

TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
2009 Statistical Digest
September 2009

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Section 1

Demographics

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1.1 Population Estimates and Projections

Population growth in Leon County has been relatively stable over the last few decades (45,608 in the 1970's, 43,838 in the 1980's and 46,959 in the 1990's). Since 2000, population growth has averaged approximately 1.7% per year, slightly lower than the rate observed in the decade of the 1990s.

**Figure 1-1
Population Estimates (1930-2008)**

Year	City of Tallahassee	Unincorporated Leon County	Leon County
1930	10,700	12,776	23,476
1940	16,240	15,406	31,646
1950	27,237	24,353	51,590
1960	48,174	26,051	74,225
1970	71,897	31,150	103,047
1980	81,548	67,107	148,655
1990	124,773	67,720	192,493
2000	150,624	88,828	239,452
2008	177,852	97,040	274,892

Sources: U.S. Department of Commerce, Bureau of the Census (1930-2000); University of Florida, Bureau of Economic and Business Research (2008 estimate)

**Figure 1-2
Population Projections (2010-2035)**

Year	City of Tallahassee	Unincorporated Leon County	Leon County
2010	178,500	97,300	275,800
2015	187,100	100,400	287,500
2020	197,300	104,200	301,500
2025	207,100	107,800	314,900
2030	216,200	111,100	327,300
2035	224,600	114,200	338,800

Sources: University of Florida, Bureau of Economic and Business Research (2010-2035 Leon County projections); Tallahassee-Leon County Planning Department (City of Tallahassee and Unincorporated Leon County 2010-2035 projections assuming continued annexations and share of population growth captured by the City between 1998 and 2008 will continue throughout the projected time horizon)

1.2 Population Estimates by Census Tract

By estimated percentage annual growth in population by census tract, CT 26.01 (inclusive of Southwood) increased nearly 10% per year between 2000 and 2008. Three other census tracts are estimated to have grown 4% or more annually.

Figure 1-3
Population Estimates by Census Tract, Percent Growth (2000-2008)

Census Tract*	Total Population 2000 Census	Estimated Pop. Growth 2000-2008	Total Pop. 2008 Estimate	Est. Annual Growth by Census Tract 2000-2008
26.01	2,998	2,986	5,984	9.9%
18.02	3,466	1,264	4,730	4.4%
25.04	7,517	2,524	10,041	4.1%
23.04	2,494	800	3,294	4.0%
24.07	7,228	2,196	9,424	3.8%
16.01	4,022	1,055	5,077	3.3%
21.02	7,557	1,928	9,485	3.2%
25.05	4,719	1,093	5,812	3.0%
24.05	10,090	2,321	12,411	3.0%
25.06	6,664	1,502	8,166	2.9%
18.01	3,643	811	4,454	2.9%
12	1,030	210	1,240	2.6%
10.02	1,752	310	2,062	2.3%
25.02	9,654	1,696	11,350	2.3%
20.02	7,912	1,307	9,219	2.2%
22.03	7,594	1,198	8,792	2.1%
26.02	7,425	1,085	8,510	1.9%
11.02	2,070	294	2,364	1.9%
9.01	6,849	951	7,800	1.9%
13	2,591	352	2,943	1.8%
21.01	3,847	500	4,347	1.7%
6	2,900	363	3,263	1.7%
23.03	3,291	405	3,696	1.7%
10.01	2,324	274	2,598	1.6%
27	9,409	1,054	10,463	1.5%
4	2,940	329	3,269	1.5%
5	4,569	504	5,073	1.5%
15	4,041	444	4,485	1.5%
20.01	7,392	800	8,192	1.5%
22.01	5,220	554	5,774	1.4%
11.01	2,885	276	3,161	1.3%
24.03	2,737	253	2,990	1.3%
19	7,070	557	7,627	1.1%
3.03	3,275	251	3,526	1.1%
23.02	3,409	242	3,651	1.0%
16.02	3,064	201	3,265	0.9%
14	6,870	444	7,314	0.9%
17	7,104	440	7,544	0.9%
2	3,811	228	4,039	0.8%
24.10	5,583	296	5,879	0.7%
22.04	7,172	316	7,488	0.6%
24.08	7,600	316	7,916	0.6%
24.09	8,573	220	8,793	0.4%
9.02	8,261	169	8,430	0.3%
8	2,937	60	2,997	0.3%
7	1,968	22	1,990	0.2%
3.02	2,399	24	2,423	0.1%
3.01	1,526	15	1,541	0.1%

Note: TLCPD's estimation methodology was used to estimate the population growth by census tract

* A map of the 2000 Census tracts for Leon County can be found at:

http://www.talgov.com/planning/pdf/support/BW_2kcensusmapsmall_urban.pdf

Sources: U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economic and Business Research; Tallahassee-Leon County Planning Department
Tallahassee-Leon County Planning Department

1.3 Age and Gender

Leon County has the second highest percentage of population between the ages of 18 and 34 in the state at 36.8% (behind Alachua County) and the smallest percentage aged 65 and older at 8.9% (of counties with a population greater than 20,000). The 55-64 age group has increased by more than three times the average annual percentage growth rate of 1.7% between 2000 and 2008 while the 80+ age group has increased at a rate more than twice the County average.

Figure 1-4
Leon County Population by Age and Gender (2008 Estimate)

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	15,795	5.7%	7,763	2.8%	8,032	2.9%
5 to 17	39,367	14.3%	19,221	7.0%	20,146	7.3%
18 to 34	101,144	36.8%	52,898	19.2%	48,246	17.6%
35 to 54	67,950	24.7%	35,693	13.0%	32,257	11.7%
55 to 64	26,295	9.6%	13,800	5.0%	12,495	4.5%
65 to 79	17,136	6.2%	9,355	3.4%	7,781	2.8%
80+	7,205	2.6%	4,631	1.7%	2,574	0.9%
Total	274,892		143,361	52.2%	131,531	47.8%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

Figure 1-5
Leon County Population Growth by Age Group (2000-2008)

Age Group	2000 Population	2008 Population	Growth in Population 2000-2008	Percent Growth 2000-2008	Avg. Ann. Growth 2000-2008
0 to 4	13,727	15,795	2,068	14.0%	1.8%
5 to 17	37,280	39,367	2,087	5.4%	0.7%
18 to 34	86,609	101,144	14,535	15.5%	1.9%
35 to 54	65,284	67,950	2,666	4.0%	0.5%
55 to 64	16,661	26,295	9,634	45.6%	5.7%
65 to 79	14,600	17,136	2,536	16.0%	2.0%
80+	5,291	7,205	1,914	30.9%	3.9%
Total	239,452	274,892	35,440	13.8%	1.7%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

1.4 Race and Ethnicity

By race and ethnicity, Leon County's population includes 60.9% non-Hispanic white, 31.5% non-Hispanic black, 4.8% of Hispanic origin and 2.9% of "other" races and ethnicities.

