

6.8 Median Residential Sale Prices

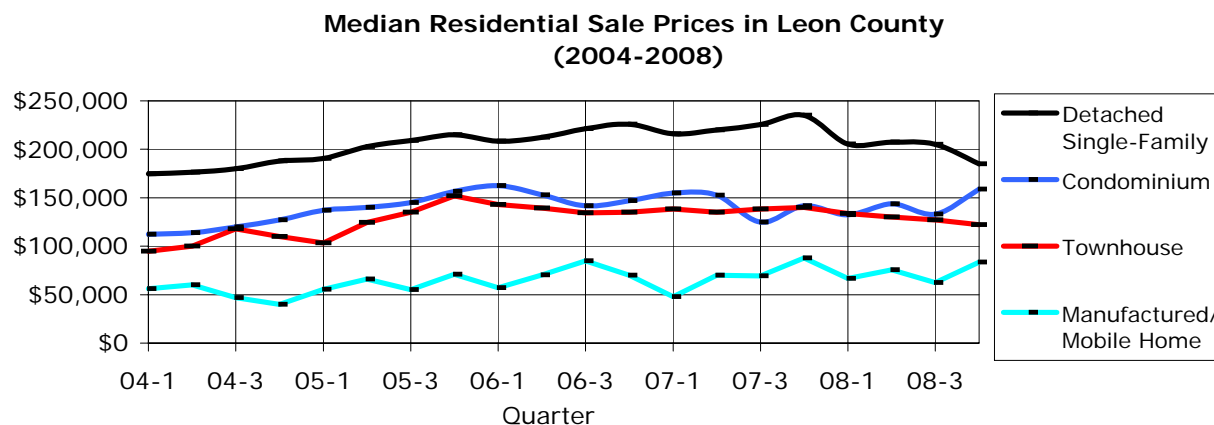
The median sales price of a detached single-family home in Leon County increased 1.9% per quarter on average between first quarter 2003 and fourth quarter 2007. Over the past year, (fourth quarter 2007 to fourth quarter 2008) the median sales price decreased on average 6.0% per quarter.

Figure 6-13
Median Residential Sale Prices in Leon County (2004-2008)

Quarter	Detached Single-Family	Condominium	Townhouse	Manufactured/Mobile Home
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
2007-1	\$216,000	\$155,000	\$138,500	\$47,800
2007-2	\$219,900	\$152,500	\$135,000	\$69,900
2007-3	\$225,450	\$124,900	\$138,250	\$69,450
2007-4	\$235,000	\$141,750	\$140,000	\$87,750
2008-1	\$205,500	\$132,500	\$133,650	\$66,700
2008-2	\$207,250	\$143,500	\$130,000	\$75,500
2008-3	\$205,000	\$133,000	\$127,000	\$62,400
2008-4	\$185,000	\$158,900	\$122,200	\$83,500

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 6-14
Median Residential Sale Prices in Leon County (2004-2008)



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