

## **Residential and Commercial Development**

### **Residential Development:**

#### **Residential Building Permits Issued**

Trend: There were 2,542 residential permits issued in 2025, the most since 2005. In the 2020s so far, there were an average of around 1,800 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 2025 totaled 1,949 (including Student apartments). Major projects permitted included Cascade Trail Student Housing, UP Campus, The Cottages at Capital Circle, and The Hall.

<b>Year</b>	<b>Detached Single-Family</b>	<b>Attached Single-Family</b>	<b>Multi-Family</b>	<b>Constructed Units Permitted</b>	<b>Mobile Homes*</b>	<b>Total Housing Units Permitted</b>	<b>Total Units Permitted, Yearly % Change</b>
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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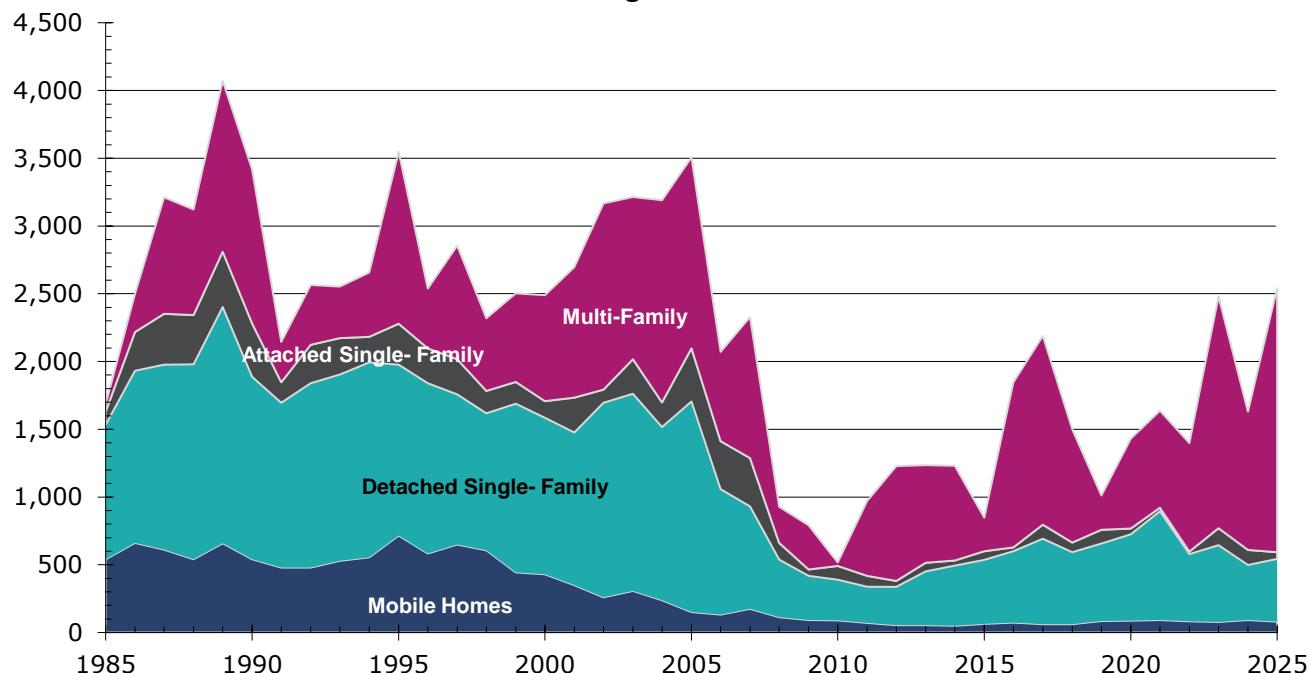
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Year	Detached Single-Family	Attached Single-Family	Multi-Family	Constructed Units Permitted	Mobile Homes*	Total Housing Units Permitted	Total Units Permitted, Yearly % Change
2022	495	20	801	1,316	83	1,399	-14.5%
2023	565	127	1,709	2,401	79	2,480	77.3%
2024	407	110	1,021	1,538	92	1,630	-34.3%
2025	464	49	1,949	2,462	80	2,542	56.0%

\*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