Figure 1-6
Leon County Population by Age, Race and Ethnicity (2008 Estimate)

Age Group	All Races	Non-Hispanic	Non-Hispanic	Other	Hispanic Origin
		White	Black		
0 to 4	15,795	8,185	6,312	572	726
5 to 17	39,367	21,053	15,348	1,392	1,574
18 to 34	101,144	54,939	35,574	3,226	7,405
35 to 54	67,950	44,659	18,942	1,717	2,632
55 to 64	26,295	19,638	5,638	512	507
65 to 79	17,136	13,032	3,524	320	260
80+	7,205	5,865	1,150	104	86
Total	274,892	167,371	86,488	7,843	13,190

Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

Figure 1-7
Leon County Pop. by Percentage, Race & Ethnicity (2008 Estimate)

Age Group	Non-Hispanic	Non-Hispanic	Other	Hispanic Origin
	White	Black		
0 to 4	51.8%	40.0%	3.6%	4.6%
5 to 17	53.5%	39.0%	3.5%	4.0%
18 to 34	54.3%	35.2%	3.2%	7.3%
35 to 54	65.7%	27.9%	2.5%	3.9%
55 to 64	74.7%	21.4%	1.9%	1.9%
65 to 79	76.1%	20.6%	1.9%	1.5%
80+	81.4%	16.0%	1.4%	1.2%
Total	60.9%	31.5%	2.9%	4.8%

Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

1.5 Components of Population Change

The components of population change in Leon County since the 2000 Census is estimated to have remained similar in comparison with the 1990-2000 time period. The percentage of Leon County's population growth associated with net migration is estimated to be 64.3% since 2000, close to the actual rate of 67.1% between 1990 and 2000.

Figure 1-8
Components of Population Change (2000-2008)

	Leon County	State of Florida
Total Population Change (2000-2008)	35,440	2,824,395
Net Natural Increase	12,653	406,285
<i>Births</i>	24,834	1,748,203*
<i>Deaths</i>	12,181	1,341,918*
Net Migration	22,787	2,418,110
Percent due to Natural Increase	35.7%	14.4%
Percent due to Net Migration	64.3%	85.6%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population, 2008"

*The state total is greater than the sum of county totals due to an unknown county of residence on some records

Figure 1-9
Components of Population Change (1990-2000)

	Leon County	State of Florida
Total Population Change (1990-2000)	46,959	3,044,307
Net Natural Increase	15,457	448,216
Net Migration	31,502	2,596,091
Percent due to Natural Increase	32.9%	14.7%
Percent due to Net Migration	67.1%	85.3%

Source: University of Florida, Bureau of Economic and Business Research, "Population: Census Summary, 2000"

1.6 Population Growth by Metropolitan Area

The population of the Tallahassee MSA (Gadsden, Jefferson, Leon and Wakulla Counties) was 370,773 in 2008, up 15.8% from 2000.

Figure 1-10
Population Growth in Florida Metropolitan Areas (2000-2008)

Metropolitan Area/County(ies)	2008 Population Estimate	2000 Census Population	Percent Change 2000-2008
All Metropolitan Areas	17,683,968	14,973,519	18.1%
Miami-Fort Lauderdale-Pompano Beach (<i>Broward, Miami-Dade, Palm Beach</i>)	5,530,437	5,007,988	10.4%
Tampa-St. Petersburg-Clearwater (<i>Hernando, Hillsborough, Pasco, Pinellas</i>)	2,742,577	2,396,013	14.5%
Orlando-Kissimmee (<i>Lake, Orange, Osceola, Seminole</i>)	2,103,480	1,644,563	27.9%
Jacksonville (<i>Baker, Clay, Duval, Nassau, St. Johns</i>)	1,369,124	1,122,750	21.9%
Bradenton-Sarasota-Venice (<i>Manatee, Sarasota</i>)	711,307	589,963	20.6%
Cape Coral-Fort Myers (<i>Lee</i>)	623,725	440,888	41.5%
Lakeland (<i>Polk</i>)	585,733	483,924	21.0%
Palm Bay-Melbourne-Titusville (<i>Brevard</i>)	556,213	476,230	16.8%
Deltona-Daytona Beach-Ormond Beach (<i>Volusia</i>)	510,750	443,343	15.2%
Pensacola-Ferry Pass-Brent (<i>Escambia, Santa Rosa</i>)	457,616	412,153	11.0%
Port St. Lucie-Fort Pierce (<i>Martin, St. Lucie</i>)	420,453	319,426	31.6%
Tallahassee (<i>Gadsden, Jefferson, Leon, Wakulla</i>)	370,773	320,304	15.8%
Naples-Marco Island (<i>Collier</i>)	332,854	251,377	32.4%
Ocala (<i>Marion</i>)	329,418	258,916	27.2%
Gainesville (<i>Alachua, Gilchrist</i>)	269,644	232,392	16.0%
Fort Walton Beach-Crestview-Destin (<i>Okaloosa</i>)	197,597	170,498	15.9%
Panama City-Lynn Haven (<i>Bay</i>)	169,307	148,217	14.2%
Punta Gorda (<i>Charlotte</i>)	165,781	141,627	17.1%
Sebastian-Vero Beach (<i>Indian River</i>)	141,667	112,947	25.4%
Palm Coast (<i>Flagler</i>)	95,512	49,832	91.7%

Sources: Executive Office of the President, U.S. Office of Management and Budget MSA definitions (OMB Bulletin No. 08.01); U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economic and Business Research

1.7 Household Characteristics

The average household size has been decreasing slowly in Leon County, from 2.43 persons per household in 1990 to an estimated 2.31 persons per household in 2008. In Leon County, the percentage of family households is higher in the unincorporated areas while the percentage of non-family households and one-person households is highest in the City of Tallahassee.

Figure 1-11
Number of Households and Average Household Size
(1990, 2000 and 2008)

	Estimate April 1, 2008		Census April 1, 2000		Census April 1, 1990	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Leon County	112,317	2.31	96,521	2.34	74,828	2.43
Florida	7,499,799	2.45	6,338,075	2.46	5,134,869	2.46

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 152", January 2009

Figure 1-12
Households by Type (2000)

	Families	Living Alone	Other Non-Families
Leon County	56%	30%	14%
City of Tallahassee	47%	35%	18%
Unincorporated Area	75%	20%	5%
Florida	66%	27%	7%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

1.8 Educational Attainment

The level of educational attainment in Leon County increased between 1990 and 2000. In 2000, 10.9% of the population 25 years and over had not received a high school diploma, down from 15.1% in 2000. Also, in 2000, 41.7% of the population 25 years and over in Leon County had attained a bachelor's degree or higher compared with 37.1% in 1990. The 2007 American Community Survey estimates this percentage has remained steady (41.8% in 2007) and the percent of the population 25 years and over that did not receive a high school diploma is down to 8.7%.

