

Residential Development:

Residential Building Permits Issued

Trend: There were 1,630 residential permits issued in 2024, down 34% from 2023. In the 2020s so far, there were an average of around 1,700 residential units permitted per year, compared to 1,200 per year in the 2010s, 2,400 per year in the 2000s, 2,700 per year in the 1990s, 2,900 per year in the 1980s, and 2,600 per year in the 1970s. Multi-family new construction permits in 2024 totaled 1,538 and included The Hub, Perla, 908 Gaines, and The Mark Tallahassee.

| Year | Detached Single-Family | Attached Single-Family | Multi-Family | Constructed Units Permitted | Mobile Homes* | Total Housing Units Permitted | Total Units Permitted, Yearly % Change |
|-------------|-------------------------------|-------------------------------|---------------------|------------------------------------|----------------------|--------------------------------------|---|
| 1985 | 992 | 97 | 54 | 1,143 | 540 | 1,683 | |
| 1986 | 1,271 | 286 | 280 | 1,837 | 661 | 2,498 | 48.4% |
| 1987 | 1,366 | 375 | 860 | 2,601 | 611 | 3,212 | 28.6% |
| 1988 | 1,439 | 363 | 781 | 2,583 | 540 | 3,123 | -2.8% |
| 1989 | 1,743 | 410 | 1,261 | 3,414 | 658 | 4,072 | 30.4% |
| 1990 | 1,346 | 393 | 1,136 | 2,875 | 542 | 3,417 | -16.1% |
| 1991 | 1,215 | 152 | 298 | 1,665 | 480 | 2,145 | -37.2% |
| 1992 | 1,359 | 284 | 441 | 2,084 | 480 | 2,564 | 19.5% |
| 1993 | 1,373 | 269 | 381 | 2,023 | 530 | 2,553 | -0.4% |
| 1994 | 1,437 | 188 | 476 | 2,101 | 556 | 2,657 | 4.1% |
| 1995 | 1,261 | 302 | 1,268 | 2,831 | 716 | 3,547 | 33.5% |
| 1996 | 1,256 | 257 | 441 | 1,954 | 584 | 2,538 | -28.4% |
| 1997 | 1,109 | 259 | 837 | 2,205 | 649 | 2,854 | 12.5% |
| 1998 | 1,012 | 166 | 534 | 1,712 | 606 | 2,318 | -18.8% |
| 1999 | 1,245 | 162 | 654 | 2,061 | 443 | 2,504 | 8.0% |
| 2000 | 1,154 | 123 | 782 | 2,059 | 430 | 2,489 | -0.6% |
| 2001 | 1,127 | 258 | 962 | 2,347 | 349 | 2,696 | 8.3% |
| 2002 | 1,436 | 97 | 1,375 | 2,908 | 259 | 3,167 | 17.5% |
| 2003 | 1,456 | 254 | 1,197 | 2,907 | 306 | 3,213 | 1.5% |
| 2004 | 1,276 | 184 | 1,492 | 2,952 | 239 | 3,191 | -0.7% |
| 2005 | 1,552 | 392 | 1,411 | 3,355 | 152 | 3,507 | 9.9% |
| 2006 | 926 | 354 | 659 | 1,939 | 132 | 2,071 | -40.9% |
| 2007 | 756 | 357 | 1,041 | 2,154 | 175 | 2,329 | 12.5% |
| 2008 | 425 | 124 | 267 | 816 | 113 | 929 | -60.1% |
| 2009 | 326 | 47 | 327 | 700 | 92 | 792 | -14.7% |
| 2010 | 300 | 101 | 27 | 428 | 90 | 518 | -34.6% |
| 2011 | 268 | 80 | 553 | 901 | 70 | 971 | 87.5% |
| 2012 | 283 | 44 | 847 | 1,174 | 54 | 1,228 | 26.5% |
| 2013 | 398 | 64 | 720 | 1,182 | 54 | 1,236 | 0.7% |
| 2014 | 443 | 39 | 698 | 1,180 | 50 | 1,230 | -0.5% |
| 2015 | 471 | 64 | 250 | 785 | 64 | 849 | -31.0% |
| 2016 | 526 | 30 | 1,217 | 1,773 | 73 | 1,846 | 117.4% |
| 2017 | 630 | 104 | 1,394 | 2,128 | 62 | 2,190 | 18.6% |
| 2018 | 530 | 72 | 835 | 1,437 | 62 | 1,499 | -31.6% |
| 2019 | 571 | 101 | 253 | 925 | 85 | 1,010 | -32.6% |
| 2020 | 637 | 44 | 662 | 1,343 | 87 | 1,430 | 41.6% |
| 2021 | 803 | 25 | 715 | 1,543 | 93 | 1,636 | 14.4% |

