



# Tallahassee Real Estate N Data Services

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## 2013 Subdivision Report



**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.***

***TRENDS REPORTS ARE FOR THE EXCLUSIVE USE BY THOSE THAT SUBSCRIBE.  
DISTRIBUTION TO INDIVIDUALS BEYOND ALLOWED IN THE SIGNED AGREEMENT IS A VIOLATION .***



**SUBDIVISION APPRECIATION  
ARMS LENGTH SALES  
LEON COUNTY**

Report Prepared By:  
Donald deG. Pickett, Realtor  
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	2012	2012	2012	2013	2013	2013	
AREA	UNITS SOLD	AVERAGE SOLD PRICE	AVERAGE COST PER SQ FT	UNITS SOLD	AVERAGE SOLD PRICE	AVERAGE COST PER SQ FT	SOLD PRICE PERCENT CHANGE
LEON COUNTY	1383	\$222,626	\$105	1805	\$232,229	\$111	4%
NE AREA	880	\$257,964	\$113	1131	\$270,834	\$119	5%
Arbor Hills	9	\$135,341	\$100	12	\$131,558	\$108	
Adiron Woods	15	\$241,308	\$134	19	\$240,891	\$139	
Arvah Branch	3	\$198,667	\$105	9	\$251,878	\$115	
Ashford Glen				3	\$196,500	\$109	
Avondale	6	\$202,833	\$105	7	\$190,786	\$106	
Baker Place	3	\$401,667	\$132	6	\$455,000	\$133	
Benjamin's Run	6	\$217,958	\$113	2	\$206,000	\$113	
Betton Hill	24	\$288,063	\$120	31	\$288,913	\$125	
Betton Oaks	6	\$170,834	\$107				
Betton Woods				4	\$351,000	\$122	
Bobbin Brook	2	\$557,875	\$127	3	\$580,000	\$158	
Brandt Hills	3	\$165,500	\$97				
Briar Chase	3	\$161,667	\$100	3	\$162,217	\$107	
Brockswood Park	2	\$164,500	\$74	7	\$195,429	\$97	
Buckhead	6	\$385,167	\$136	10	\$385,600	\$131	
Bull Run	45	\$288,476	\$141	47	\$292,759	\$143	
Camelot Park	10	\$144,736	\$98	9	\$169,111	\$105	
Cameron Chase	8	\$210,688	\$117	11	\$216,318	\$117	
Capital Hills				5	\$127,260	\$101	
Centerville Trace	5	\$174,300	\$101	4	\$180,725	\$108	
Chemonie Crossing				6	\$356,333	\$129	
Countryside @ Benj. Run	3	\$220,000	\$122	6	\$214,400	\$122	



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Deerfield Plantation	4	\$175,250	\$104				
Durward				6	\$269,000	\$104	
Eagles Ridge	3	\$231,000	\$115	7	\$224,857	\$115	
Eastgate	8	\$132,313	\$98	8	\$148,934	\$108	
Easton Glen	7	\$220,129	\$104	5	\$249,200	\$112	
Emerald Acres	3	\$232,633	\$113	4	\$217,500	\$106	
Evening Rose				4	\$231,400	\$161	
Forsythe Park				5	\$196,200	\$120	
Foxcroft	14	\$194,104	\$101	4	\$208,250	\$119	
Gardenia Gardens	3	\$244,833	\$89	5	\$316,680	\$114	
(The)Glen at Golden Eagle	4	\$174,750	\$107	9	\$187,939	\$119	
Glendale				4	\$347,750	\$147	
Golden Eagle	28	\$452,740	\$132	40	\$414,949	\$129	
Goose Creek	3	\$176,292	\$103	11	\$212,961	\$107	
Greens of Killearn				4	\$286,250	\$125	
Greystone				7	\$403,631	\$155	
Hawks Landing				3	\$339,167	\$125	
Hawks Nest				3	\$440,500	\$138	
Hermitage				3	\$628,333	\$144	
High Grove	5	\$361,900	\$113	5	\$356,800	\$105	
Homestead ridge	2	\$143,230	\$97	7	\$189,356	\$106	
Jackson Gap	4	\$209,677	\$133	3	\$215,967	\$136	
Killearn Acres	22	\$163,727	\$100	33	\$179,361	\$106	
Killearn Commons	11	\$167,991	\$113	6	\$167,567	\$110	
Killearn Estates	75	\$230,407	\$100	87	\$240,989	\$105	
Killearn Lakes	61	\$208,342	\$109	73	\$213,594	\$113	
Lafayette Oaks	8	\$267,709	\$107	6	\$300,433	\$104	
Lenox Mill	5	\$212,100	\$107	5	\$265,080	\$125	
Los Robles				6	\$459,983	\$158	