Figure 1-13
Educational Attainment in Leon County, Population 25 years and over (2007)

	1990	Percent	2000	Percent	2007	Percent
Less than 9th grade	6,046	5.5%	4,218	3.1%	3,457	2.2%
9th to 12th grade, no diploma	10,622	9.6%	10,749	7.8%	10,078	6.5%
H.S. graduate (inc. equivalency)	23,793	21.6%	25,963	18.9%	34,755	22.4%
Some college, no degree	20,414	18.5%	27,956	20.3%	29,837	19.2%
Associate's degree	8,457	7.7%	11,255	8.2%	12,222	7.9%
Bachelor's degree	23,675	21.5%	33,040	24.0%	37,713	24.3%
Graduate or professional degree	17,180	15.6%	24,356	17.7%	27,152	17.5%
Total	110,187		137,537		155,214	

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, American Community Survey, 2007

Figure 1-14
Educational Attainment, Population 25 years and over (2000)

	Leon County		State of Florida		United States	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	4,218	3.1%	739,222	6.7%	13,755,477	7.5%
9th to 12th grade, no diploma	10,749	7.8%	1,480,726	13.4%	21,960,148	12.1%
H.S. graduate (inc. equivalency)	25,963	18.9%	3,165,748	28.7%	52,168,981	28.6%
Some college, no degree	27,956	20.3%	2,403,135	21.8%	38,351,595	21.0%
Associate degree	11,255	8.2%	773,486	7.0%	11,512,833	6.3%
Bachelor's degree	33,040	24.0%	1,573,121	14.3%	28,317,792	15.5%
Graduate or professional degree	24,356	17.7%	889,207	8.1%	16,144,813	8.9%
Total	137,537		11,024,645		182,211,639	

Source: U.S. Department of Commerce, Bureau of the Census, 2000

Section 2

Labor Force and Income

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2.1 Labor Force and Employment

Leon County's labor force increased by more than 12,000 between 2005 and 2008, growing 2.9% per year on average. Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

**Figure 2-1
Labor Force (2002-2008)**

	2002	2003	2004	2005	2006	2007	2008
Leon County	132,951	134,027	133,381	134,811	138,029	141,732	147,017
% Change From Previous	-0.6%	0.8%	-0.5%	1.1%	2.4%	2.7%	3.7%
City of Tallahassee	82,225	82,829	82,369	85,257	87,603	89,985	93,323
% Change From Previous	-0.5%	0.7%	-0.6%	3.5%	2.8%	2.7%	3.7%
Unincorporated Leon County	50,726	51,198	51,012	49,554	50,426	51,747	53,694
% Change From Previous	-0.9%	0.9%	-0.4%	-2.9%	1.8%	2.6%	3.8%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

**Figure 2-2
Employment (2002-2008)**

	2002	2003	2004	2005	2006	2007	2008
Leon County	127,060	128,597	128,466	130,520	134,134	137,375	140,572
% Change From Previous	-1.6%	1.2%	-0.1%	1.6%	2.8%	2.4%	2.3%
City of Tallahassee	77,896	78,839	78,758	82,449	85,063	87,118	89,172
% Change From Previous	-1.6%	1.2%	-0.1%	4.7%	3.2%	2.4%	2.4%
Unincorporated Leon County	49,164	49,758	49,708	48,071	49,071	50,257	51,400
% Change From Previous	-1.6%	1.2%	-0.1%	-3.3%	2.1%	2.4%	2.3%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

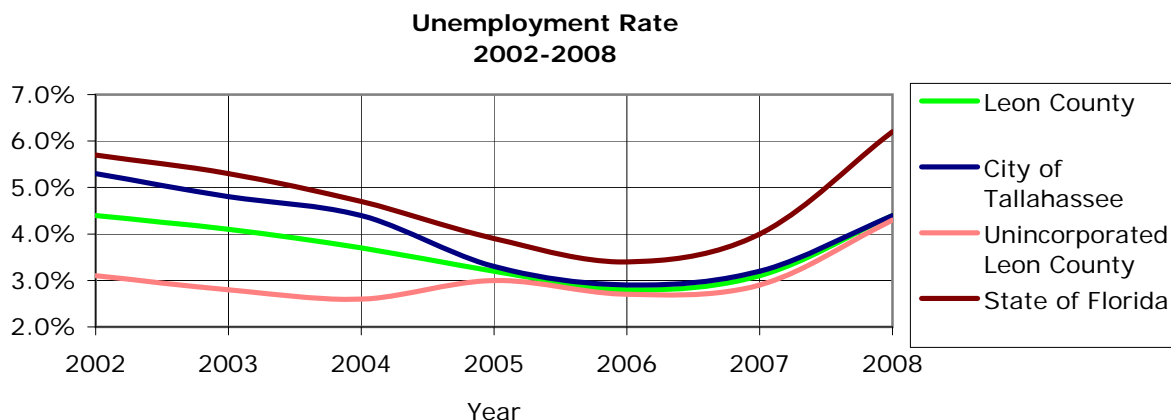
2.2 Unemployment

The unemployment rate in Leon County increased in 2008 for the second straight year. These place of residence figures indicate an increase in unemployment in 2008 for both the residents of the City of Tallahassee as well as the residents of Unincorporated Leon County. Initial claims for unemployment compensation increased a staggering 54.8% in 2008 in Leon County and 60.1% for the State.

**Figure 2-3
Unemployment Rate (2002-2008)**

	2002	2003	2004	2005	2006	2007	2008
Leon County	4.4%	4.1%	3.7%	3.2%	2.8%	3.1%	4.4%
City of Tallahassee	5.3%	4.8%	4.4%	3.3%	2.9%	3.2%	4.4%
Unincorporated Leon County	3.1%	2.8%	2.6%	3.0%	2.7%	2.9%	4.3%
State of Florida	5.7%	5.3%	4.7%	3.9%	3.4%	4.0%	6.2%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics



Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

**Figure 2-4
Initial Claims for Unemployment Compensation (2002-2008)**

	2002	2003	2004	2005	2006	2007	2008
Leon County	5,999	5,633	6,250	5,932	5,622	5,922	9,168
% Change from Previous	19.5%	-6.1%	11.0%	-5.1%	-5.2%	5.3%	54.8%
Florida	585,764	557,845	658,516	542,845	493,164	638,291	1,022,216
% Change from Previous	7.0%	-4.8%	18.0%	-17.6%	-9.2%	29.4%	60.1%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Unemployment Compensation Files

2.3 Employment by Industry

Between 2003 and 2008, non-agricultural employment in Leon County grew 0.2% per year on average. Between 2007 and 2008, only Information and Education & Health Services industries and Federal Government exhibited modest employment increases while Construction and State Government shed nearly 800 jobs.

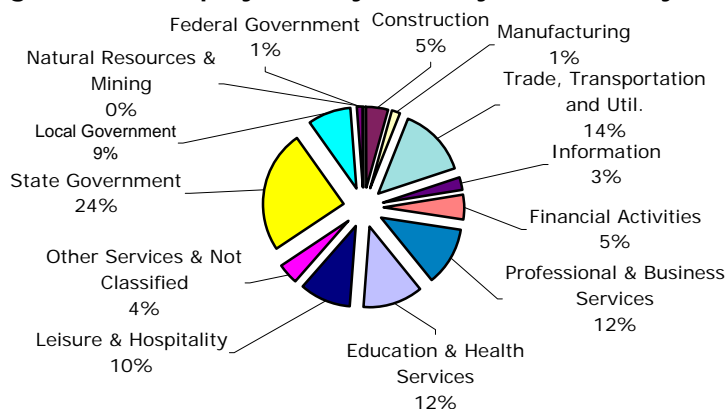
Figure 2-5
Non-Agricultural Employment by Industry, Leon County (2003-2008)

