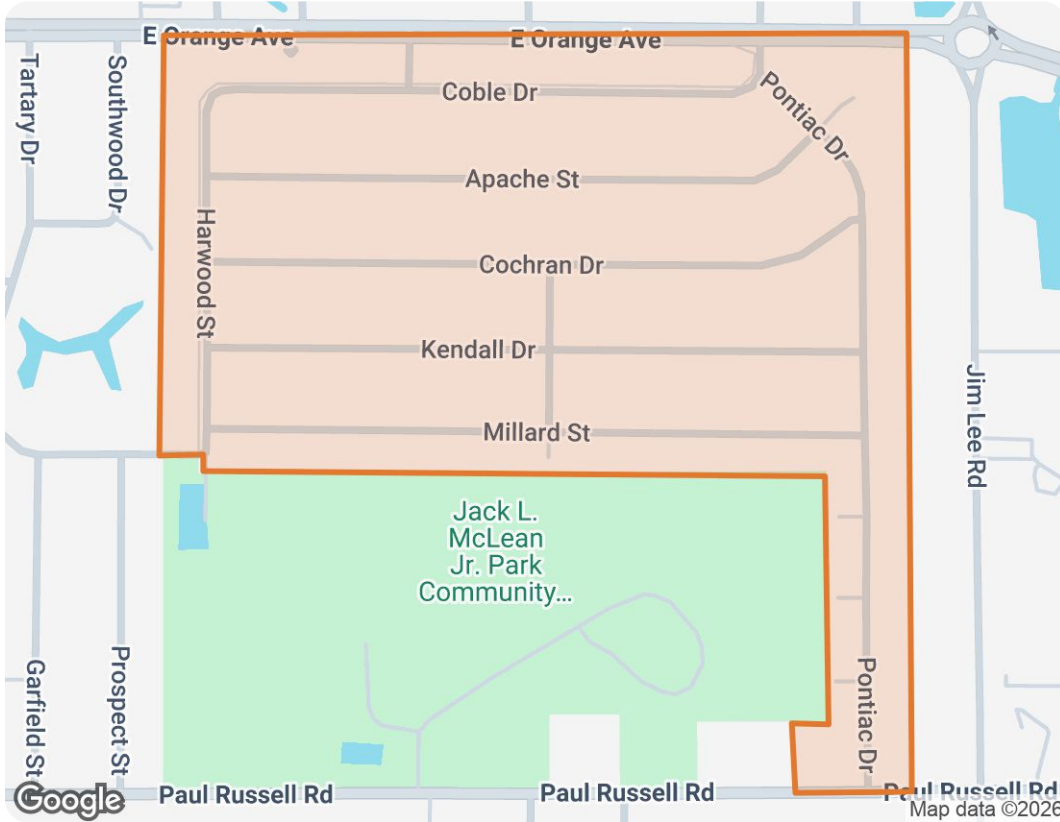


Apalachee Ridge Estates in Tallahassee, FL



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Ketcham Realty Group

1203 Thomasville Road

Tallahassee, FL 32303

Apalachee Ridge Estates in Tallahassee, FL

Market Trends

Market Trends for Apalachee Ridge Estates in Tallahassee, FL

Single Family + Condo/Townhouse/Apt.

