

TRENDS



Tallahassee Real Estate N Data Services

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Coldwell Banker Hartung and Noblin, Inc.

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July 2015 Reports



**PROVIDING THE ENTIRE TALLAHASSEE AREA REAL ESTATE COMMUNITY
WITH CURRENT, TIMELY ANALYSIS OF THE REAL ESTATE MARKET.**

HELPING YOU TO MAKE THE RIGHT BUSINESS DECISIONS.

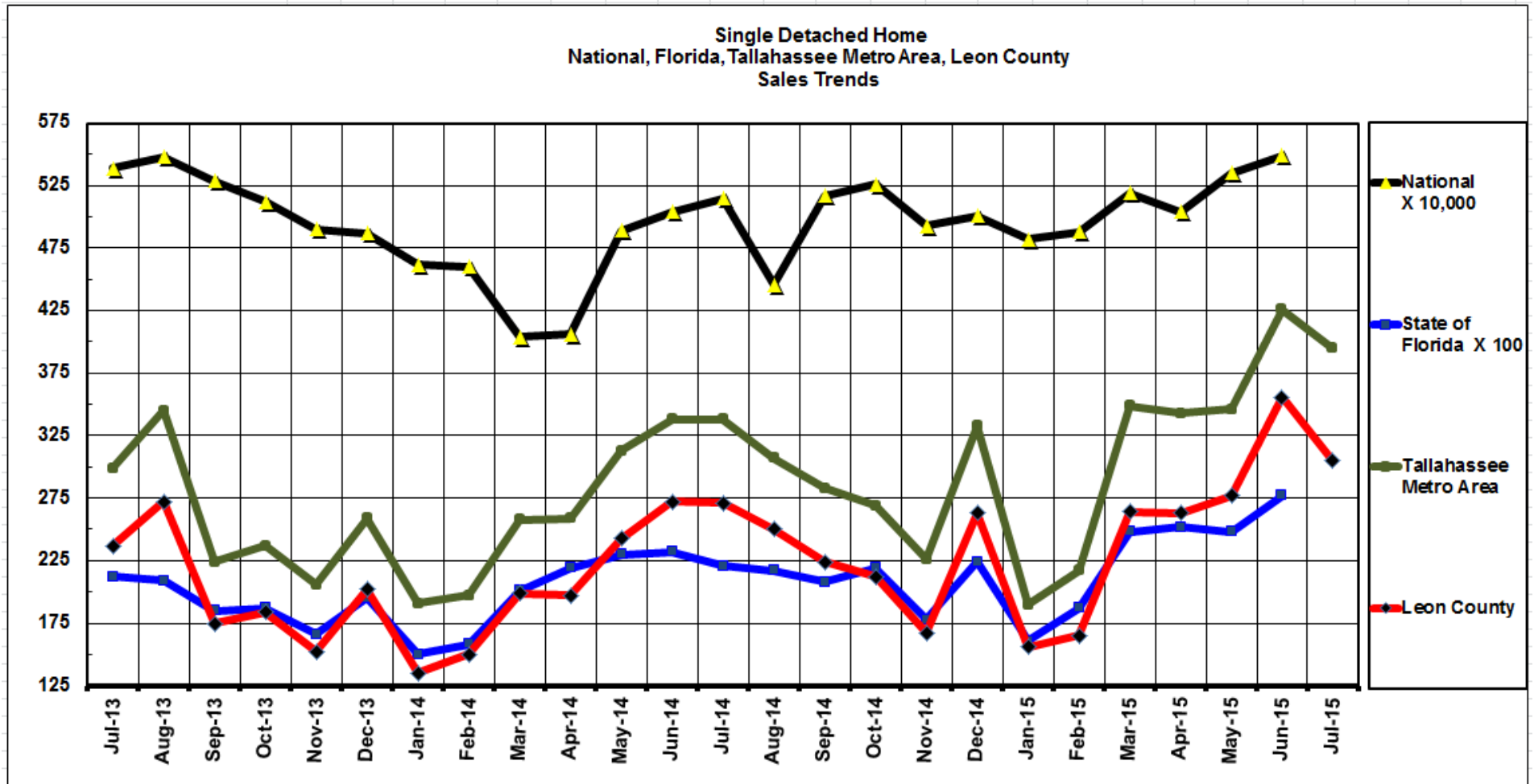


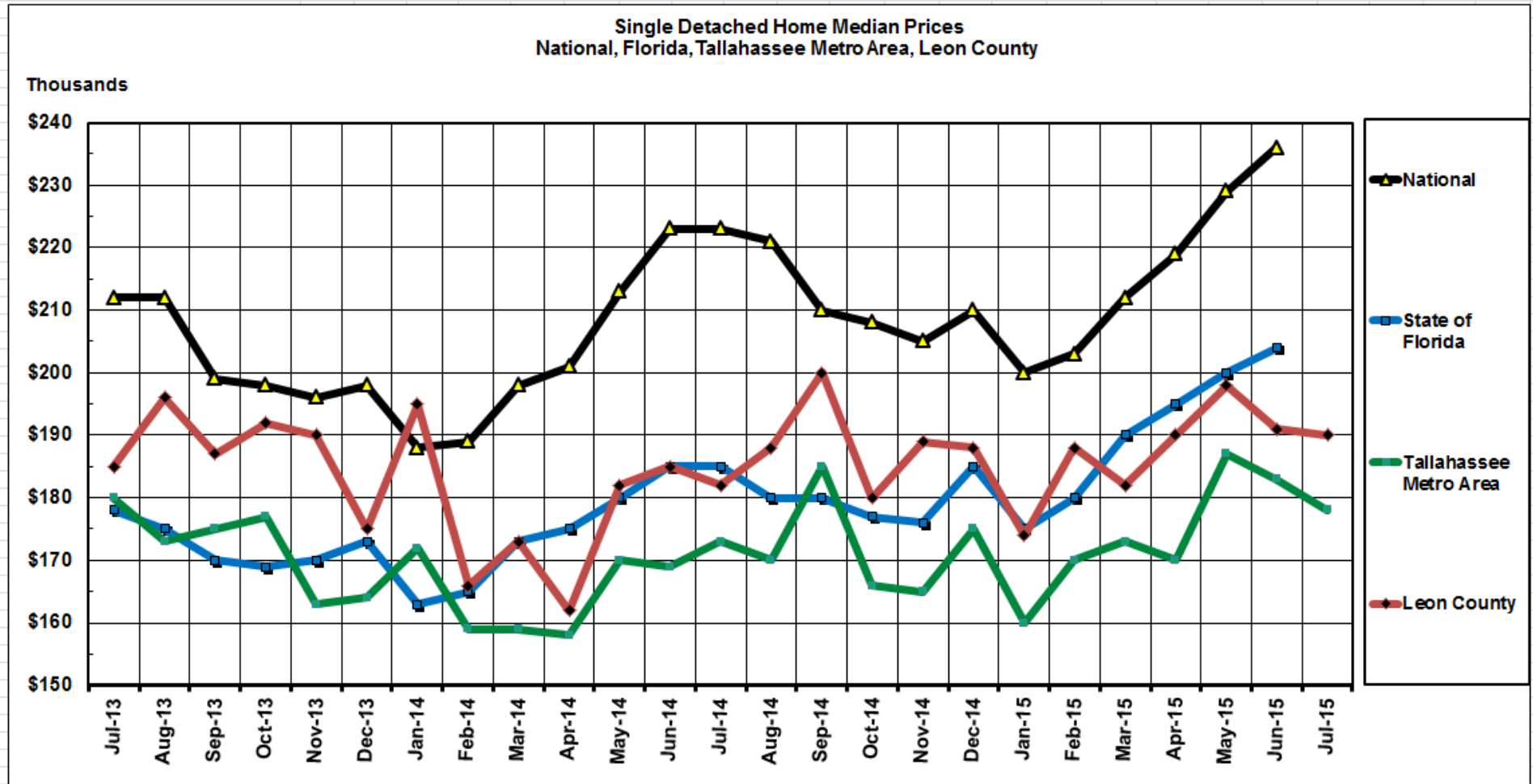
REPORT PREPARED BY DONALD DEG. PICKETT, REALTOR, COLDWELL BANKER HARTUNG AND NOBLIN

This report shows Single Family Detached properties listed in the TBR MLS. The columns each MONTH show NEW LIST (new single family homes listings during the month) ~ SFD LIST (single family active) ~ CTG (total SFD contingent) ~ PEND (total SFD pending) ~ CLOSED (total SFD closed) ~ % (The percent changes given are in relationship to the previous month's data and the previous 12 month period.) DISTRESSED is Short Sales, Bank Owned & Foreclosures sales. LIST/SOLD showing the percentage of the list price the property sold and the AVG PRICE for Single Family Detached sold.