	2003	2004	2005	2006	2007	2008	Avg. Annual Change
Natural Resources & Mining	215	182	218	235	224	198	-1.4%
Construction	6,072	6,487	7,392	7,778	7,258	6,489	1.3%
Manufacturing	2,178	2,221	2,178	2,216	2,319	2,146	-0.3%
Trade, Transportation and Util.	19,636	20,467	20,980	21,202	20,741	19,845	0.2%
Information	3,498	3,587	3,771	3,568	3,686	3,725	1.2%
Financial Activities	6,849	6,791	7,080	7,359	7,323	7,106	0.7%
Professional & Business Services	15,196	14,836	16,012	17,308	16,986	16,771	1.9%
Education & Health Services	14,992	14,877	14,967	15,558	16,210	16,959	2.3%
Leisure & Hospitality	12,209	13,011	13,990	14,450	15,073	14,752	3.5%
Other Services & Not Classified	5,575	5,843	5,943	6,257	6,249	6,176	2.0%
State Government	41,934	42,390	38,223	36,518	35,983	35,213	-3.8%
Local Government	11,516	11,728	11,935	12,087	12,309	12,173	1.1%
Federal Government	1,728	1,698	1,699	1,679	1,656	1,717	-0.1%
Total	141,598	144,118	144,388	146,215	146,017	143,270	0.2%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, QCEW - Quarterly Census of Employment and Wages (ES-202)

Figure 2-6
Non-Agricultural Employment by Industry, Leon County (2008)

Non-Agricultural Employment by Industry, Leon County, 2008



Source: Florida Agency for Workforce Innovation, Labor Market Statistics, QCEW - Quarterly Census of Employment and Wages (ES-202)

2.4 Projected Employment by Industry

In Leon County, Professional and Business Services is projected to create the most jobs and experience the largest annual percentage growth in employment by major industry between 2008 and 2016.

Figure 2-7
Projected Employment by Industry, Leon County (2008-2016)

Industry	2008 Employment	2016 Employment	Total Employment Annual Change	Annual Percentage Change
Total All Industries	173,122	194,648	2,691	1.6%
Professional and Business Services	18,927	23,607	585	3.1%
Leisure and Hospitality	15,673	18,734	383	2.4%
Financial Activities	7,602	8,997	174	2.3%
Education and Health Services	16,861	19,783	365	2.2%
Construction	7,366	8,519	144	2.0%
Wholesale Trade	3,128	3,539	51	1.6%
Transportation and Warehousing	1,384	1,547	20	1.5%
Local Government	12,502	13,870	171	1.4%
Other Services (Except Government)	8,256	9,119	108	1.3%
Retail Trade	16,758	18,294	192	1.2%
Self-Employed & Unpaid Family Workers	14,666	15,680	127	0.9%
State Government	41,850	44,644	349	0.8%
Information	3,816	3,988	22	0.6%
Federal Government	1,661	1,658	0	0.0%
Agriculture, Forestry, Fishing and Hunting	184	181	0	-0.2%
Manufacturing	2,308	2,280	-4	-0.2%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

2.5 Projected Employment by Occupation

Six of the top seven occupations by projected percentage annual growth in Leon County are in technology or medical fields. By total employment change, service occupations (Waiters and Waitresses, Food Prep. and Serving Workers and Retail Salespersons) account for the top three occupations projected to add the most jobs by 2016.

Figure 2-8
Fastest Growing Occupations, Leon County (2008-2016)

Industry	2008 Emp.	2016 Emp.	Total Emp. Change	Annual Percentage Change
Computer Software Engineers, Applications	500	784	284	7.1%
Computer Software Engineers, Systems Software	232	342	110	5.9%
Veterinary Technologists and Technicians	122	164	42	4.3%
Pharmacy Technicians	350	466	116	4.1%
Network Systems & Data Communications Analysts	1,325	1,745	420	4.0%
Painters, Construction and Maintenance	537	705	168	3.9%
Home Health Aides	1,006	1,319	313	3.9%
Drywall and Ceiling Tile Installers	177	231	54	3.8%
Surveying and Mapping Technicians	224	290	66	3.7%
Skin Care Specialists	104	134	30	3.6%
Hosts, Restaurant, Lounge, and Coffee Shop	518	667	149	3.6%
Medical Assistants	400	512	112	3.5%
Mechanical Engineers	115	147	32	3.5%
Waiters and Waitresses	3,489	4,431	942	3.4%
Market Research Analysts	159	202	43	3.4%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

Figure 2-9
Occupations Gaining the Most New Jobs, Leon County (2008-2016)

Industry	2008 Emp.	2016 Emp.	Total Emp. Change	Annual Percentage Change
Waiters and Waitresses	3,489	4,431	942	3.4%
Food Prep. & Serving Workers, Inc. Fast Food	4,193	4,969	776	2.3%
Retail Salespersons	4,945	5,676	731	1.9%
Accountants and Auditors	4,112	4,642	530	1.6%
Registered Nurses	2,705	3,230	525	2.4%
Executive Secretaries and Administrative Assistants	4,577	5,101	524	1.4%
Office Clerks, General	4,188	4,671	483	1.4%
Network Systems and Data Communications Analyst	1,325	1,745	420	4.0%
Lawyers	2,696	3,073	377	1.8%
Janitors & Cleaners, Except Maids & Housekeeping	3,177	3,531	354	1.4%
Bookkeeping, Accounting, and Auditing Clerks	2,282	2,620	338	1.9%
Customer Service Representatives	1,699	2,025	326	2.4%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

2.6 Median Family Income

The median family income in Leon County stood at \$52,962 according to the 2000 Census and is estimated to be \$63,600 in the 2009 fiscal year for the Tallahassee CBSA*. Median family income wage growth in the decade of the 1990's was less than half the rate of the 1980's.

Figure 2-10
Median Family Income in Current Dollars (1980, 1990, 2000)

Median Family Income	1980	1990	2000	Annual Change	
				1980-1990	1990-2000
Leon County	\$18,916	\$37,000	\$52,962	6.7%	3.6%
Tallahassee MSA*	\$18,448	\$34,475	\$50,086	6.3%	3.7%
City of Tallahassee	\$16,982	\$34,764	\$49,359	7.2%	3.5%
Unincorporated Leon County	\$20,697	\$40,057	\$57,232	6.6%	3.6%
Florida	\$17,280	\$32,212	\$45,625	6.2%	3.5%

*Note: In the 1980 Census the Tallahassee MSA included Leon and Wakulla County. In the 1990 and 2000 Census, the Tallahassee MSA included Leon and Gadsden Counties

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Figure 2-11
Median Family Income in Constant Year 2000 Dollars

Median Family Income	1980	1990	2000	Annual Change	
				1980-1990	1990-2000
Leon County	\$39,547	\$48,749	\$52,962	2.1%	0.8%
Tallahassee MSA*	\$38,553	\$45,422	\$50,086	1.6%	1.0%
City of Tallahassee	\$35,504	\$45,803	\$49,359	2.5%	0.7%
Unincorporated Leon County	\$43,270	\$52,776	\$57,232	2.0%	0.8%
Florida	\$36,127	\$42,440	\$45,625	1.6%	0.7%

*Note: In the 1980 Census the Tallahassee MSA included Leon and Wakulla County. In the 1990 and 2000 Census, the Tallahassee MSA included Leon and Gadsden Counties

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Figure 2-12
Median Family Income Estimates by Fiscal Year (2005-2009)

Median Family Income	2005	2006	2007	2008	2009
Tallahassee*	\$57,700	\$58,500	\$58,200	\$62,100	\$63,600
Florida	\$52,550	\$54,800	\$53,300	\$57,200	\$58,800

*Note: HUD's Core-Based Statistical Area (CBSA) definition for median family income estimates for Tallahassee in the years 2006 - 2008 include Leon, Gadsden and Jefferson Counties. For 2005, the median family income estimates for Tallahassee included Leon, Gadsden and Jefferson Counties.