June 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

2.5

16.67% MoM

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

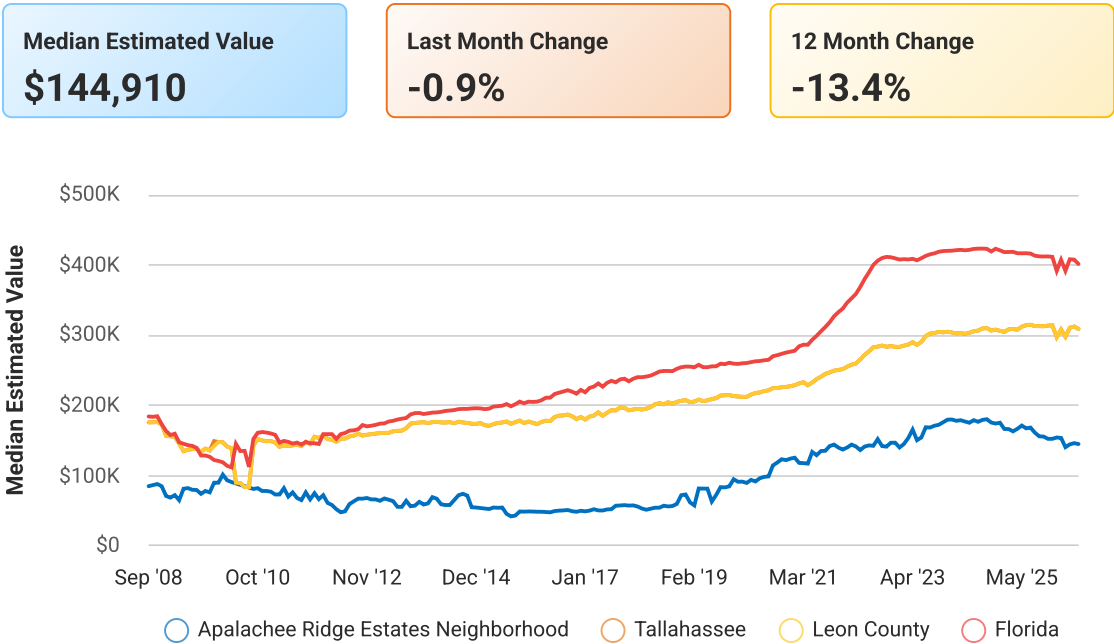
June 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Apalachee Ridge Estates in Tallahassee, FL

June 2026 Active Listings

Apalachee Ridge Estates in Tallahassee, FL

Single Family + Condo/Townhouse/Apt.

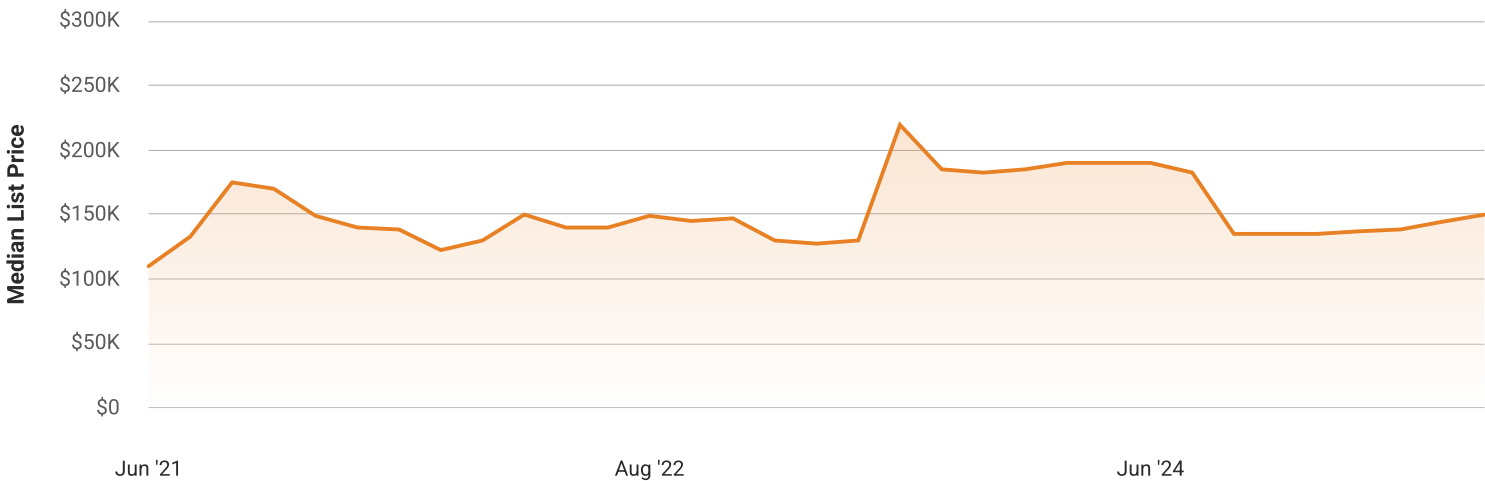
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$149,900