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McBride Estates				4	\$234,000	\$111	
Melody Hills				5	\$162,800	\$95	
Oakfair Farms				3	\$409,417	\$134	
Observation Point	7	\$226,857	\$130	7	\$226,529	\$132	
Ox Bottom	29	\$368,569	\$126	39	\$352,658	\$129	
Ox Bottom Gardens	5	\$189,080	\$107				
Palafox	3	\$314,831	\$152	14	\$324,381	\$157	
Park Charleston	12	\$255,154	\$127	8	\$280,194	\$141	
Pebble Creek	2	\$209,000	\$117	4	\$209,775	\$98	
Piedmont	5	\$213,670	\$109	6	\$245,917	\$114	
Piney Z	20	\$205,725	\$106	39	\$221,919	\$116	
Royal Oaks	8	\$197,281	\$95	6	\$219,347	\$108	
Sable Chase				5	\$205,800	\$117	
Shannon Forest	6	\$171,083	\$90	14	\$189,686	\$94	
Stoney Creek Crossing	4	\$235,875	\$117				
Summerbrook	23	\$332,278	\$122	34	\$363,726	\$124	
Sweet Water Oaks				8	\$180,544	\$115	
Swift Creek Woods	4	\$243,750	\$115	4	\$235,750	\$114	
The Groves/Summerbrook				9	\$197,111	\$121	
The Highlands @ N Hamp.				6	\$190,133	\$118	
The Ravines	3	\$331,667	\$124	3	\$247,000	\$106	
Trillium				4	\$237,000	\$93	
Vieux Carre	3	\$422,333	\$159	5	\$427,606	\$161	
Villages at Maclay	3	\$226,500	\$122	3	\$224,667	\$114	
Waverly Hills	18	\$252,111	\$109	19	\$256,613	\$109	
Weems Plantation	14	\$158,514	\$111	16	\$165,244	\$121	
Woodgate	5	\$183,260	\$104	10	\$180,750	\$105	



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NW AREA	251	\$144,845	\$85	357	\$151,432	\$93	5%
Adtoria Park	4	\$104,250	\$77				
Autumn Woods				4	\$75,813	\$77	
Bent Tree Estates				4	\$152,125	\$96	
Bradford Manor				28	\$115,987	\$105	
Brandon Woods	4	\$217,520	\$91				
Cortona Hills				4	\$321,635	\$154	
Edinburgh Estates	4	\$161,300	\$69	5	\$168,700	\$95	
Forest Heights	6	\$96,583	\$70	9	\$115,189	\$73	
Harbinwood				4	\$162,500	\$89	
Holly Hills	11	\$124,136	\$72	9	\$143,233	\$78	
Hunters Crossing				5	\$224,200	\$117	
Huntington Estates				4	\$231,625	\$84	
Huntington Woods	2	\$122,450	\$83	6	\$89,750	\$74	
Lakeshore Estates	9	\$150,250	\$87	7	\$157,771	\$89	
Lakeshore Gardens	2	\$151,250	\$108	4	\$157,625	\$116	
Lakeside	8	\$144,125	\$89	3	\$144,667	\$99	
Linwood Manor	2	\$119,750	\$86	4	\$119,250	\$73	
Park Hill	3	\$84,000	\$69	4	\$74,125	\$61	
Park Terrace	2	\$123,750	\$97	4	\$152,100	\$92	
Parkside	5	\$124,600	\$77	4	\$138,975	\$98	
Pine Tip Hills				10	\$363,700	\$119	
Plantation Woods	5	\$115,360	\$87	1	\$89,840	\$64	
Russell's Pond	4	\$93,225	\$77				
San Luis Ridge	5	\$170	\$68	2	\$147,150	\$65	
Scenic Heights	3	\$128,467	\$83				
Settlers Creek	4	\$134,875	\$97	8	\$135,838	\$105	
Settlers Springs	5	\$139,680	\$93	7	\$148,500	\$100	