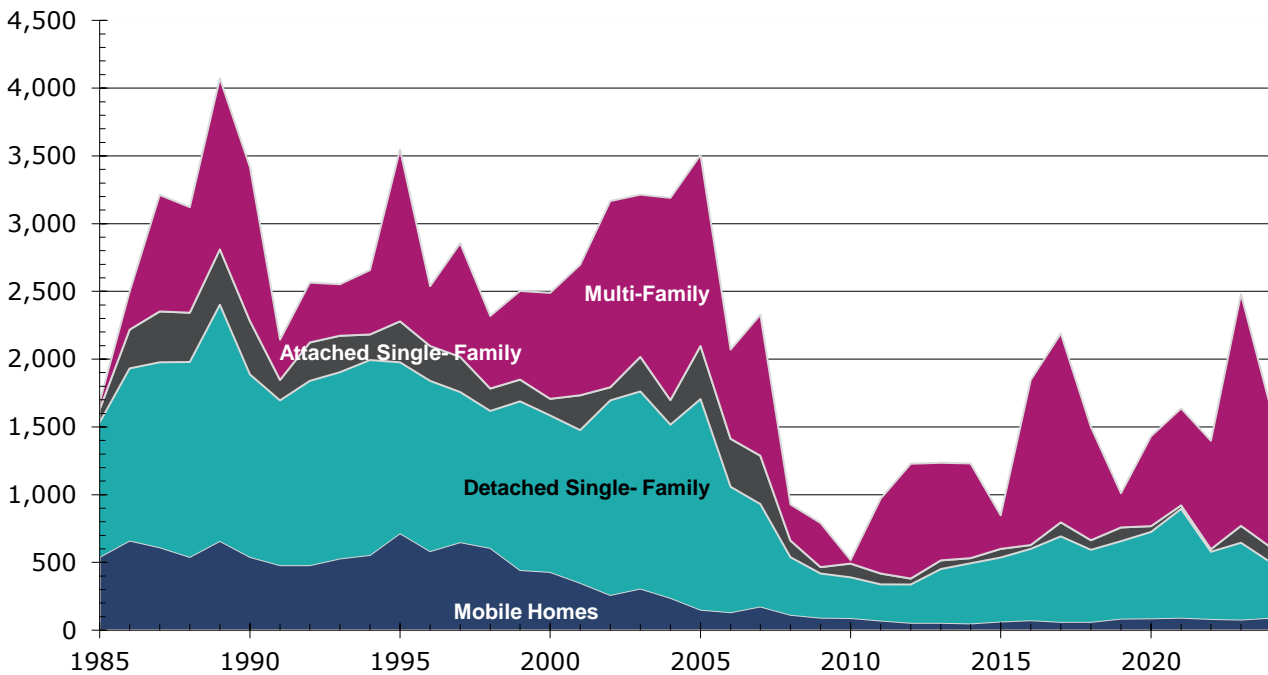
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|------|------------------------|------------------------|--------------|-----------------------------|---------------|-------------------------------|--|
| 2022 | 495 | 20 | 801 | 1,316 | 83 | 1,399 | -14.5% |
| 2023 | 565 | 127 | 1,709 | 2,401 | 79 | 2,480 | 77.3% |
| 2024 | 407 | 110 | 1,021 | 1,538 | 92 | 1,630 | -34.3% |

*Mobile home figures do not include permits issued within mobile home parks

Sources: Leon County Department of Development Support & Environmental Management, City of Tallahassee Growth Management Department; tabulation by Tallahassee-Leon County Planning Department

Total Housing Units Permitted



Total Housing Units Permitted, Percent Change from Previous Year