↑ 3.8% Month over Month



Apalachee Ridge Estates in Tallahassee, FL

Sold Listings

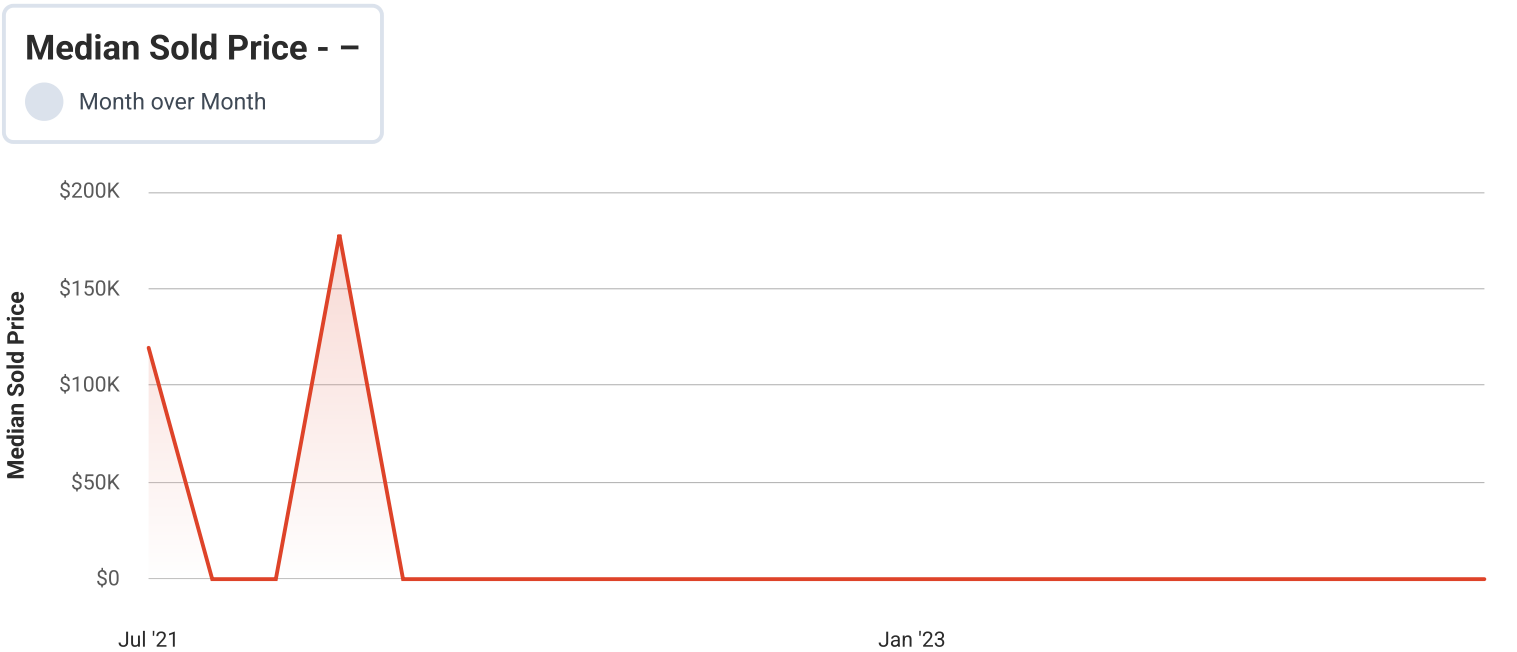
Apalachee Ridge Estates in Tallahassee, FL

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly



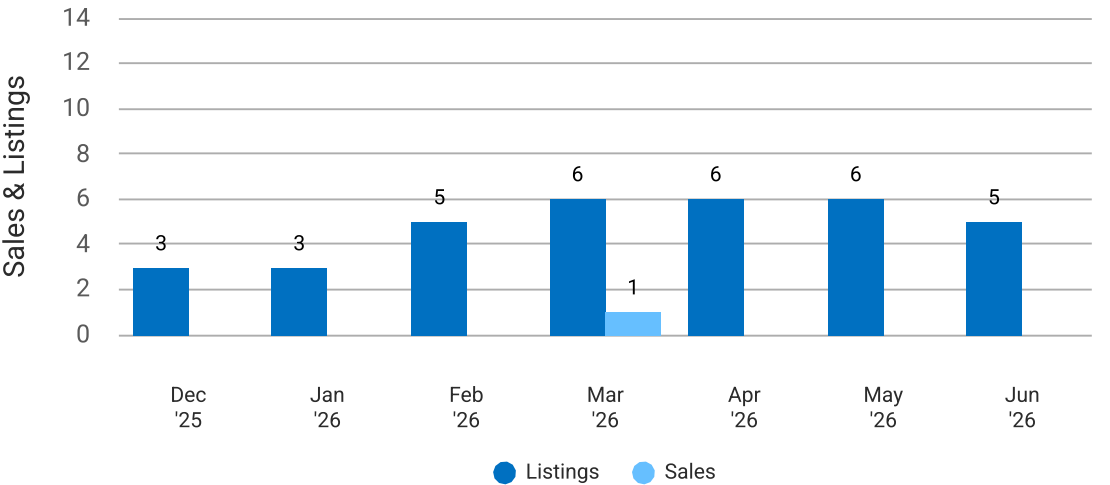
Total Sales and Active Listings in Apalachee Ridge Estates in Tallahassee, FL

