NEIGHBORHOOD REPORT

Tallahassee, FL 32310

KETCHAM REALTY GROUP INC.
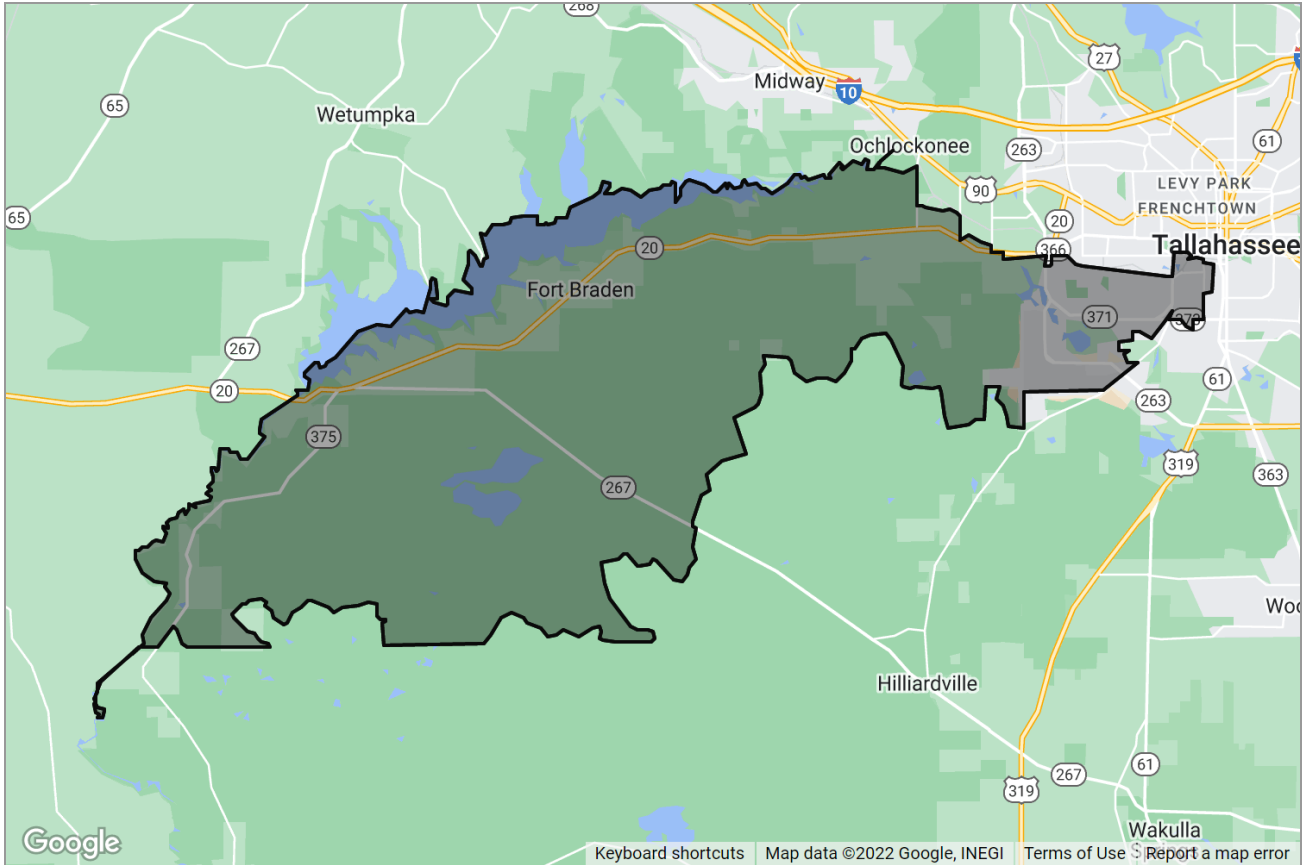
Presented by

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1203 Thomasville Road
Tallahassee, FL 32303

