing Volume
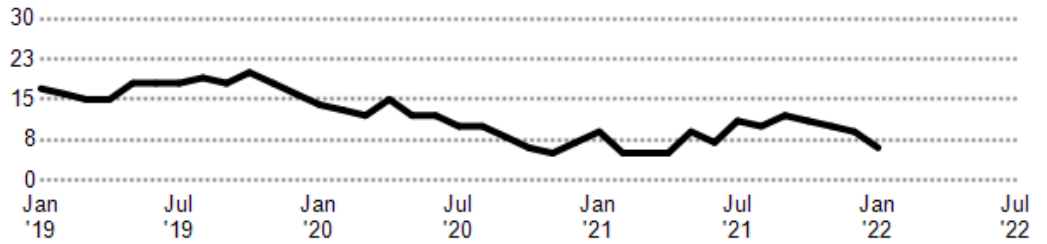
Neighborhood: People Stats and Charts

	Forest Heights	Tallahassee	Leon County	Florida	USA
Population	1.05K	191K	290K	20.9M	325M
Population Density per Sq Mi	2.31K	1.91K	435	390	–
Population Change since 2010	-0.1%	+6.3%	+6.8%	+13%	+7.7%
Median Age	39	27	31	42	38
Male / Female Ratio	42%	47%	47%	49%	49%

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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, 2020

Update Frequency: Annually
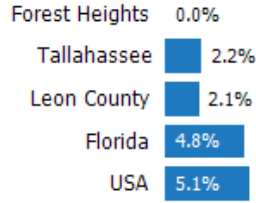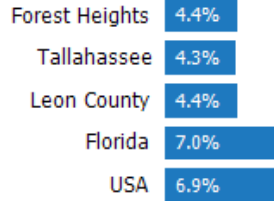
Less Than 9th Grade

Forest Heights	0.0%
Tallahassee	2.2%
Leon County	2.1%
Florida	4.8%
USA	5.1%

9-12th Grade/No Diploma

Forest Heights	4.4%
Tallahassee	4.3%
Leon County	4.4%
Florida	7.0%
USA	6.9%

High School Graduate

Forest Heights	11.2%
Tallahassee	17.0%
Leon County	19.0%
Florida	28.6%
USA	27.0%

Associate Degree

Forest Heights	28.7%
Tallahassee	28.3%
Leon County	28.3%
Florida	29.7%
USA	28.9%

Bachelor's Degree

Forest Heights	29.8%
Tallahassee	26.2%
Leon County	25.9%
Florida	18.9%
USA	19.8%
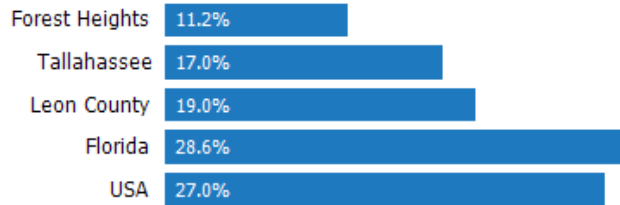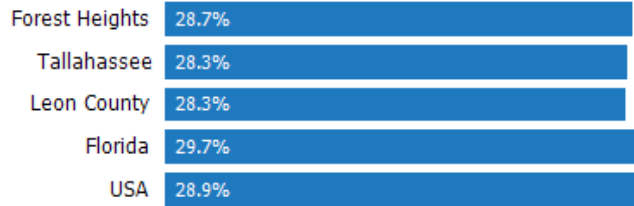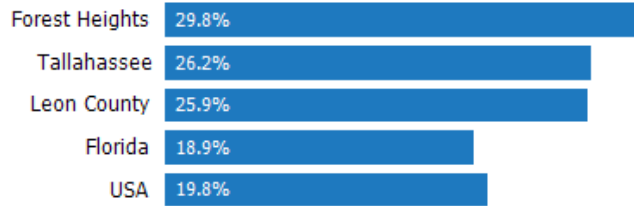
At Least a College Education