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Apalachee Ridge Estates in Tallahassee, FL

Median Sold Price vs Sold Listings in Apalachee Ridge Estates in Tallahassee, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



Median List Price vs Active Listings in Apalachee Ridge Estates in Tallahassee, FL

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Apalachee Ridge Estates in Tallahassee, FL

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 6/30/2026	\$144,910	\$146,200 -0.88%	\$140,420 +3.2%	\$167,250 -13.36%	\$178,950 -19.02%	\$154,210 -6.03%
Median List Price Last Updated: 6/30/2026	\$149,900	\$144,450 +3.77%	\$137,000 +9.42%	-	\$189,999 -21.1%	\$185,000 -18.97%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

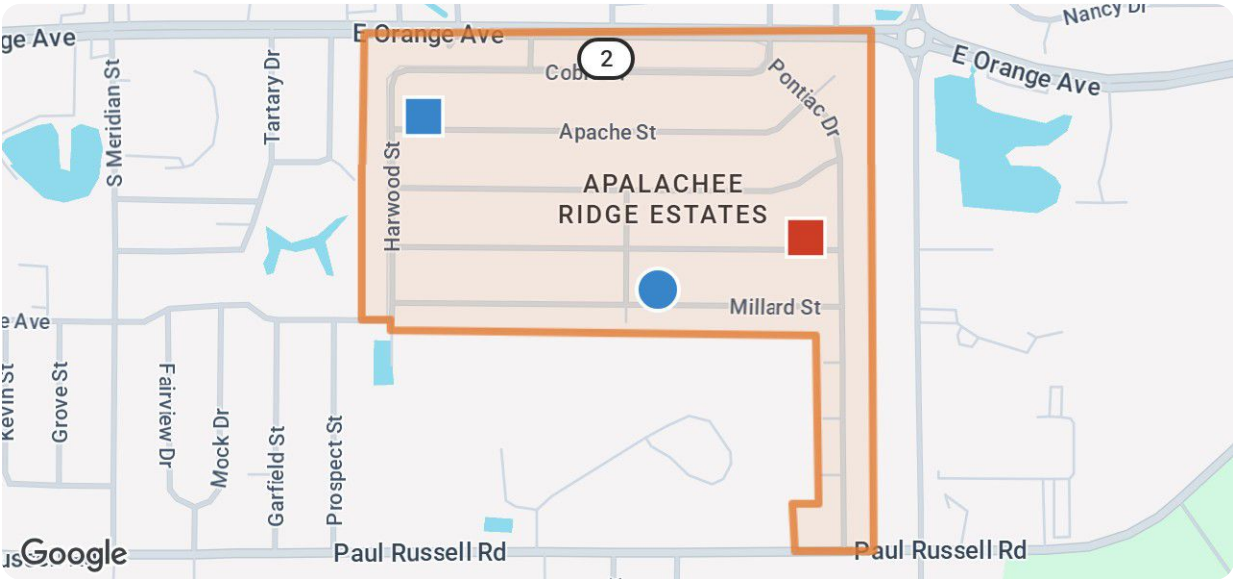
Market Activity Filters

Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Distressed, Pending, Closed
Property Types: Single Family, Condo/Townhouse/Apt, CoOp
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

Apalachee Ridge Estates in Tallahassee, FL

Summary

For Sale Activity in the Last 3 Months



- Legend**
- For Sale
 - Distressed For Sale or Lease
 - Recently Closed
 - Distressed