5/31/2022

Neighborhood: Housing Stats and Charts

|	32310	Leon County	Florida	USA
Median Estimated Home Value	$157K	$265K	$368K	$326K
Estimated Home Value 12-Month Change	+9.8%	+16%	+28.6%	+27.7%
Median List Price	$160K	$266K	$399K	$156K
List Price 1-Month Change	+10.3%	+0.8%	+4.7%	+3.9%
List Price 12-Month Change	+34.5%	+2.3%	+24.7%	+5%
Median Home Age	46	36	35	42
Own	44%	53%	65%	64%
Rent	56%	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.
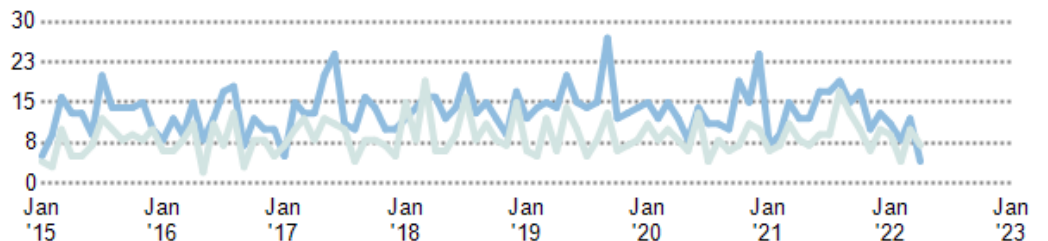
Data Source: Public records and listings data

Update Frequency: Monthly

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

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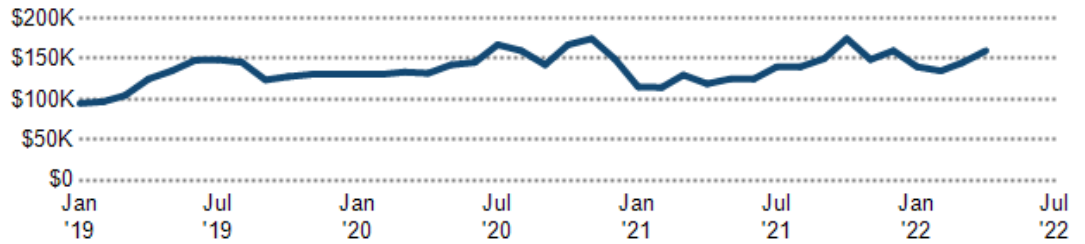5/31/2022
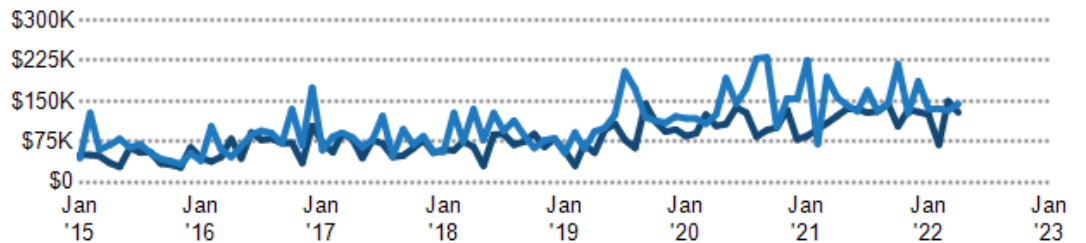
Median Listing Price vs. Listing Volume

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.

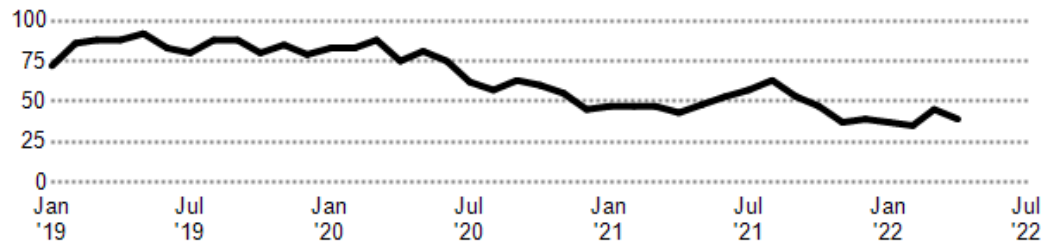Data Source: On- and off-market listings sources