Source: U.S. Department of Housing and Urban Development (HUD)

2.7 Average Annual Employment/Wages

The average annual wage in Leon County in 2008 was \$38,526, 5.0% below the state average wage of \$40,569. The annual average state government wage was 5.8% higher in Leon County compared to the state average while the local government wage was 11.3% lower than the state average.

Figure 2-13
Average Annual Employment and Wages by Ownership (2008)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
All Ownerships	8,221	143,279	\$38,526
Private Ownerships	7,945	94,177	\$35,738
Federal Government	50	1,717	\$65,533
State Government	201	35,213	\$44,283
Local Government	25	12,173	\$39,626
Florida			
All Ownerships	613,461	7,663,540	\$40,569
Private Ownerships	606,918	6,584,433	\$39,611
Federal Government	1,955	129,892	\$63,268
State Government	3,061	185,138	\$41,869
Local Government	1,527	764,077	\$44,653

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages (ES-202)

Figure 2-14
Average Annual Employment & Wages, Select Private Industries (2008)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
Professional and Business Services	1,978	16,771	\$51,302
Financial Activities	909	7,106	\$51,199
Construction	965	6,489	\$37,228
Information	187	3,725	\$43,315
Manufacturing	115	2,146	\$46,027
Florida			
Professional and Business Services	132,743	1,144,458	\$46,952
Financial Activities	70,518	520,823	\$55,754
Construction	76,796	511,660	\$42,017
Information	10,045	156,574	\$58,202
Manufacturing	17,913	370,908	\$48,603

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages (ES-202)

2.8 Occupational Employment and Wages

The 2009 estimated average hourly wage for all occupations in the Tallahassee MSA is \$18.73 with the median wage being \$15.13 per hour for experienced workers in their occupation.

Figure 2-15
Occupational Emp. and Wages, 1,000+ Employment,
Tallahassee MSA (2009)

Occupational Title	2008 Emp.	Hourly Wage (2009 Wage Estimates in dollars)			
		Mean	Median	Entry*	Exp.**
Total All Occupations	164,350	\$18.73	\$15.13	\$8.97	\$23.60
Retail Salespersons	4,970	\$11.86	\$9.35	\$7.49	\$14.04
Management Analysts	4,890	\$25.94	\$23.51	\$18.30	\$29.75
Cashiers	4,720	\$8.20	\$7.95	N/R	\$8.73
Comb. Food Pre. & Serving Workers, Inc. Fast Food	4,690	\$8.17	\$7.80	\$7.49	\$8.51
Office Clerks, General	4,050	\$11.76	\$11.29	\$8.51	\$13.38
Executive Secretaries and Administrative Assistants	3,950	\$17.95	\$16.70	\$13.14	\$20.36
Secretaries, Except Legal, Medical, and Executive	3,760	\$13.46	\$12.99	\$9.54	\$15.40
Accountants and Auditors	3,530	\$24.95	\$23.99	\$16.19	\$29.34
Waiters and Waitresses	3,480	\$9.53	\$9.05	\$7.40	\$10.59
Janitors and Cleaners, Ex.Maids and Hskping.	3,390	\$10.20	\$9.37	\$7.68	\$11.47
Registered Nurses	2,980	\$26.75	\$26.79	\$20.79	\$29.73
Stock Clerks and Order Fillers	2,830	\$9.69	\$9.02	\$7.75	\$10.66
Bookkeeping, Accounting, and Auditing Clerks	2,160	\$14.79	\$14.68	\$10.04	\$17.16
Business Operations Specialists, All Other	2,120	\$26.20	\$24.30	\$15.61	\$31.49
Customer Service Representatives	1,850	\$12.97	\$12.12	\$8.73	\$15.09
Lawyers	1,630	\$47.31	\$39.41	\$27.38	\$57.28
Receptionists and Information Clerks	1,480	\$11.34	\$11.03	\$8.44	\$12.77
First-Line Supervisors/Mgrs of Retail Sales Workers	1,400	\$18.82	\$16.37	\$12.21	\$22.13
Nursing Aides, Orderlies, and Attendants	1,340	\$10.14	\$10.11	\$8.28	\$11.07
First-Line Supers./Mgrs. of Ofc. & Admin. Sup. Wkrs.	1,310	\$21.53	\$21.19	\$14.13	\$25.23
Maintenance and Repair Workers, General	1,270	\$14.55	\$13.96	\$10.18	\$16.73
Laborers & Freight, Stock, & Material Movers, Hand	1,230	\$10.22	\$9.57	\$8.01	\$11.32
Comp. Ofcrs., Ex. Ag., Cons., Hlth., Safety & Trans.	1,180	\$18.91	\$17.36	\$13.86	\$21.44
Sales Representatives, Services, All Other	1,140	\$27.73	\$24.76	\$13.84	\$34.67
Truck Drivers, Heavy and Tractor-Trailer	1,120	\$14.73	\$14.19	\$11.11	\$16.55
Psychiatric Aides	1,090	\$13.21	\$12.59	\$11.28	\$14.17
Cooks, Restaurant	1,080	\$9.93	\$9.47	\$8.33	\$10.72
Truck Drivers, Light or Delivery Services	1,080	\$13.49	\$11.83	\$8.31	\$16.07
Network Systems and Data Comm. Analysts	1,050	\$25.34	\$23.84	\$18.44	\$28.78
Maids and Housekeeping Cleaners	1,040	\$8.33	\$7.95	\$7.50	\$8.74
Security Guards	1,040	\$12.74	\$10.83	\$7.80	\$15.21
Landscaping and Groundskeeping Workers	1,030	\$11.48	\$10.66	\$8.81	\$12.80
General and Operations Managers	1,010	\$47.63	\$45.04	\$24.88	\$59.01

* *Entry Wage* - This is the wage an entry-level worker might expect to make. It is defined as the average (mean) wage earned by the lowest third of all workers in a given occupation.

** *Experienced Wage* - This wage represents what an experienced worker might expect to make. It is defined as the average (mean) wage earned by the upper two-thirds of all workers in a given occupation.

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Occ. Employment Statistics & Wages

2.9 Per Capita Personal Income

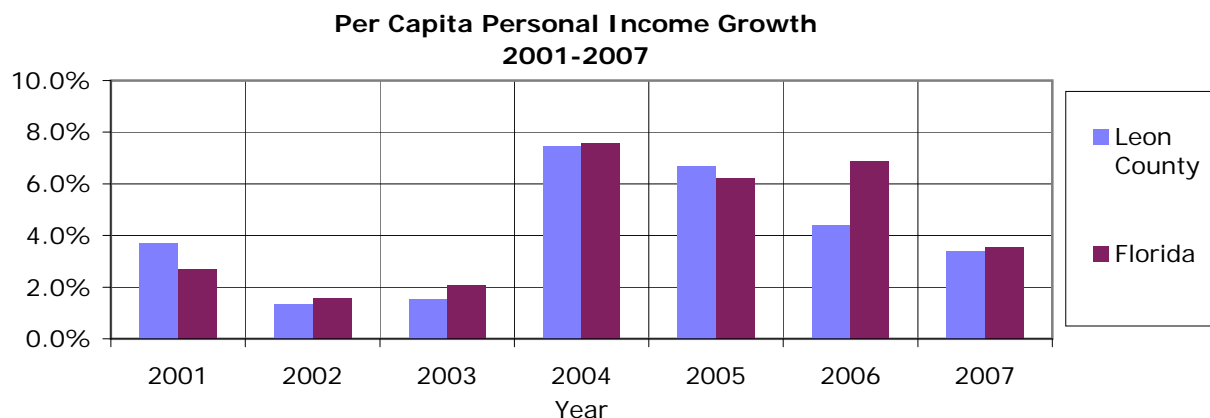
Per capita personal income grew 3.4% in Leon County in 2007 (down from 4.4% the previous year) and was 89.4% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capital personal income tends to be lower in Leon County due to the large number of college students in our community.