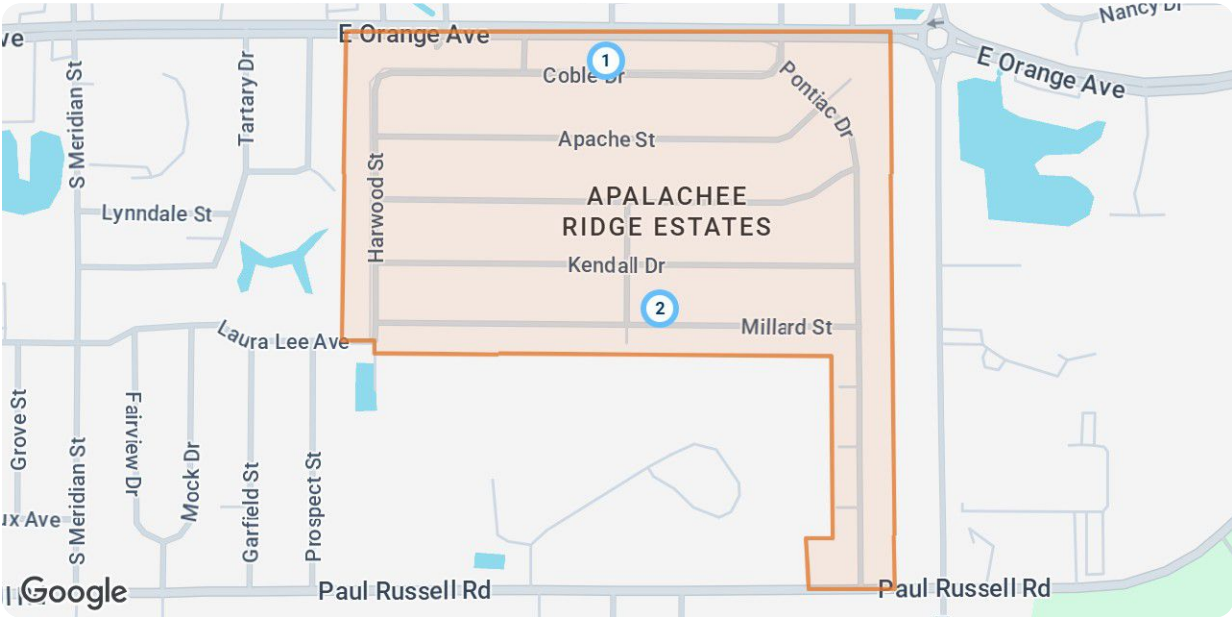
	New	Closed	Distressed
Number of Properties	2	1	2
Lowest Listing Price / Est.Value	\$57,000	\$65,100	\$57,000
Median Listing Price / Est.Value	\$133,500	\$65,100	\$111,975
Highest Listing Price / Est.Value	\$210,000	\$65,100	\$166,950
Average Price / sqft	\$114	\$54	\$107
Median Price / sqft	\$114	\$54	\$107
Average Days in RPR	42	–	3
Median Days in RPR	42	–	3
Total Volume	\$267,000	\$65,100	\$223,950
Source	Listings	Public Records & Listings	Public Records & Listings

Apalachee Ridge Estates in Tallahassee, FL

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 822 Coble Dr Tallahassee, FL 32301 MLS ID: 402581 ● Active / For Sale Listing Courtesy of Norris Bishop Realty, LLC	Single Family	3/1	1,012	10,454 sqft	1958	7/17/2026 3 days	\$57,000 \$56/sq ft
2	 906 Millard St Tallahassee, FL 32301 MLS ID: 399347 ● Active / For Sale Listing Courtesy of Hum Real Estate	Single Family	4/2	1,220	9,147 sqft	1969	4/30/2026 81 days	\$210,000 \$172/sq ft