Update Frequency: Monthly

- ■ Median List Price
- ■ Listing Volume

Median List Price

Listing Volume

Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six 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: Monthly

- ■ Sales Count By Price Range

Price Range	Count
> $220K	15
$200K - $220K	2
$160K - $180K	2
$140K - $160K	6
$120K - $140K	7
$100K - $120K	8
< $100K	18

Price per Square Foot of Homes Sold

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

Data Source: Public records data

Update Frequency: Monthly

- ■ Sales Count By Price Per Sq Ft

Price per Sq Ft	Count
> $200	8
$175 - $200	1
$150 - $175	5
$125 - $150	16
$100 - $125	4
$75 - $100	11
$50 - $75	3
< $50	5

Size of Homes Sold

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

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count By Living Area

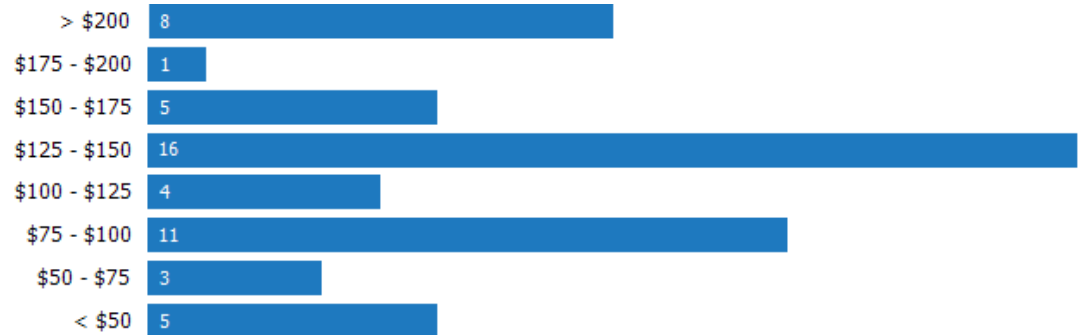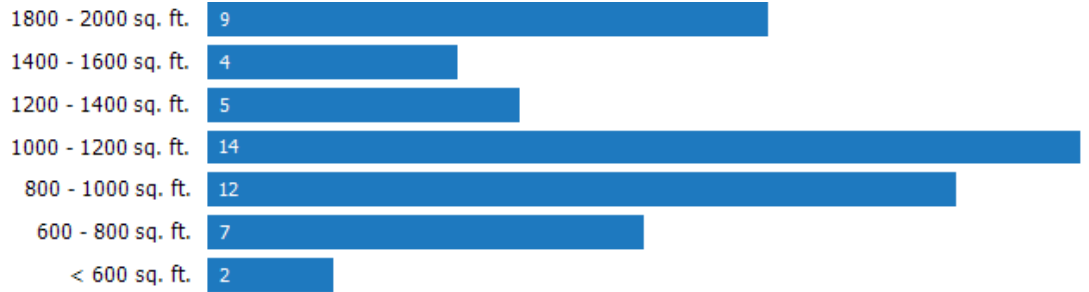| Size	Count
1800 - 2000 sq. ft.	9
1400 - 1600 sq. ft.	4
1200 - 1400 sq. ft.	5
1000 - 1200 sq. ft.	14
800 - 1000 sq. ft.	12
600 - 800 sq. ft.	7
< 600 sq. ft.	2

Age Range of Homes Sold

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

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Age of House

Age	Count
70 - 80	8
60 - 70	14
50 - 60	8
40 - 50	9
30 - 40	2
20 - 30	5
10 - 20	6
< 10	1
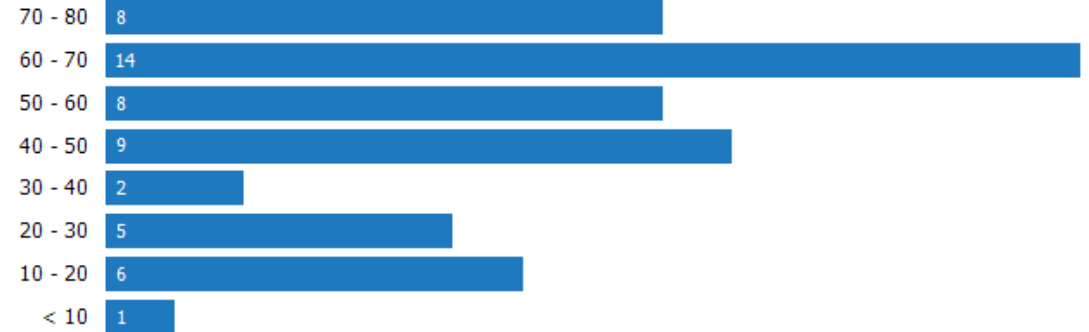
Number of Bedrooms in Homes Sold