MONTH	NEWLIST	SFD LIST	CTG	%	PEND	%	CLOSED	%	DISTRESSED	LIST/SOLD RATIO
Jul.13	476	2260	434	-10	171	16	297	4	75	96.09
<i>Year to Year</i>							<i>2966</i>	<i>21</i>		
Aug	449	2228	410	-6	143	-16	345	16	86	96.38
Sep	396	2228	397	-8	127	-11	236	-32	81	96.48
Oct	401	2236	353	-1	129	-1	250	6	84	95.99
Nov	365	2179	320	-13	142	10	213	-15	71	95.61
Dec	291	2054	296	-8	117	-18	259	22	70	96.30
Jan	413	2170	374	26	136	16	191	-26	68	96.37
Feb	477	2229	401	7	138	1	207	8	73	96.80
Mar	559	2355	415	3	127	-8	265	29	80	95.13
Apr	564	2454	466	12	159	25	270	2	95	96.74
May	607	2516	497	7	162	2	314	16	95	96.56
Jun	531	2469	453	-11	173	7	345	16	90	96.77
Jul.14	528	2433	447	-1	143	-17	338	-2	86	96.63
<i>Year to Year</i>							<i>3305</i>	<i>11</i>		
Aug	462	2338	403	-10	166	2	307	-9	87	96.71
Sep	444	2305	391	-3	132	-20	293	-5	87	96.36
Oct	440	2254	387	-1	148	12	265	-10	66	96.36
Nov	342	2154	348	-1	145	0	226	-15	74	96.17
Dec	338	2007	302	-13	137	-6	341	51	103	96.02
Jan	469	2147	414	37	166	21	199	-42	76	96.45
Feb	476	2214	458	11	222	34	224	13	69	96.13
Mar	587	2248	490	7	187	-16	365	62	95	96.98
Apr	646	2326	561	14	178	-5	344	11	91	96.01
May	541	2327	548	-2	191	7	364	6	72	96.82
Jun	664	2380	498	-9	174	-9	450	24	74	97.09
Jul.15	599	2330	431	-9	183	5	395	-12	78	97.22
<i>Year to Year</i>							<i>3823</i>	<i>16</i>		

COMMENT: The number sold in July was 14% higher than last year. Strong data for July equals a good August number of Closings. Our number of Sales has been looking great for this year.