Apalachee Ridge Estates in Tallahassee, FL

Closed

Source: Public Records and Listings



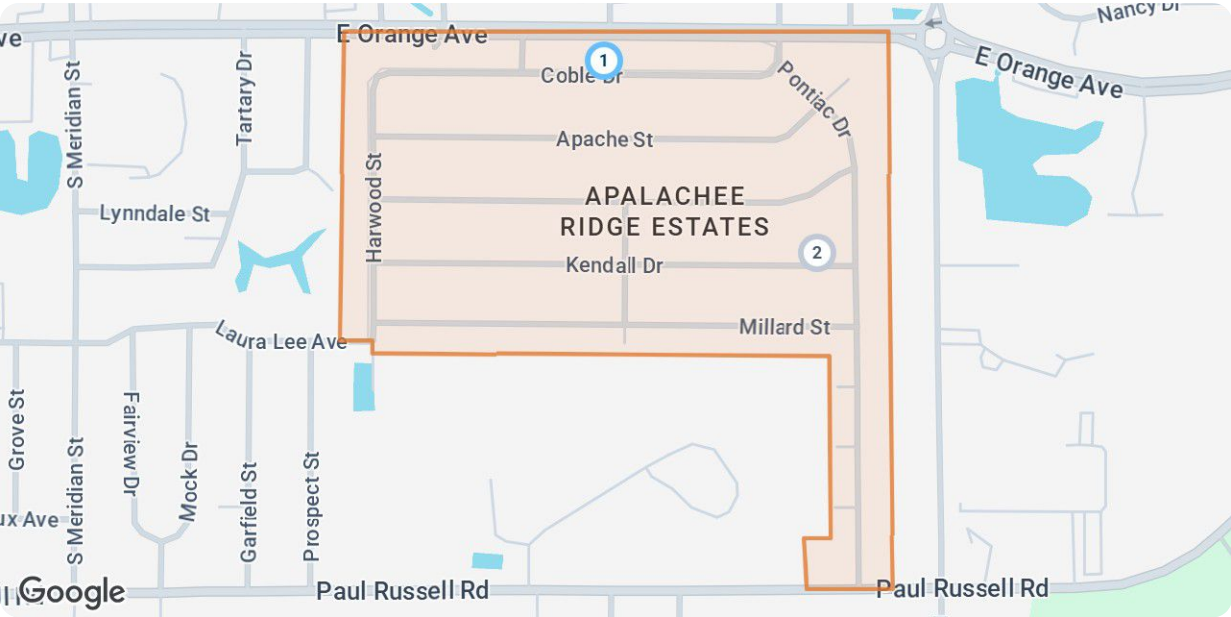
Legend

● Closed

Closed: 1 properties			Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1		702 Apache St Tallahassee, FL 32301	Single Family	-/-	1,209	9,583 sqft 1959	6/9/2026 - days	\$65,100 \$64/sq ft	-
			● Closed / Public Record						

Distressed

Source: Public Records and Listings



Legend

● Active For Sale
● Off Market, Hold, Withdrawn, Expired, or Canceled

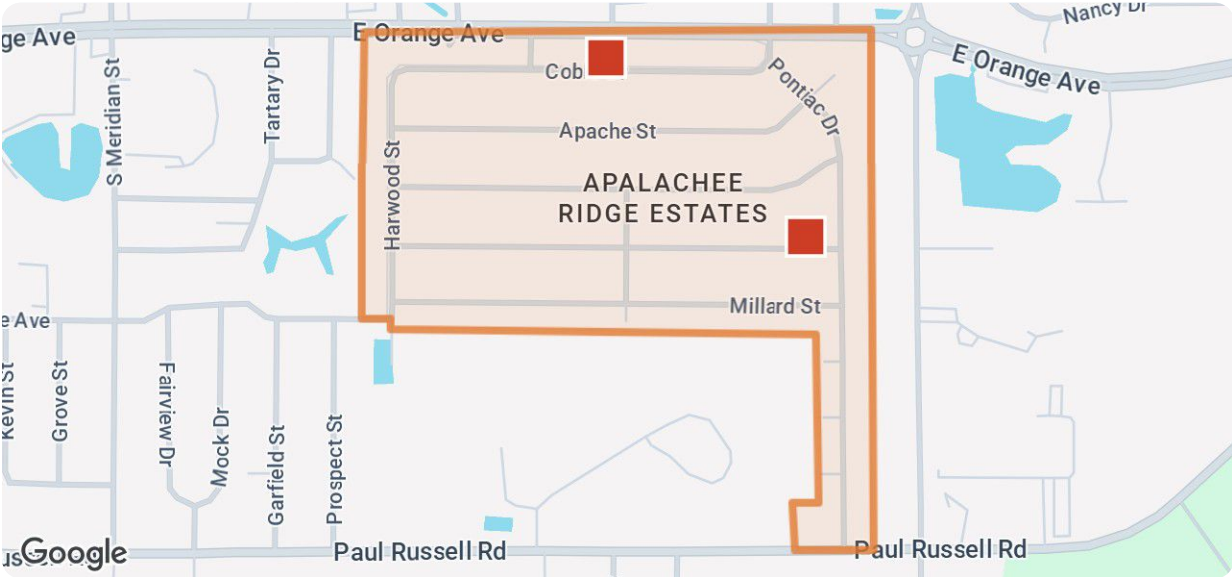
Apalachee Ridge Estates in Tallahassee, FL



