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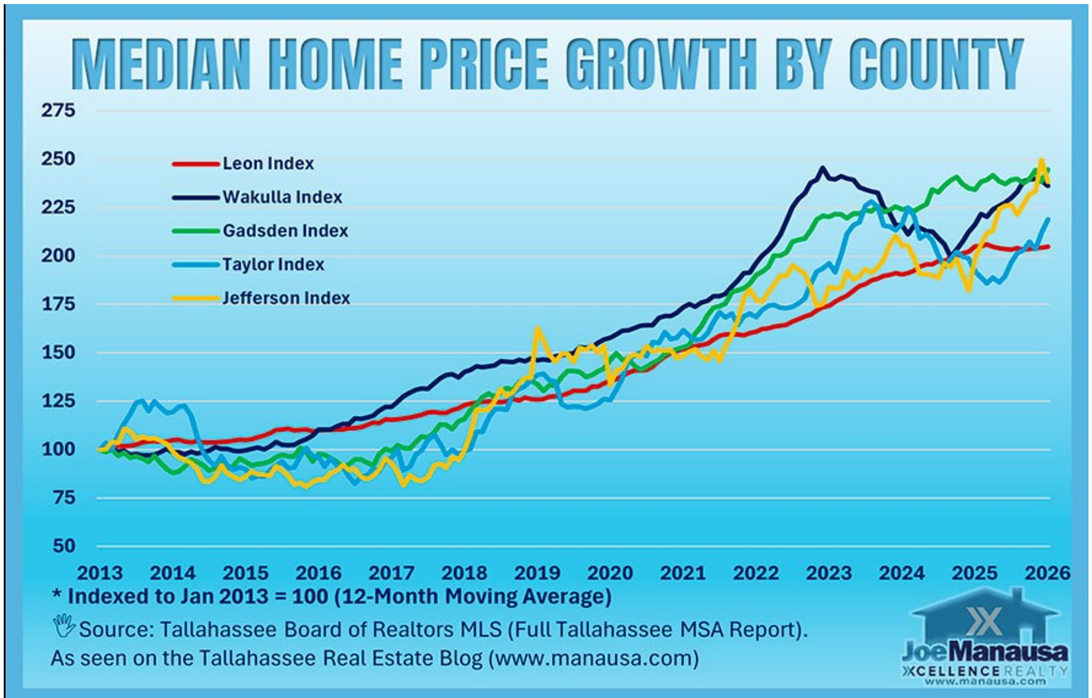
Median Home Price Growth By County



The chart above does not show actual median home prices. Instead, it tracks the growth in the median home price by county over time, with each county indexed to January 2013 equals 100. This approach allows us to compare how quickly home values have risen in each county, independent of their starting price points.

The data follows median home price growth across the Tallahassee MSA using a 12 month moving average. While all five counties show long term appreciation, the shape of each curve tells a very different story about risk, stability, and market depth.

Leon County serves as the benchmark market. It represents the largest share of total home sales in the region, which gives its growth trend the strongest statistical foundation. With more transactions influencing the median, Leon's price growth has been steady and consistent, avoiding the sharp swings seen elsewhere. This reflects broad, durable demand rather than short term surges.

Wakulla County follows a similar trajectory but with wider movement. As the second largest contributor to total sales, Wakulla still benefits from reasonable market depth, yet its smaller volume allows growth rates to accelerate faster during strong markets and cool more noticeably during corrections.

Gadsden and Jefferson counties show more pronounced volatility. With fewer overall sales, a relatively small number of transactions can meaningfully affect the median growth rate. This dynamic explains the sharper run ups during the housing surge and the more visible pullbacks that followed.

Taylor County exhibits the most dramatic swings. As the smallest market by sales volume in the MLS, even modest changes in buyer activity can create outsized movements in price growth.

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