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

Data Source: Public records data
Update Frequency: Monthly

■ Sales Count by Bedroom

Bedrooms	Count
4	3
3	14
2	3

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Neighborhood: People Stats and Charts

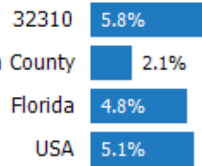|	32310	Leon County	Florida	USA
Population	16.2K	290K	20.9M	325M
Population Density per Sq Mi	97.1	435	390	–
Population Change since 2010	+3.7%	+8%	+15.6%	+8.2%
Median Age	29	31	42	38
Male / Female Ratio	47%	47%	49%	49%

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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

32310	5.8%
Leon County	2.1%
Florida	4.8%
USA	5.1%

9-12th Grade/No Diploma

32310	10.5%
Leon County	4.4%
Florida	7.0%
USA	6.9%

High School Graduate

32310	36.1%
Leon County	19.0%
Florida	28.6%
USA	27.0%

Associate Degree

32310	26.9%
Leon County	28.3%
Florida	29.7%
USA	28.9%

Bachelor's Degree

32310	14.1%
Leon County	25.9%
Florida	18.9%
USA	19.8%
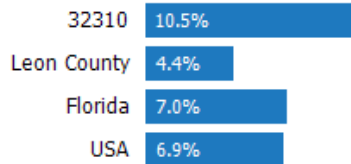
At Least a College Education

32310	20.8%
Leon County	46.2%
Florida	29.9%
USA	32.2%

Grad/Professional Degree

32310	6.7%
Leon County	20.3%
Florida	11.0%
USA	12.4%

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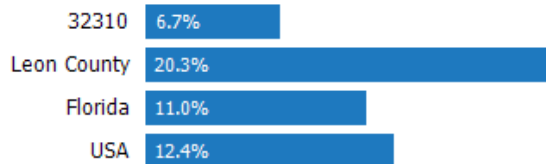
Population of Children by Age Group

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

■ 32310

Age Group	Count
Toddlers	883
Elementary School	815
Middle School	1,016
High School	836

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

■ 32310

Age Group	Count
18-20	1,688
21-24	1,834
25-34	1,928
35-54	3,411
55-64	2,012
65-74	994
75 or Older	748

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

■ 32310

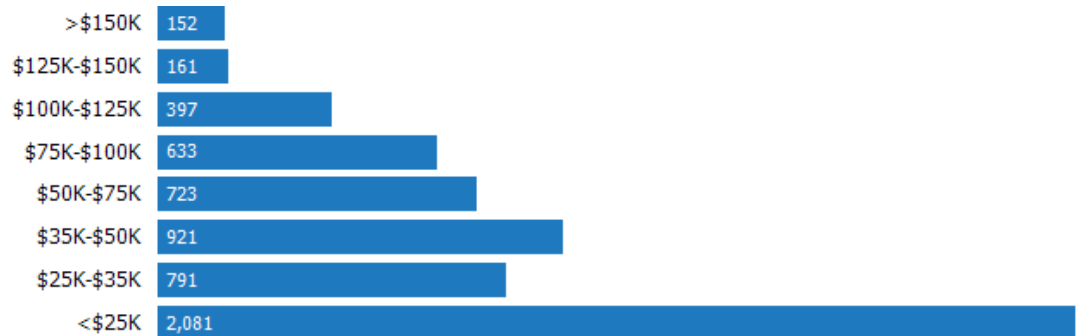| Category	Count
Married with Children	662
Married without Children	1,070
Single with Children	787