Distressed: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 822 Coble Dr Tallahassee, FL 32301 MLS ID: 402581 Active / For Sale	Single Family	3/1	1,012	10,454 sqft 1958	7/17/2026 3 days	\$57,000 \$56/sq ft	5/26/2026 Notice of Lis Pendens
Listing Courtesy of Norris Bishop Realty, LLC								
2	 940 Kendall Dr Tallahassee, FL 32301 Off Market / Public Record	Single Family	3/2	1,054	0.3 acres 1981	– – days	– \$158/sq ft	4/23/2026 Notice of Lis Pendens

Summary

For Lease Activity in the Last 3 Months



	Distressed
Number of Properties	2
Lowest Listing Price / Est.Value	\$134,080
Median Listing Price / Est.Value	\$150,515
Highest Listing Price / Est.Value	\$166,950
Average Price / sqft	\$145
Median Price / sqft	\$145
Average Days in RPR	–
Median Days in RPR	–
Total Volume	\$301,030
Source	Public Records & Listings

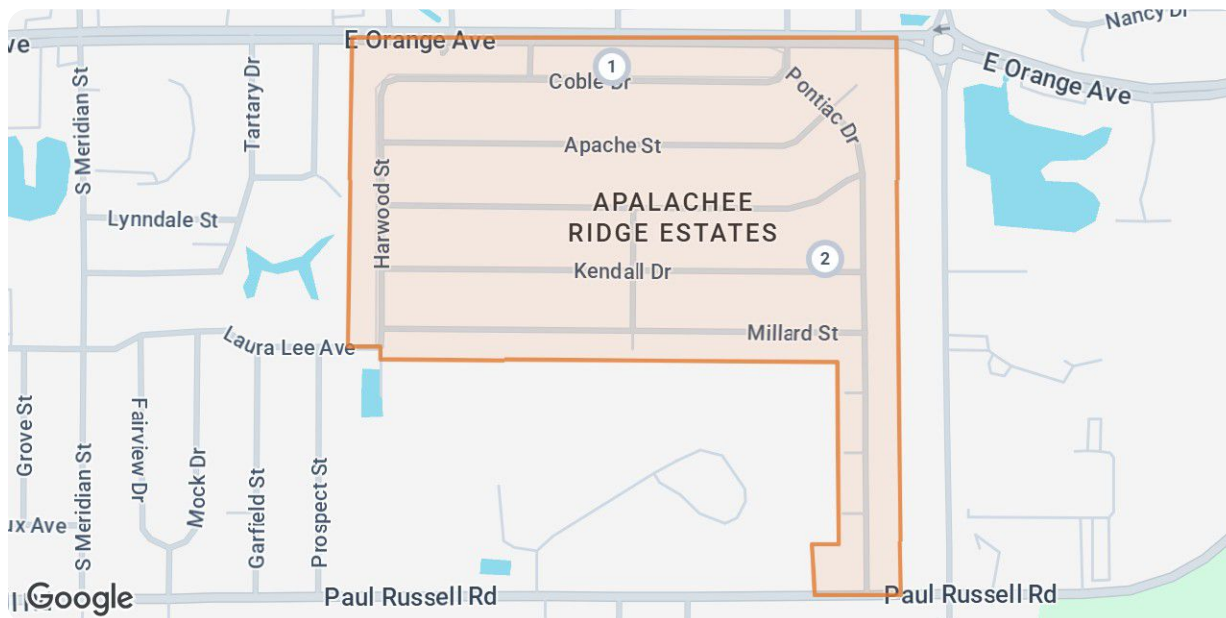


Apalachee Ridge Estates in Tallahassee, FL

Market Activity Breakdown

Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 2 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 822 Coble Dr Tallahassee, FL 32301  Off Market / Public Record	Single Family	-/-	1,012	10,454 sqft 1958	- - days	- \$132/sq ft	5/26/2026 Notice of Lis Pendens
2	 940 Kendall Dr Tallahassee, FL 32301  Off Market / Public Record	Single Family	3/2	1,054	0.3 acres 1981	- - days	- \$158/sq ft	4/23/2026 Notice of Lis Pendens

Apalachee Ridge Estates in Tallahassee, FL

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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