Figure 2-16
Per Capita Personal Income (2001-2007)

	2001	2002	2003	2004	2005	2006	2007
Leon County	\$26,976	\$27,335	\$27,758	\$29,830	\$31,817	\$33,211	\$34,332
% Change From Previous	3.7%	1.3%	1.5%	7.5%	6.7%	4.4%	3.4%
Florida	\$29,291	\$29,754	\$30,369	\$32,672	\$34,709	\$37,099	\$38,417
% Change From Previous	2.7%	1.6%	2.1%	7.6%	6.2%	6.9%	3.6%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Figure 2-17
Per Capita Personal Income Growth (2001-2007)



Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Section 3

Economic Factors

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3.1 Taxable Sales

The overall level of taxable sales was down 6.9% in the Tallahassee MSA in 2008, declining for a second straight year. In comparison, taxable sales for the State of Florida were down 7.7% in 2008 compared with 2007 sales. By category, the overall decrease in taxable sales in 2008 in the Tallahassee MSA can be attributed to a decrease of 16.7% in Autos and Accessories, a 15.4% decline in Autos & Accessories (decreasing for the third straight year) and a 12.4% decline in consumer durables when comparing 2008 and 2007 taxable sales. Building Investment was up 7.8% while Tourism & Recreation (-2.7%) and Consumer Nondurables (-1.8%) were down slightly in 2008. It is estimated that taxable sales comprise 40-45% of all retail sales.

Figure 3-1
Annual Taxable Sales, Tallahassee MSA and Florida (1999-2008)

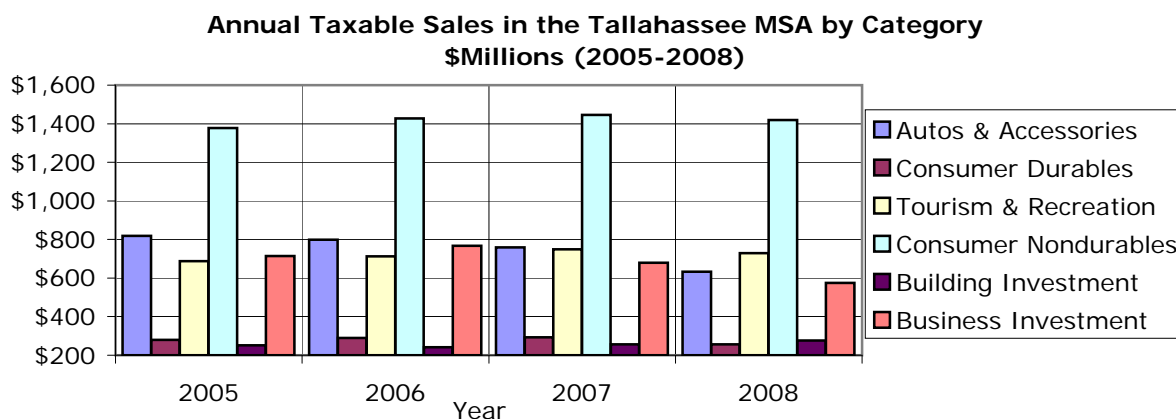
Year	Tallahassee MSA	Change from Previous Year	State of Florida	Change from Previous Year
1999	\$3,217.3	7.9%	\$236,422.9	8.8%
2000	\$3,335.4	3.7%	\$252,179.8	6.7%
2001	\$3,362.3	0.8%	\$255,204.7	1.2%
2002	\$3,419.2	1.7%	\$252,910.9	-0.9%
2003	\$3,623.8	6.0%	\$266,335.7	5.3%
2004	\$3,834.4	5.8%	\$294,110.3	10.4%
2005	\$4,130.8	7.7%	\$327,787.6	11.5%
2006	\$4,236.9	2.6%	\$343,300.1	4.7%
2007	\$4,178.9	-1.4%	\$329,168.7	-4.1%
2008	\$3,890.5	-6.9%	\$303,900.9	-7.7%

Note: Taxable sales in \$Millions of dollars.

Note: Tallahassee MSA includes Leon and Gadsden Counties (previous definition)

Source: Florida Department of Revenue

Figure 3-2
Annual Taxable Sales, Tallahassee MSA by Category (2005-2008)



Note: Tallahassee MSA includes Leon and Gadsden Counties (previous definition)

Source: Florida Department of Revenue

3.2 County to County Worker Flows

According to the 2000 Census, Leon County continues to be the employment center for the region. Ninety-five percent of employed Leon County residents work in Leon County. A different situation is evident in the neighboring counties of Gadsden, Wakulla and Jefferson (which along with Leon County comprise the Tallahassee MSA) wherein almost fifty percent of employed residents travel to Leon County for work. In both Wakulla and Jefferson counties, more residents commute to Leon County for work than work in their county of residence. This contrasts to the statewide average of 82.7% of residents who work in their county of residence.

Figure 3-3
Residence County by Workplace County (2000)

Residence County	Workplace County	2000 Count	2000 Percent
Leon County	Leon County	114,007	95.0%
Leon County	Gadsden County	1,937	1.6%
Leon County	Wakulla County	782	0.7%
Leon County	Other	3,284	2.7%
Gadsden County	Gadsden County	8,686	49.0%
Gadsden County	Leon County	8,232	46.4%
Gadsden County	Jackson County	165	0.9%
Gadsden County	Other	660	3.7%
Wakulla County	Leon County	5,764	55.0%
Wakulla County	Wakulla County	4,043	38.6%
Wakulla County	Franklin County	153	1.5%
Wakulla County	Other	515	4.9%
Jefferson County	Leon County	2,552	46.9%
Jefferson County	Jefferson County	2,351	43.2%
Jefferson County	Madison County	163	3.0%
Jefferson County	Other	379	6.9%

Source: U.S. Department of Commerce, Bureau of the Census 2000

3.3 Annual Visitor Trends

Nearly 2.3 million people (i.e. person visits) visited Leon County in 2008, down 5.5% from 2007. Total visitor spending in Leon County declined 8.4% in 2008 (compared with 2007 levels).