Forest Heights	55.7%
Tallahassee	48.2%
Leon County	46.2%
Florida	29.9%
USA	32.2%

Grad/Professional Degree

Forest Heights	25.9%
Tallahassee	22.0%
Leon County	20.3%
Florida	11.0%
USA	12.4%
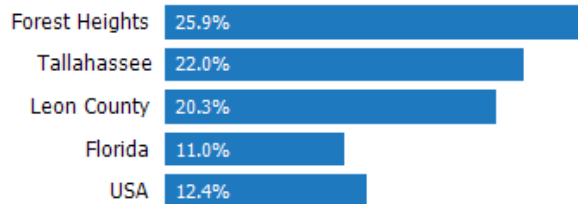
Population of Children by Age Group

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

■ Forest Heights

Toddlers	52
Elementary School	60
Middle School	15
High School	0

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

■ Forest Heights

18-20	169
21-24	0
25-34	166
35-54	206
55-64	155
65-74	154
75 or Older	71

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

■ Forest Heights

Married with Children	8
Married without Children	145
Single with Children	73

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Forest Heights

>$150K	59
$125K-$150K	20
$100K-$125K	0
$75K-$100K	83
$50K-$75K	86
$35K-$50K	102
$25K-$35K	69
<$25K	118

Presidential Voting Pattern

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

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

Votes Democrat	61.3%
Votes Republican	37.6%

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Neighborhood: Economic Stats and Charts

|	Forest Heights	Tallahassee	Leon County	Florida	USA
Income Per Capita	$38,475	$27,677	$30,586	$31,619	$34,103
Median Household Income	$49,051	$45,734	$53,106	$55,660	$62,843
Unemployment Rate	–	3.8%	3.5%	3.6%	4.2%
Unemployment Number	–	3.99K	5.54K	386K	–
Employment Number	–	100K	152K	10.3M	–
Labor Force Number	–	104K	158K	10.6M	–

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
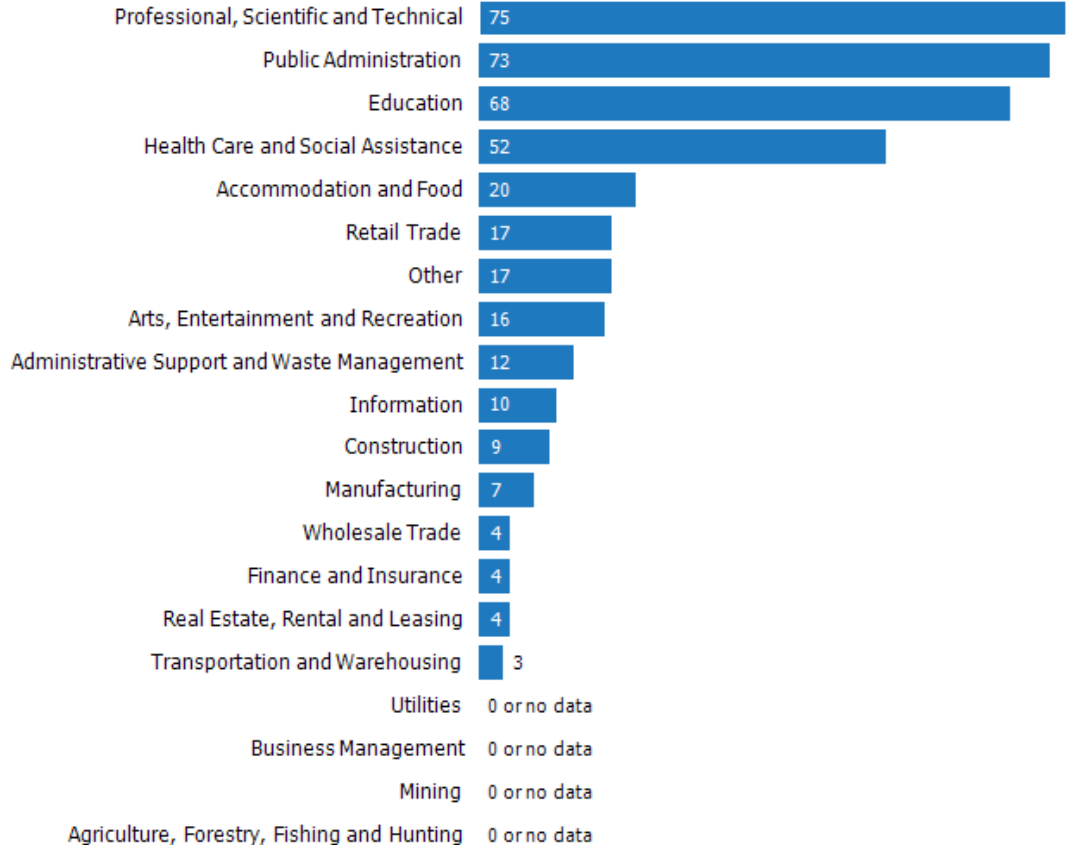
- Tallahassee
- Leon County
- Florida
- USA
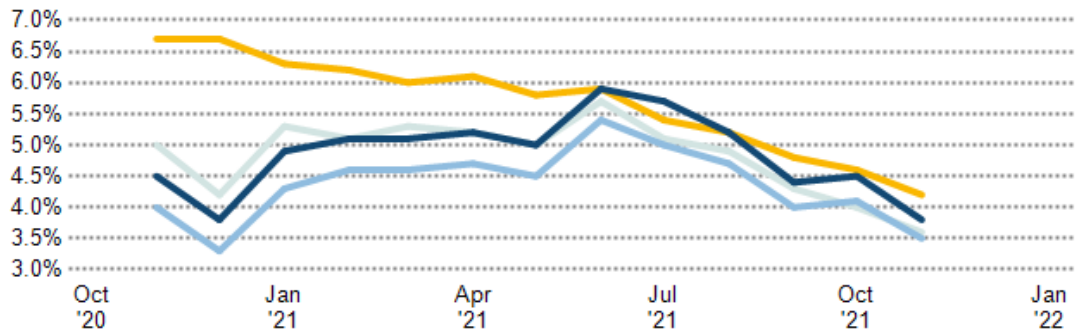
Occupational Categories

