

6.9 Median Residential Sale Prices

The sales price of a detached single-family home in Leon County increased \$90,432 (67%) between the first quarter 2002 and fourth quarter 2006. During the same period, the sales price of condominiums nearly doubled while the sales prices for townhouses increased 72%.

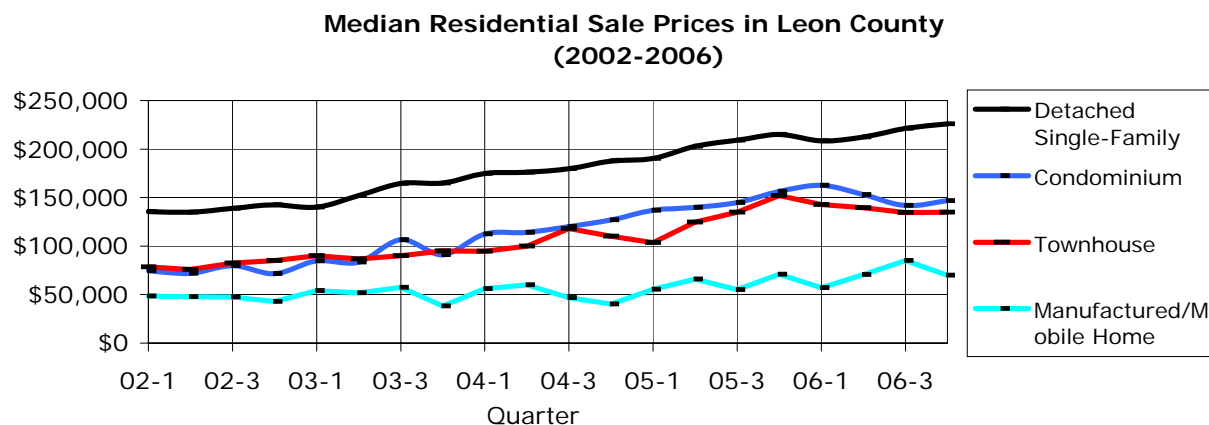
Figure 6-15
Median Residential Sale Prices in Leon County (2002-2006)

Quarter	Detached Single-Family	Condominium	Townhouse	Manufactured/Mobile Home
2002-1	\$135,405	\$74,700	\$78,500	\$48,500
2002-2	\$135,000	\$72,000	\$76,000	\$47,900
2002-3	\$139,000	\$79,700	\$82,300	\$47,500
2002-4	\$142,600	\$71,450	\$85,000	\$42,750
2003-1	\$140,250	\$84,900	\$90,000	\$54,000
2003-2	\$151,950	\$83,500	\$86,700	\$51,900
2003-3	\$164,500	\$106,500	\$90,104	\$57,500
2003-4	\$165,000	\$91,000	\$95,000	\$38,250
2004-1	\$174,661	\$112,400	\$94,800	\$56,000
2004-2	\$176,200	\$114,100	\$100,000	\$60,000
2004-3	\$179,900	\$120,000	\$118,000	\$46,950
2004-4	\$187,790	\$126,995	\$110,000	\$40,075
2005-1	\$190,450	\$136,945	\$103,450	\$55,500
2005-2	\$202,900	\$140,000	\$124,650	\$66,000
2005-3	\$209,000	\$144,900	\$135,000	\$55,000
2005-4	\$215,000	\$156,450	\$152,000	\$71,000
2006-1	\$208,500	\$162,500	\$142,900	\$57,000
2006-2	\$212,500	\$153,000	\$139,450	\$70,500
2006-3	\$221,230	\$141,750	\$134,500	\$85,000
2006-4	\$225,837	\$146,900	\$135,000	\$70,000

Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS

Source: Tallahassee Board of Realtors, Market Trends & Research

Figure 6-16
Median Residential Sale Prices in Leon County (2002-2006)



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Source: Tallahassee Board of Realtors, Market Trends & Research