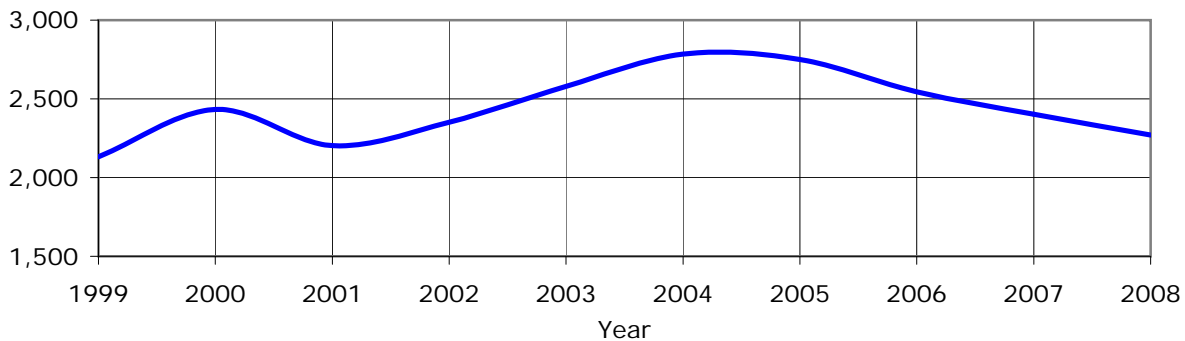
**Figure 3-4
Annual Visitor Trends-Person Visits (1999-2008)**

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Person Visits	2,133	2,433	2,203	2,352	2,579	2,784	2,751	2,545	2,402	2,270

Note: Data in Thousands

Source: Dr. Mark A. Bonn, Ph.D., The Bonn Marketing Research Group, Inc.

**Annual Visitor Trends (Person Visits in Thousands)
1999-2008**



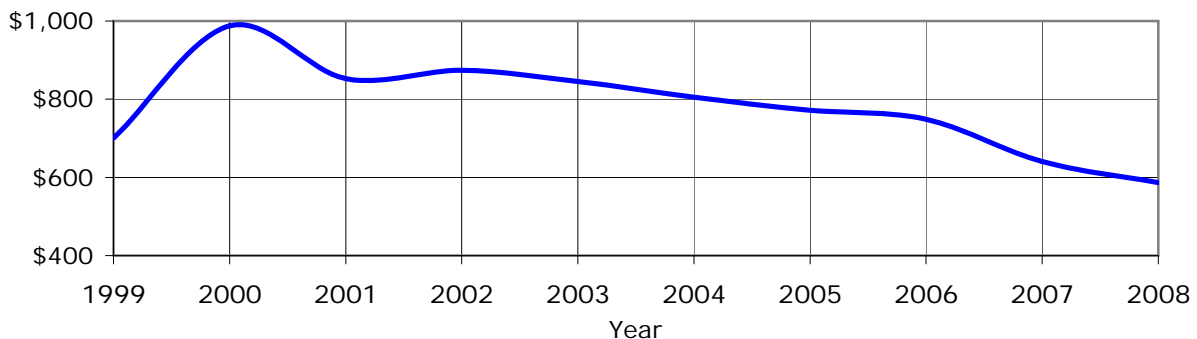
**Figure 3-5
Annual Visitor Trends-Annual Visitor Spending (1999-2008)**

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Visitor Spending	\$701	\$988	\$853	\$874	\$845	\$805	\$772	\$749	\$641	\$587

Note: Data in Millions

Source: Dr. Mark A. Bonn, Ph.D., The Bonn Marketing Research Group, Inc.

**Annual Visitor Trends (Visitor Spending in Millions)
1999-2008**



3.4 Florida Price Level Index

The Florida Price Level Index is a cross-sectional measure that compares the cost of living or relative wage levels among Florida's 67 counties and is not designed to measure inflation from one year to the next. The FPLI is used as a cost of living index to measure the relative costs of maintaining a given standard of living across Florida's counties. Thus, the relative costs of goods and services in the Tallahassee area have been below the State of Florida average in each of the past five years and have decreased in terms of relative costs in comparison with other Florida counties since 2004.

Figure 3-6
Florida Price Level Index (2004-2008)

County	2004	2005	2006	2007	2008
Leon	99.46	97.58	94.40	94.33	94.07
Gadsden	96.84	95.01	91.91	91.84	91.59
Jefferson	96.57	94.75	91.66	91.59	91.34
Wakulla	96.90	95.07	91.97	91.90	91.64

Note: The Florida Price Level Index (FPLI) was established by the Florida Legislature as the basis for the District Cost Differential (DCD) in the Florida Education Finance Program. In this role, the FPLI is used to represent the costs of hiring equally qualified personnel across school districts. Referred to as the FPLI_SP, this index is more appropriate for comparing the costs of hiring equally qualified personnel to do identical jobs across locations at a given point in time. The FPLI_SP is constructed so that the population-weighted average is 100. In 2008, counties with index values above 100 contain 63.5% of the state's population.

Source: University of Florida, Bureau of Economic and Business Research

3.5 Gross Domestic Product by Metro. Area

In 2006, the Tallahassee Metropolitan Area's (MSA) gross domestic product was \$12.2 billion, up \$0.7 billion from 2005. The 363 US Metropolitan areas cover only 26% of the U.S. land area, yet account for nearly 90% of the nation's gross domestic product.

Figure 3-7
Gross Domestic Product by Metro. Area, US\$, Billions (2002-2006)

City	2002	2003	2004	2005	2006	2006 MSA Ranking (out of 363 MSAs)	2006 Per Capita Real GDP
Tampa	81.8	86.6	93.2	101.2	108.5	23	\$35,402
Orlando	68.2	73.8	80.7	90.3	97.4	27	\$42,735
Jacksonville	41.5	45.5	49.1	53.2	58.2	44	\$39,075
Pensacola	9.6	10.3	11.4	12.1	13.0	136	\$24,255
Tallahassee	9.6	10.1	10.7	11.5	12.2	145	\$30,075
Fort Walton Beach	6.6	7.4	8.2	9.0	9.4	168	\$42,805
Gainesville	6.5	6.8	7.7	8.3	8.9	172	\$29,882
Panama City	4.2	4.6	5.1	5.7	6.1	219	\$31,056

Source: U.S. Department of Commerce, Bureau of Economic Analysis

3.6 Consumer Price Index (CPI-U)

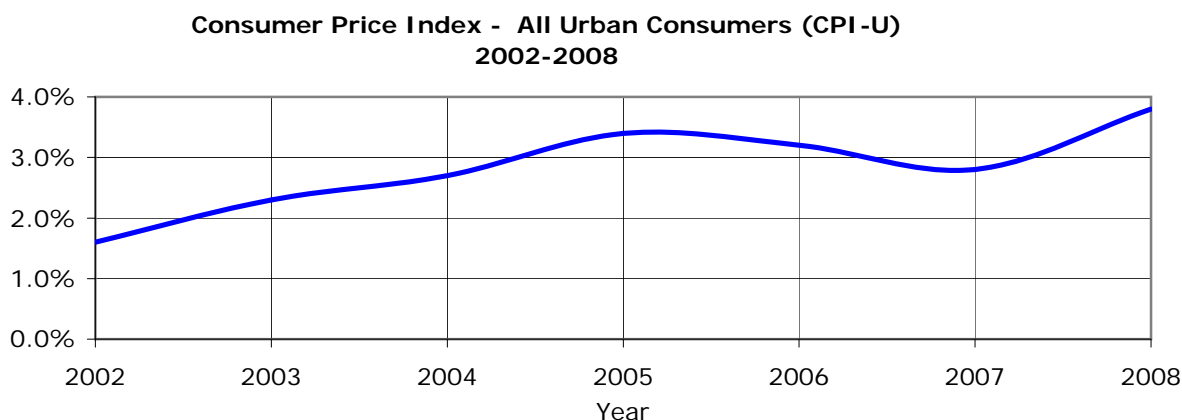
The Consumer Price Index for all Urban Consumers (Cost of Living Index) increased 3.8% in 2008, up from 2.8% in 2007.

