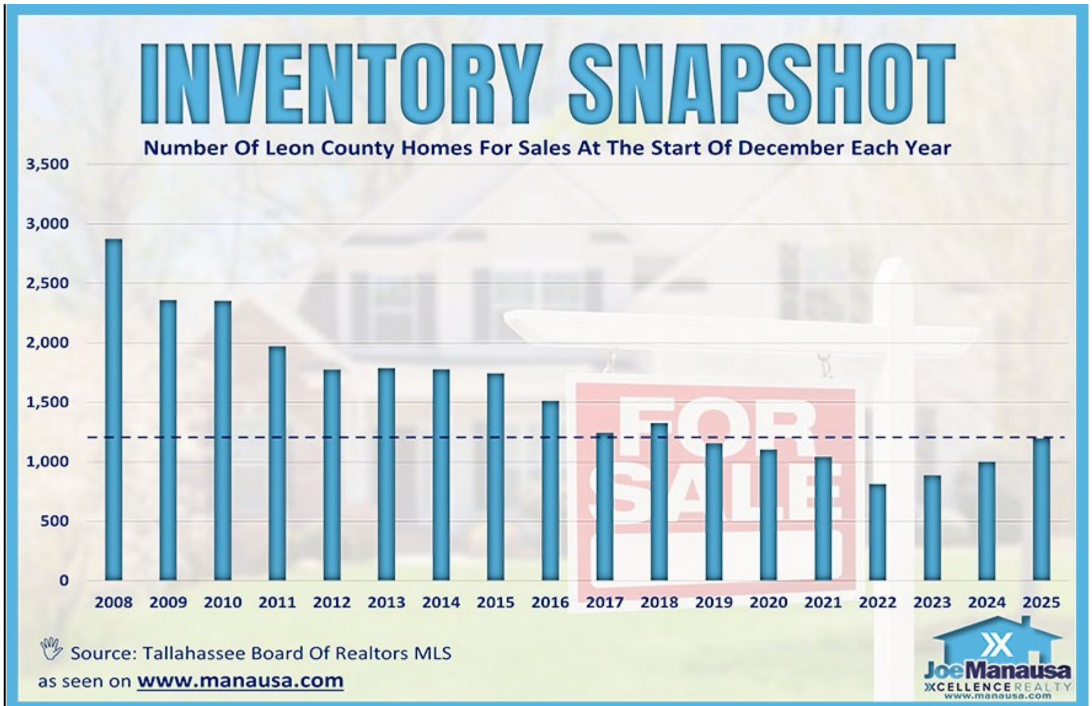
Volume XXV, Number XLVI

Home Supply Up, Scarcity Continues in 2026



As we close out 2025, you may be hearing that the number of homes for sale in Tallahassee is rising. That part is true. What often gets missed is the context behind it. The past several years were the lowest inventory levels our market has ever recorded, so any increase feels large. Yet when you step back and look at the long arc of the data, a different story emerges.

This month's Inventory Snapshot shows the number of homes for sale at the start of each December going back to 2008. In the years following the housing crash, Tallahassee often had more than 2,000+ available listings. In contrast, the past seven years have operated with less than half that amount. Even today, with inventory modestly higher than the extreme lows of 2021 and 2022, we remain far below the long-term average that once defined a balanced market.

The chart makes it clear. Supply has improved, but only in a relative sense. Instead of climbing back toward historic norms, inventory is hovering at levels that still signal scarcity. Buyers may feel a bit more breathing room than they did a few years ago, but choices remain limited, competition is steady, and well-priced homes still move quickly.

Looking ahead to 2026, this sustained low-supply environment continues to favor homeowners. Limited inventory supports stable pricing, protects equity, and keeps demand concentrated on the homes that do hit the market. Even with higher mortgage rates, buyers remain active because the pool of available homes is simply too small to meet ongoing demand.

For sellers considering a move in the coming year, these conditions create an opportunity. A well-prepared home, paired with targeted pre-marketing can still capture strong attention from buyers who have learned to act quickly.

To track your equity in today's scarce market, get free monthly updates here.

Homebuilders Can Create Opportunity in 2026

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- Home Valuation Tool
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