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

- Forest Heights

Category	Value
Professional, Scientific and Technical	75
Public Administration	73
Education	68
Health Care and Social Assistance	52
Accommodation and Food	20
Retail Trade	17
Other	17
Arts, Entertainment and Recreation	16
Administrative Support and Waste Management	12
Information	10
Construction	9
Manufacturing	7
Wholesale Trade	4
Finance and Insurance	4
Real Estate, Rental and Leasing	4
Transportation and Warehousing	3
Utilities	0 or no data
Business Management	0 or no data
Mining	0 or no data
Agriculture, Forestry, Fishing and Hunting	0 or no data

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Forest Heights	Tallahassee	Leon County	Florida	USA
Elevation (in feet)	1,624	1,624	1,623	–	–
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)	–	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

■ Forest Heights

<15 Minutes	26.5%
15-30 Minutes	52.8%
30-45 Minutes	15.1%
45-60 Minutes	5.0%
>1 Hour	0.7%

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	478
Work at Home	18
Walk	0
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 1.2
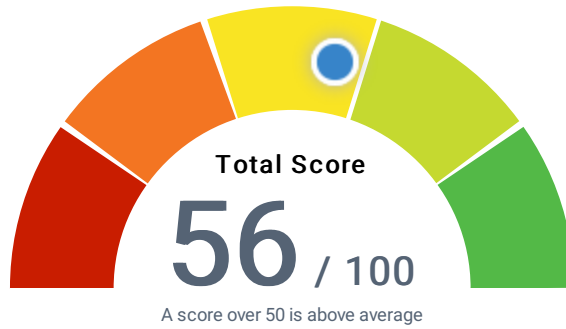
Amenity Score 1.2

Leisure Score 1.6
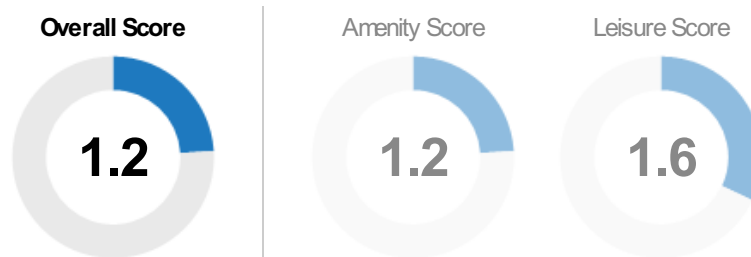
AARP Livability™ Index for 32303

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

56 / 100

A score over 50 is above average

Housing Affordability & Access	52
Neighborhood Access to Life, Work & Play	43
Transportation Safe & Convenient Options	54
Environment Clean Air & Water	66
Health Prevention, Access & Quality	55
Engagement Civic & Social Involvement	72
Opportunity Inclusion & Possibilities	50

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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

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