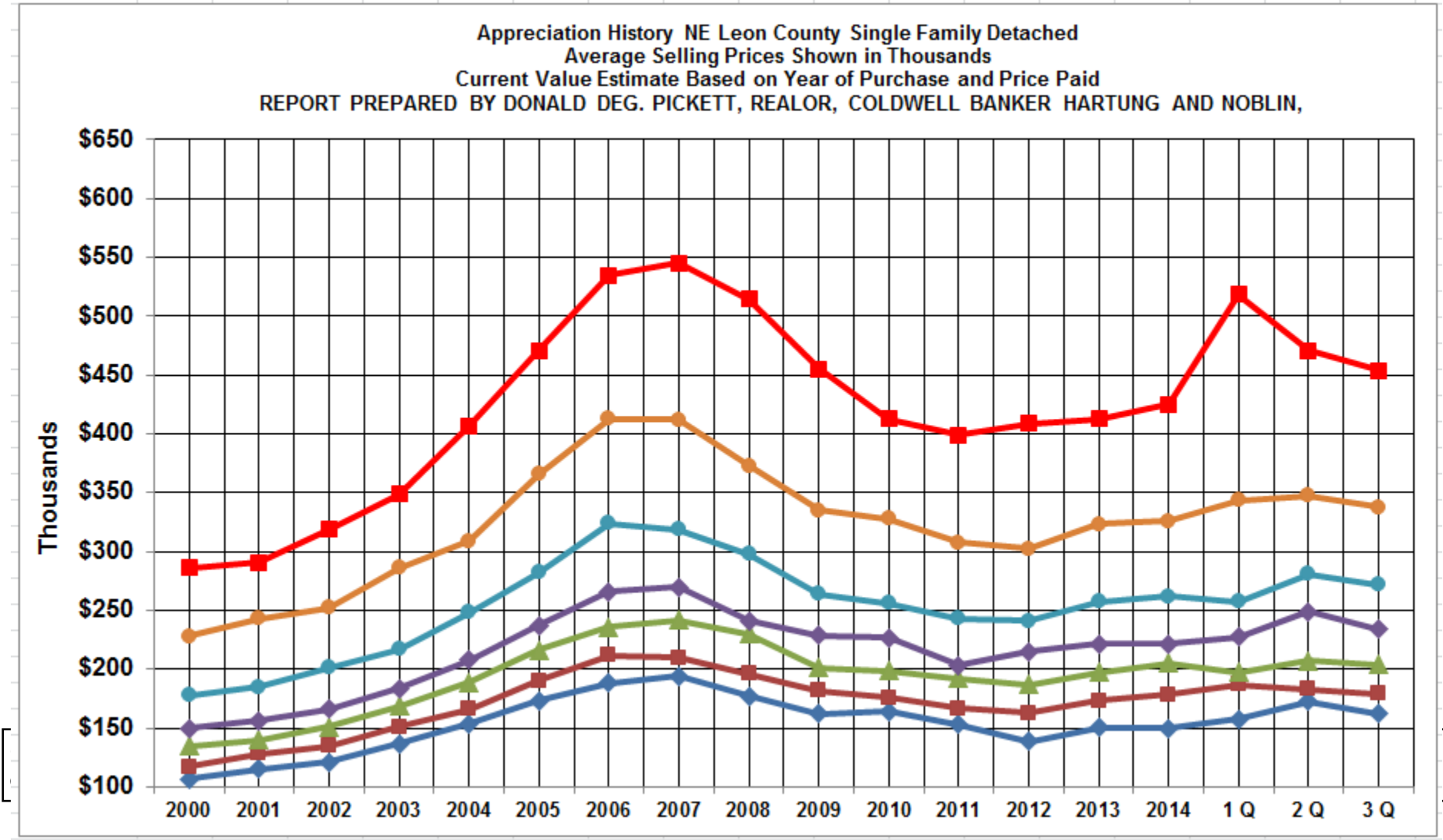






July 2015
APPRECIATION HISTORY
CURRENT VALUE ESTIMATOR

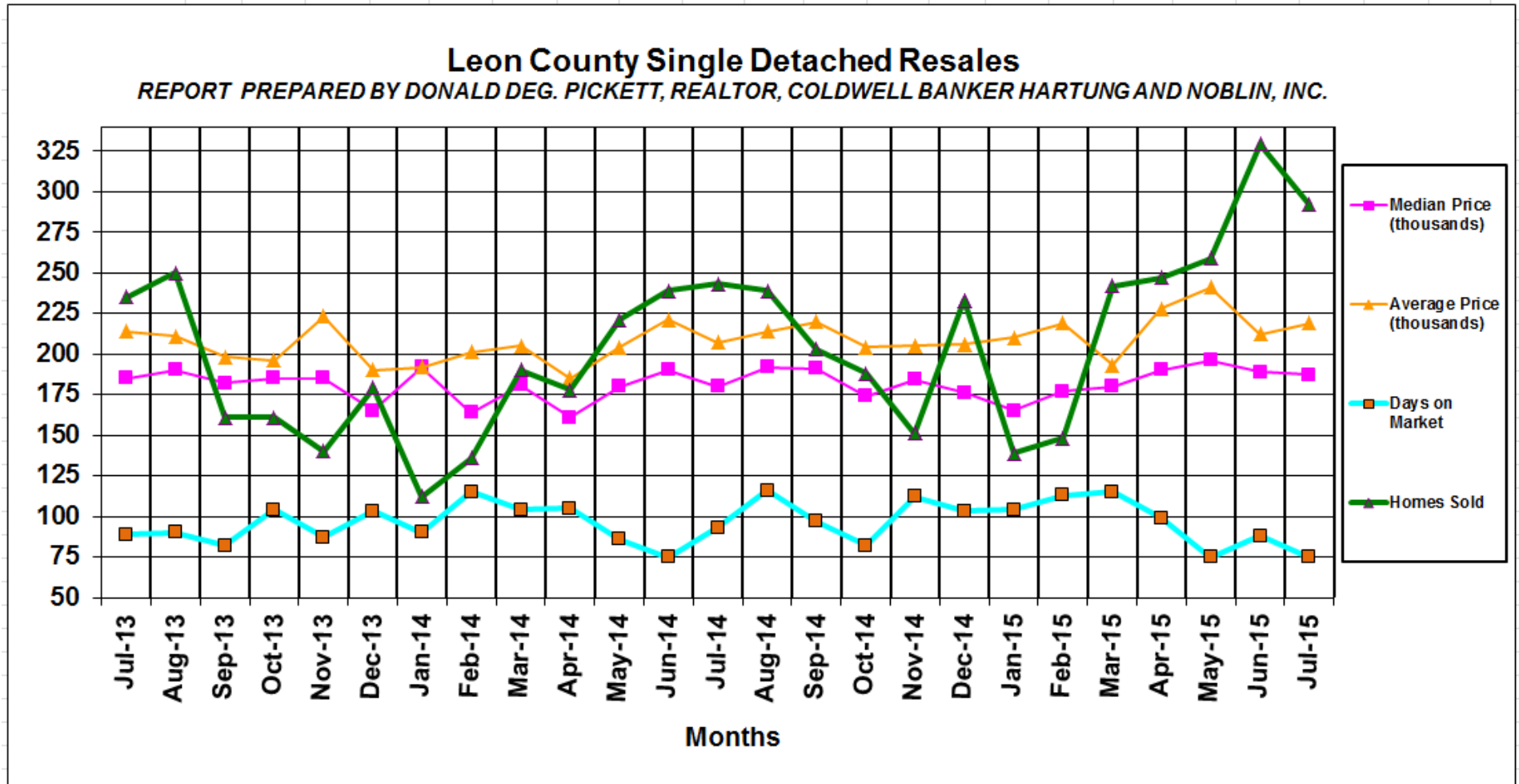
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July 2015
SINGLE FAMILY DETACHED
RESALES

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Leon County Single Family Home Sales & Market Activity

Supply of Homes

Based on 6 Months Sales

Projected number of months for a home to sale.

SALES PRICE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL
\$100,000 to \$150,000	6	6	5	5	5	5	6	7	6	6	6	6	5
\$150,000 to \$200,000	7	6	6	6	6	6	7	7	6	7	6	6	5
\$200,000 to \$250,000	7	6	5	5	5	4	5	6	6	6	6	5	5
\$250,000 to \$300,000	7	6	5	5	4	4	5	6	6	6	7	6	5
\$300,000 to \$400,000	8	7	6	6	6	6	6	8	8	8	7	6	5
\$400,000 to \$500,000	11	18	8	8	7	8	9	12	15	17	14	10	8
\$500,000 to \$700,000	17	17	11	12	12	9	10	10	10	10	9	11	11
\$700,000 to \$900,000	18	19	14	13	13	15	16	15	36	11	9	7	8
\$900,000 to \$5,000,000	33	28	28	25	29	23	19	25	36	24	18	19	17

Monthly Home Sales Activity

HOMES FOR SALE	1448	1470	1437	1412	1352	1249	1333	1397	1438	1476	1490	1516	1468
HOMES SOLD	243	239	221	202	161	256	149	161	260	256	273	349	305
PERCENT SOLD	17%	16%	15%	14%	12%	20%	11%	12%	18%	17%	18%	23%	21%
Average Selling Price	\$206,657	\$213,803	\$226,633	\$209,436	\$210,355	\$214,329	\$213,896	\$224,513	\$202,538	\$232,104	\$244,880	\$216,622	\$222,475
Average Days on Market	93	116	96	80	110	100	103	110	113	100	76	87	75

