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Real Estate Weekly

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Affordable homes abound

Local Realtors join forces to hold 14 open houses in northeast Tallahassee's Killearn Lakes Plantation today from 2 to 5 p.m.

This house at 2391 Tuscvilla Road in Killearn Lakes Plantation is one of the homes being featured during the open-house event. It has three bedrooms and totals 1,298 square feet.

Special to Real Estate Weekly

Killearn Lakes Plantation has affordable home options

By Christie Orres
SPECIAL TO REAL ESTATE WEEKLY

What a difference a few years make.

According to Multiple Listing Service archive data from the Tallahassee Board of Realtors, the average price of a northeast Tallahassee single-family house in 2002 was \$190,335. That year, 1,441 houses were sold in that well-manicured, tree-lined sector of town.

Four years later in 2006, which many consider the "peak" of the recent real estate market's price climb, the same average was \$316,467, with 1,557 houses sold. To save you the trouble of whipping out the calculator, that's

Local Realtors have teamed up to hold 14 open houses today, all of which are, surprisingly, under \$200,000.

an increase of about 60 percent.

Through June 30 of this year, buyers spent an average of \$255,125 on 483 northeast houses.

While price swings like that might be scary, remember that such highs and lows pale in comparison to other Florida markets.

In August 2009, studies from state trade association Florida Realtors and the University of Flori-

da Bergstrom Center for Real Estate showed the Tallahassee market's median prices remained unchanged when compared to 2008, whereas Fort Myers-Cape Coral lost 39 percent of median value for the same period. Miami and Orlando both lost 29 percent. The Tampa Bay area and Jacksonville were tied at a loss of 17 percent.

If you're a buyer, the northeast's Killearn Lakes Plantation remains attractive for many reasons, not the least of which is affordability. Local Realtors have teamed up to hold 14 open houses today in that residential com-

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A total of 14 homes are included in the open houses this afternoon from 2 to 5 p.m. at Killearn Lakes Plantation. This home at 8273 Hunters Ridge Trail was built in 1990 and totals 1,631 square feet.