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 32310

Income Bracket	Count
>$150K	152
$125K-$150K	161
$100K-$125K	397
$75K-$100K	633
$50K-$75K	723
$35K-$50K	921
$25K-$35K	791
<$25K	2,081

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	Percent
Votes Democrat	61.3%
Votes Republican	37.6%

Neighborhood: Economic Stats and Charts

	32310	Leon County	Florida	USA
Income Per Capita	$18,858	$30,586	$31,619	$34,103
Median Household Income	$35,936	$53,106	$55,660	$62,843
Unemployment Rate	–	3.4%	3.1%	3.8%
Unemployment Number	–	5.39K	322K	–
Employment Number	–	–	10.2M	–
Labor Force Number	–	–	10.5M	–

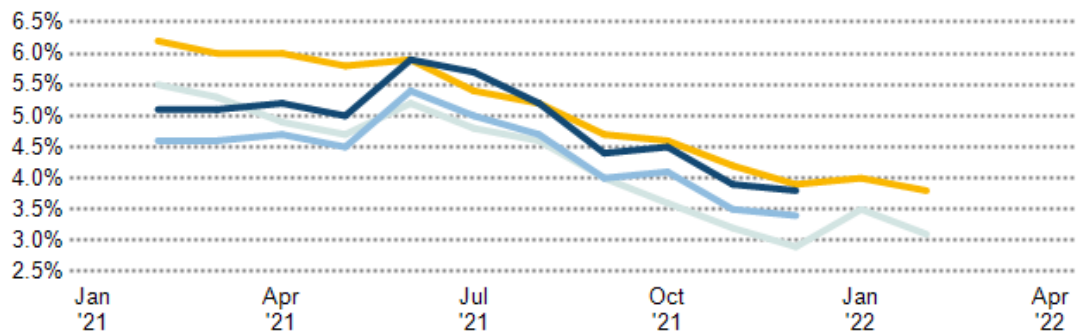## Unemployment Rate

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
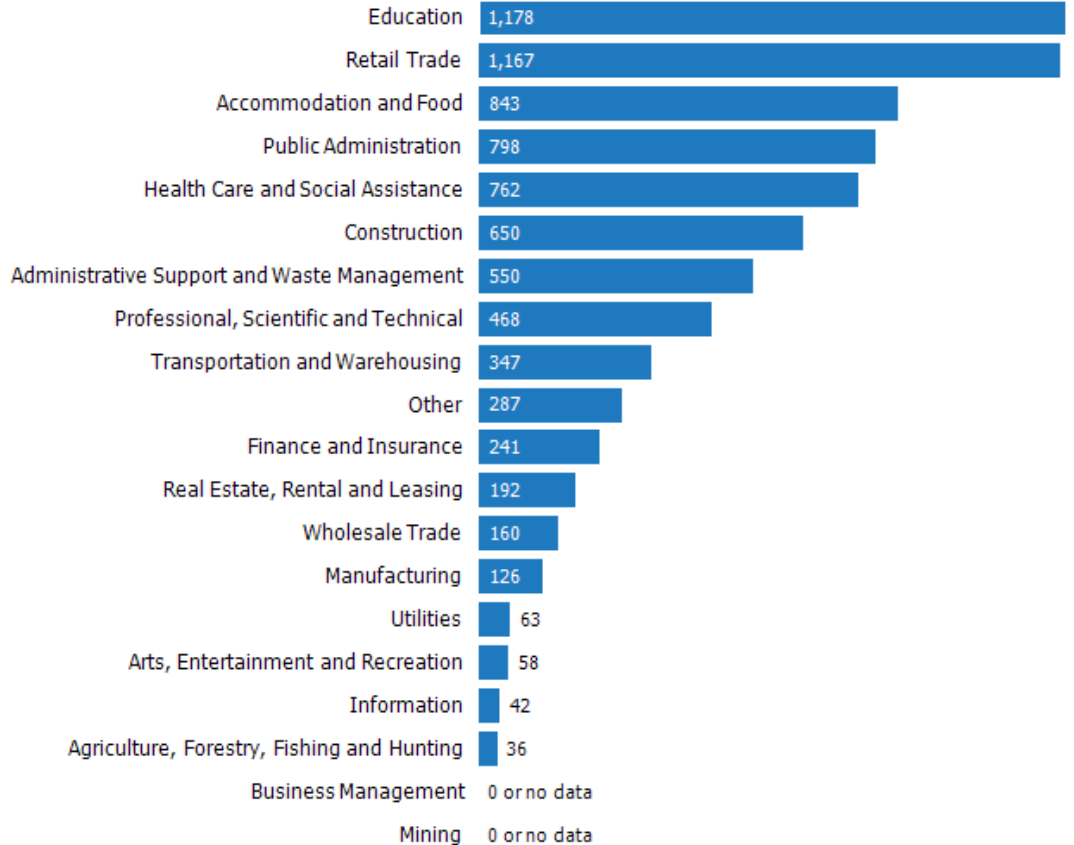- Leon County
- Florida
- USA

