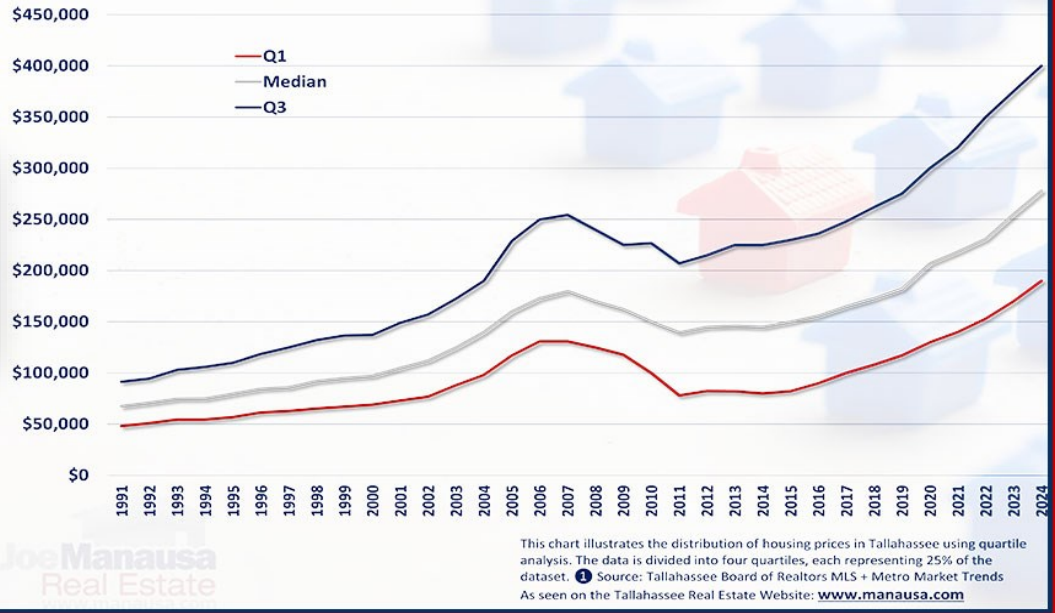




Unlocking Tallahassee's Housing Price Trends

Tallahassee Housing Prices Divided by Quartiles

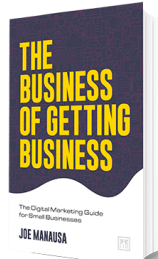


Mortgage Report Is Very Telling



- [Selling A Home](#)
- [Home Valuation Tool](#)
- [Property Search](#)
- [The FSBO Book](#)
- [Archives](#)
- [Testimonials](#)
- [Please Review Our Newsletter](#)

Read Joe's Book!



Joe Manausa, MBA
info@manausa.com
 (850) 888-0888

They say a picture is worth a thousand words, and today's newsletter shares a doozy for how much home prices have changed since I got my real estate license in 1991.

This graph illustrates the distribution of housing prices in Tallahassee using quartile analysis. The data is divided into four quartiles, each representing 25% of the dataset.

Q1 (First Quartile): Represents the price below which 25% of the housing prices fall.

Q2 (Second Quartile/Median): The median housing price, below which 50% of the housing prices fall.

Q3 (Third Quartile): Represents the price below which 75% of the housing prices fall.

Q4 (Fourth Quartile): Represents the

highest 25% of housing prices.

The quartiles help to understand the spread and central tendency of housing prices in Tallahassee. For example, in 1991, three quartiles were below \$100K, meaning only the top 25% of homes sold for more than \$91,500.

Today, 50% of all homes sold fall between \$190,000 and \$400,000. It's hard to fathom how a \$185,000 home can fall in the lowest quartile.

Even with the large correction from 2007 through 2012, home price have exploded higher. How much more do you pay for a home in 2024 compared with 1991?

- ◆ **1st Quartile:** 296% more
- ◆ **2nd Quartile:** 312% more
- ◆ **3rd Quartile:** 337% more