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Suburban Hills	4	\$169,250	\$102	5	\$114,380	\$94	
Summerlake	6	\$172,883	\$116	5	\$175,661	\$125	
Tippecanoe Hills				7	\$172,834	\$118	
Tower Oaks	5	\$103,640	\$76				
Town N Country	8	\$134,613	\$83	9	\$152,267	\$83	
Westbury				4	\$131,710	\$101	

SE AREA	188	\$204,693	\$104	233	\$219,317	\$110	7%
Indian Head Acres	20	\$127,230	\$90	9	\$169,167	\$101	
Meadows At Woodrun				6	\$99,583	\$76	
Pebble Brooke	4	\$148,368	\$107	4	\$143,750	\$100	
Richland	9	\$128,028	\$85				
Southwood	73	\$311,923	\$133	98	\$325,083	\$140	
The Meadows	2	\$128,450	\$89	4	\$131,508	\$99	
Timber Lake	9	\$97,267	\$81	6	\$105,833	\$92	
Woodland Drives	12	\$178,104	\$96	12	\$210,882	\$103	

SW AREA	62	\$93,678	\$65	84	\$91,644	\$74	-2%
Azalea Park	2	\$90,750	\$99	8	\$93,632	\$95	
Callen Woods	3	\$54,500	\$46				
Elberta Empire	4	\$39,566	\$44	2	\$59,250	\$56	
Lone Star Camp	4	\$213,000	\$116	3	\$115,833	\$103	
Mabry Manor	2	\$72,250	\$71	8	\$72,758	\$69	
Seminole Manor				4	\$48,825	\$51	
Villas at Pine Forest				4	\$141,200	\$92	





**SUBDIVISION APPRECIATION  
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	2012	2012	2012	2013	2013	2013	
AREA	UNITS SOLD	AVERAGE SOLD PRICE	AVERAGE COST PER SQ FT	UNITS SOLD	AVERAGE SOLD PRICE	AVERAGE COST PER SQ FT	SOLD PRICE PERCENT CHANGE
LEON COUNTY	635	\$138,884	\$73	616	\$135,521	\$73	-2%
NE AREA	270	\$192,400	\$89	230	\$210,746	\$94	10%
Arbor Hills	9	\$115,311	\$84	2	\$81,450	\$72	
Avondale				2	\$151,000	\$82	
Brandt Hills	3	\$125,185	\$78				
Buckhead	3	\$378,667	\$113	2	\$357,500	\$126	
Bull Run	7	\$252,471	\$114	5	\$255,180	\$122	
Deerfield Plantation	2	\$152,875	\$89				
Durward	2	\$167,450	\$64				
Eastgate	3	\$114,533	\$78	3	\$105,004	\$78	
Forrest Green	3	\$135,000	\$83				
Golden Eagle	11	\$348,043	\$111	13	\$355,762	\$107	
Goose Creek	6	\$180,813	\$99				
Killearn Acres	13	\$127,802	\$87	14	\$125,321	\$83	
Killearn Commons	2	\$163,000	\$99				
Killearn Estates	19	\$159,613	\$78	14	\$200,029	\$94	
Killearn Lakes	21	\$148,338	\$82	26	\$156,486	\$90	
Lafayette Oaks	3	\$197,233	\$91				
Lenox Mill	2	\$158,000	\$81				
Melody Hills				3	\$107,367	\$66	
Ox Bottom	10	\$267,967	\$103	3	\$298,833	\$102	
Ox Bottom Gardens	7	\$235,000	\$101				
Piney Z	7	\$212,257	\$95	9	\$141,000	\$105	
Sable Chase	3	\$164,967	\$92				
Stoney Creek Crossing	4	\$227,750	\$110				
Summerbrook	6	\$298,300	\$103	7	\$306,286	\$113	
Swift Creek Woods							