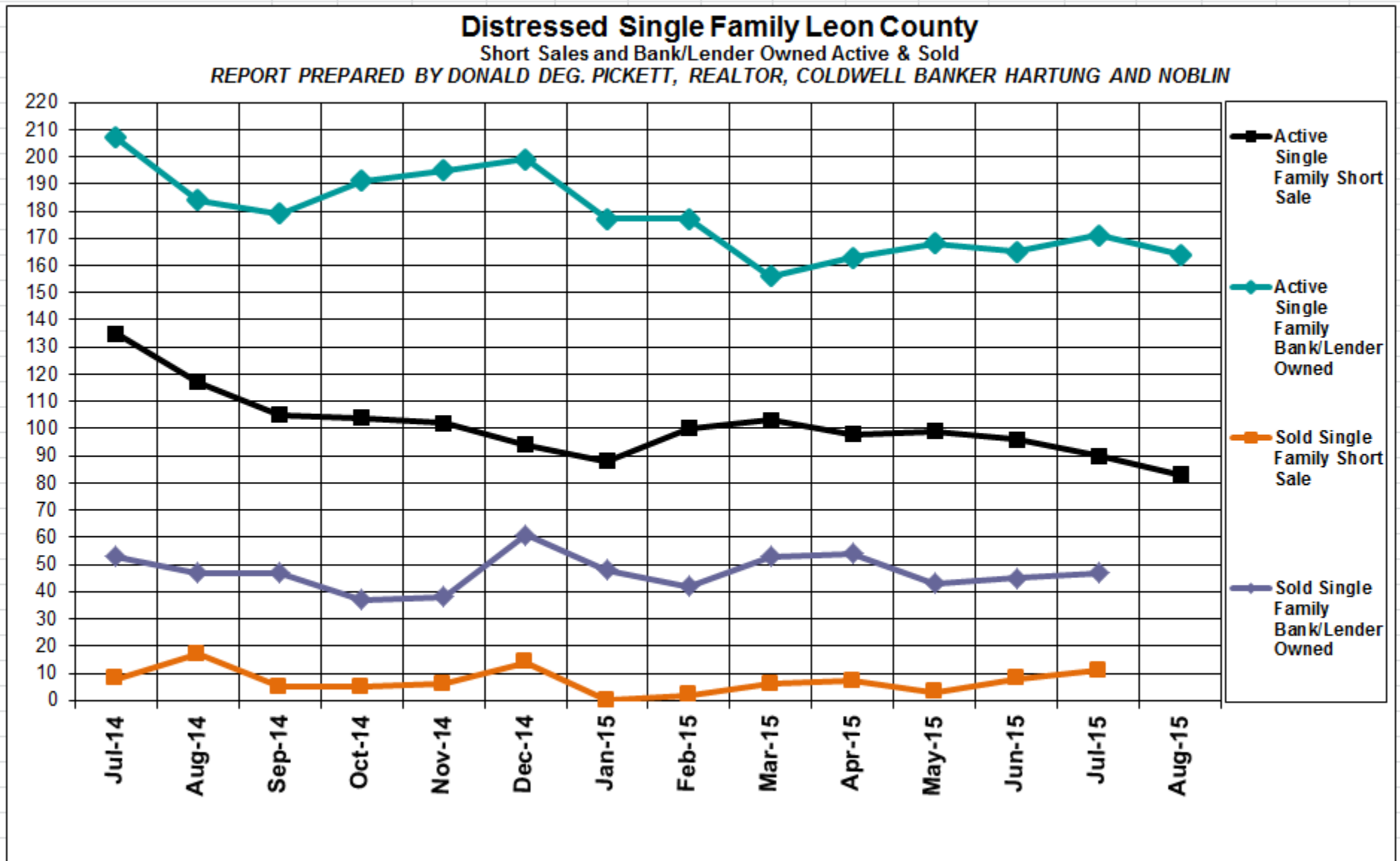
THIS REPORT WAS PREPARED BY DONALD DEG. PICKETT, REALTOR, COLDWELL BANKER HARTUNG AND NOBLIN, INC.