Occupational Categories

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

- 32310

Category	Value
Education	1,178
Retail Trade	1,167
Accommodation and Food	843
Public Administration	798
Health Care and Social Assistance	762
Construction	650
Administrative Support and Waste Management	550
Professional, Scientific and Technical	468
Transportation and Warehousing	347
Other	287
Finance and Insurance	241
Real Estate, Rental and Leasing	192
Wholesale Trade	160
Manufacturing	126
Utilities	63
Arts, Entertainment and Recreation	58
Information	42
Agriculture, Forestry, Fishing and Hunting	36
Business Management	0 or no data
Mining	0 or no data

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 32310

	32310	Leon County	Florida	USA
Elevation (in feet)	1,623	1,623	–	–
Annual Rainfall (in inches)	60	60	56.39	–
Annual Snowfall (in inches)	0	0.03	0.06	–
Days of Full Sun (per year)	99	98	98	–
Travel Time to Work (in minutes)	–	21	28	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	0	91	2,417
Brownfield Sites	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

■ 32310

Commute Time	Percentage
<15 Minutes	5.8%
15-30 Minutes	30.6%
30-45 Minutes	37.6%
45-60 Minutes	17.5%
>1 Hour	8.5%

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

Transportation	Count
Drive/Carpool/Motorcycle	6,382
Work at Home	221
Walk	120
Public Transit	81
Bicycle	55

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

| Temperature	Degrees
Avg. January Min. Temp	36
Avg. January Max. Temp	65
Avg. July Min. Temp	68
Avg. July Max. Temp	95

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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
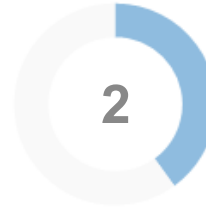
Update Frequency: Quarterly

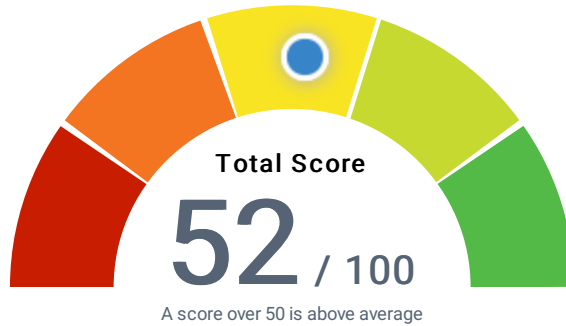**Overall Score**

2.1

Amenity Score

2.1

Leisure Score

2
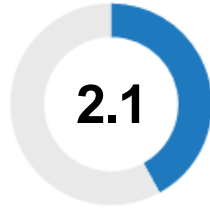
AARP Livability™ Index for 32310

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

52 / 100

A score over 50 is above average

Housing — Affordability & Access — **57**

Neighborhood — Access to Life, Work & Play — **39**

Transportation — Safe & Convenient Options — **49**

Environment — Clean Air & Water — **71**

Health — Prevention, Access & Quality — **35**

Engagement — Civic & Social Involvement — **64**

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

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