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The Groves/Summerbrook	4	\$134,000	\$80				
Timber Ridge	3	\$248,333	\$110				
Weems Area	3	\$145,900	\$93	3	\$147,667	\$110	
NW AREA	179	\$98,733	\$63	187	\$93,211	\$62	-6%
Autumn Woods	4	\$72,250	\$65	6	\$59,455	\$50	
Crescent Hills	3	\$108,300	\$81	3	\$104,667	\$78	
Edinburgh Estates	3	\$115,233	\$55				
Forest Heights	4	\$91,417	\$65				
Harbinwood	4	\$131,500	\$78				
Hartsfield Village	5	\$62,620	\$56	3	\$49,400	\$43	
Hartsfield Woods	4	\$67,500	\$60	2	\$54,500	\$46	
Holly Hills				3	\$124,833	\$74	
Huntington Woods	3	\$43,975	\$42	12	\$76,629	\$59	
Jordan Pass				4	\$116,125	\$82	
Lake Jackson Heights				4	\$89,200	\$65	
Lakeside	7	\$115,257	\$76				
Lakewood Village	4	\$55,813	\$57	8	\$90,875	\$59	
North Lake Meadows	3	\$72,393	\$60				
Oak Valley	2	\$104,950	\$65				
Park Hill				7	\$50,971	\$45	
Parkside	2	\$90,000	\$47	4	\$77,475	\$55	
Plantation Woods				4	\$85,460	\$71	
Russell's Pond	3	\$96,933	\$78	4	\$97,725	\$71	
Sagebrook Mills	4	\$146,750	\$95				
San Luis Ridge	2	\$88,000	\$48				
Scenic Heights	3	\$70,333	\$58	4	\$71,375	\$44	
Settlers Creek				4	\$106,531	\$81	
Suburban Hills				4	\$103,708	\$61	
Tower Oaks				3	\$95,667	\$81	
Westover	4	\$85,750	\$68	4	\$65,433	\$50	
Woodbriar	5	\$111,080	\$81	4	\$105,250	\$84	





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SE AREA	63	\$136,261	\$73	112	\$111,395	\$71	-18%
Dry Creek Run	8	\$96,906	\$74	7	\$104,840	\$79	
Golden Pheasant	3	\$227,933	\$104				
Indian Head Acres	3	\$142,000	\$87	5	\$91,792	\$75	
Lake Heritage Estates				3	\$5,933	\$41	
Lakewood				5	\$32,635	\$26	
Meadows At Woodrun	4	\$65,850	\$55				
Montejo				3	\$92,167	\$74	
Natural Wells	3	\$97,000	\$73	5	\$77,584	\$61	
Pebble Brooke	3	\$108,333	\$77	4	\$112,000	\$87	
Richland	3	\$124,333	\$90				
Southwood	19	\$290,448	\$110	17	\$268,019	\$122	
The Meadows				3	\$123,843	\$94	
Timber Lake	6	\$67,167	\$54	5	\$89,204	\$75	
SW AREA	82	\$55,099	\$41	87	\$61,854	\$45	12%
Azalea Park				3	\$64,500	\$55	
Callen Woods	3	\$55,167	\$47	6	\$55,950	\$47	
College Terrace	4	\$59,613	\$34				
Crawfordville Trace	4	\$75,699	\$62	2	\$71,250	\$57	
Cypress Cove	2	\$74,400	\$61				
Elberta Empire	3	\$30,472	\$34				
Hutchinson Heights				3	\$20,867	\$23	
Lake Talquin				3	\$232,625	\$94	
Mabry Manor	5	\$45,080	\$38	6	\$41,886	\$35	
Oak Ridge Place	2	\$95,500	\$72	2	\$106,300	\$73	
Oak Ridge South	4	\$26,225	\$21	4	\$28,100	\$27	
Pineridge Estate	3	\$34,367	\$27	2	\$37,450	\$29	
Seminole Manor	3	\$24,867	\$29	5	\$35,860	\$39	
Wilson Green/Villages	9	\$71,843	\$59	5	\$81,180	\$62	