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DISTRESSED HOMES

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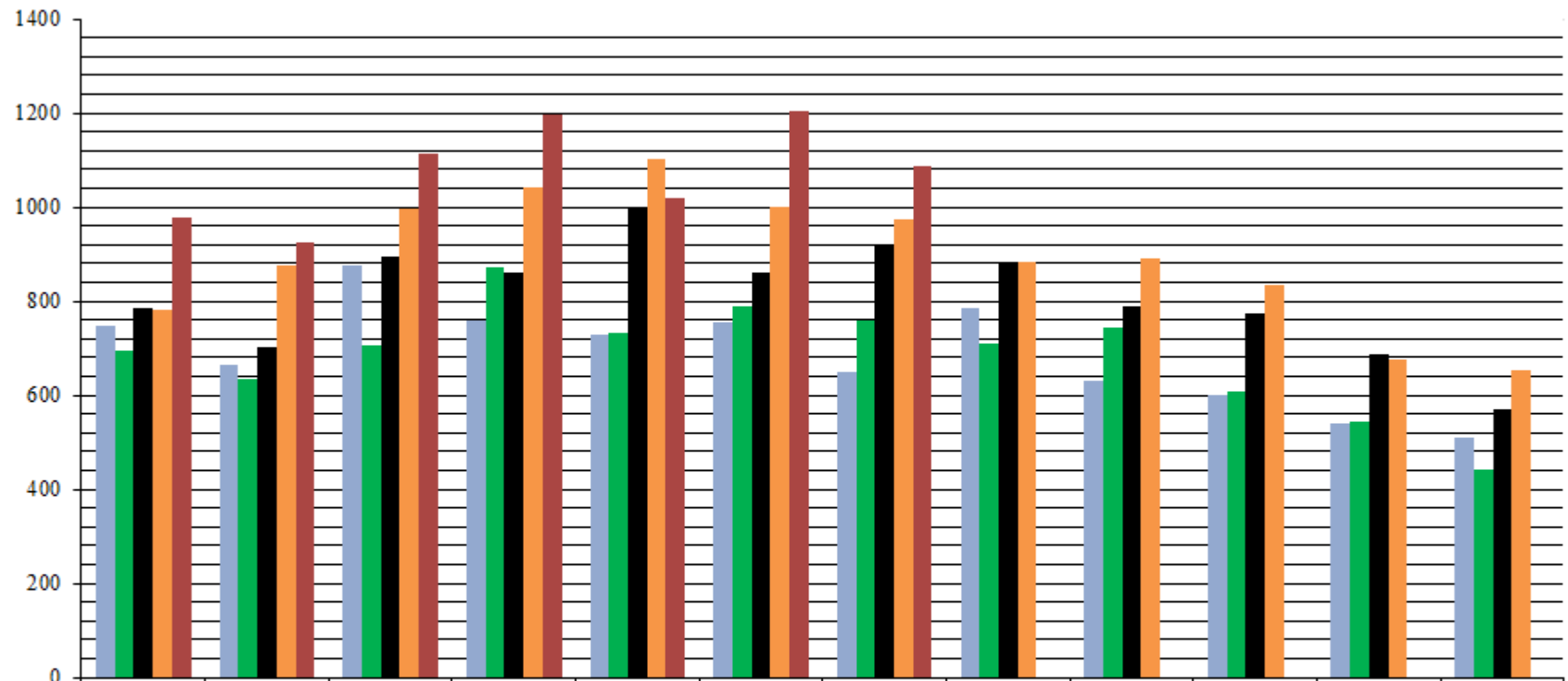




July 2015
**TALLAHASSEE METRO AREA
 TOTAL LISTINGS**

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Multi-Class New Listings



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
■ 2011	749	666	874	758	727	754	649	786	630	599	540	509
■ 2012	696	633	705	871	733	789	757	708	744	606	542	442
■ 2013	784	702	894	860	997	859	920	881	788	775	687	571
■ 2014	783	876	997	1042	1101	999	975	882	890	833	677	654
■ 2015	977	925	1115	1197	1019	1204	1086					



July 2015
TALLAHASSEE METRO AREA
TOTAL SALES

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Multi-Class Closed Sales