Figure 3-8
Consumer Price Index for all Urban Consumers (CPI-U, 2002-2008)

	2002	2003	2004	2005	2006	2007	2008
U.S. City Average	179.9	184.0	188.9	195.3	201.6	207.342	215.303
% Change from Previous	1.6%	2.3%	2.7%	3.4%	3.2%	2.8%	3.8%

Source: U.S. Bureau of Labor Statistics

Figure 3-9
Annual Change in the Consumer Price Index (CPI-U, 2002-2008)



Source: U.S. Bureau of Labor Statistics

3.7 Airport Traffic Statistics

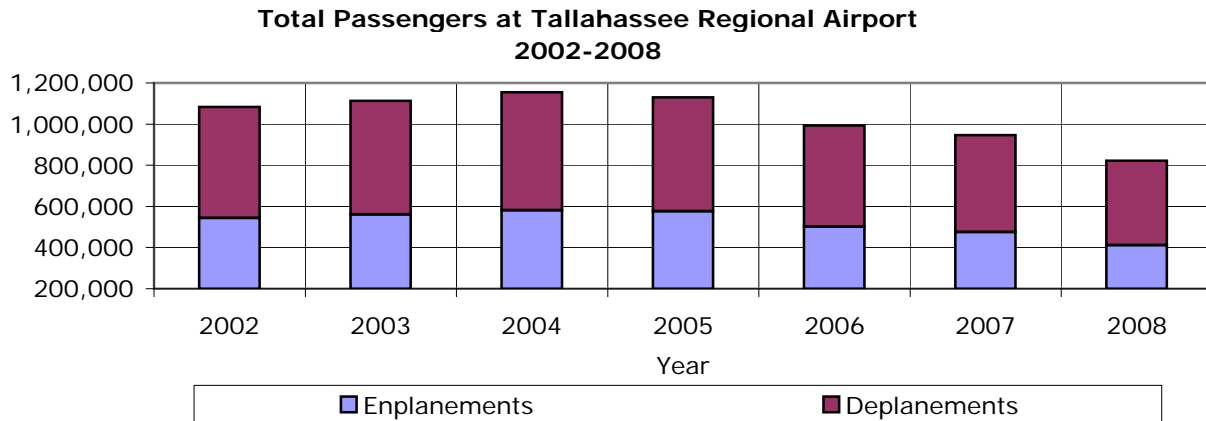
Passenger traffic at Tallahassee Regional Airport was off 13% in 2008 compared with 2007 levels marking a fourth straight annual decline in the number of total passengers.

**Figure 3-10
Tallahassee Regional Airport Traffic Statistics (2002-2008)**

	2002	2003	2004	2005	2006	2007	2008
Enplanements	543,674	560,885	580,510	576,104	501,158	475,612	411,870
Deplanements	538,911	552,358	574,562	553,843	492,702	471,553	409,846
Total Passengers	1,082,585	1,113,243	1,155,072	1,129,947	993,860	947,165	821,716

Source: City of Tallahassee, Aviation Department

**Figure 3-11
Total Passengers at Tallahassee Regional Airport (2002-2008)**



Source: City of Tallahassee, Aviation Department

Section 4

Education

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4.1 Higher Education Institutions Enrollment

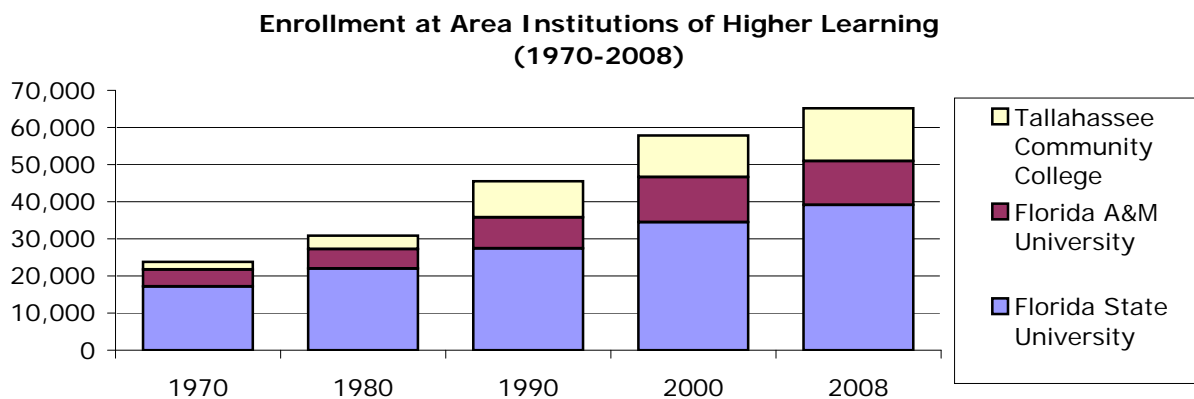
More than 65,000 students were enrolled in the fall semester 2008 at the three largest institutions for higher learning in Leon County. Total enrollment at the three schools has more than doubled since 1985.

Figure 4-1
Enrollment at area Institutions of Higher Learning (1960-2008)

Year	Florida State University	Florida A&M University	Tallahassee Community College	Total Enrollment
1960	9,019	2,961	---	11,980
1970	17,188	4,500	2,100	23,788
1980	21,965	5,246	3,663	30,874
1985	21,474	4,919	5,289	31,682
1990	27,427	8,379	9,679	45,485
1995	30,268	10,277	10,101	50,646
2000	34,485	12,161	11,207	57,853
2001	35,472	12,349	11,567	59,388
2002	36,720	12,468	11,968	61,156
2003	37,328	13,023	12,572	62,923
2004	38,886	13,070	12,784	64,740
2005	39,652	12,177	13,439	65,268
2006	40,474	11,913	13,526	65,913
2007	41,065	11,567	14,096	66,728
2008	39,136	11,848	14,163	65,147

Source: Florida Department of Education, State of Florida Student Database Reports

Figure 4-2
Enrollment at Area Institutions of Higher Learning (1970-2008)



Source: Florida Department of Education, State of Florida Student Database Reports

4.2 Leon County Public Schools Statistics

Leon County public school enrollment continues to grow steadily (up approximately 1% per year since the 1990-91 school year). The dropout rate for grades 9-12 dropped to 2.2% in the 2007-2008 school year, the third time in the past four years the dropout rate has been below 3%.

Figure 4-3
Leon County Public School Enrollment, K-12 (1960-61-2008-09)

Year	Enrollment
1960-61	14,959
1970-71	20,182
1980-81	21,632
1985-86	23,445
1990-91	26,869
1995-96	30,348
2000-01	30,958
2001-02	30,920
2002-03	30,776
2003-04	31,037
2004-05	31,119
2005-06	31,474
2006-07	31,626
2007-08	31,908
2008-09	32,796

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

Figure 4-4
Leon County Public School Dropout Statistics, Grades 9-12 (1996-97-2007-08)

Year	Percent Dropout
1996-97	4.5%
1997-98	4.0%
1998-99	5.0%
1999-00	3.8%
2000-01	3.4%
2001-02	3.7%
2002-03	3.0%
2003-04	3.3%
2004-05	2.4%
2005-06	2.6%
2006-07	4.5%
2007-08	2.2%

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

4.3 Leon County Public School Grades

Seventy-nine percent of Leon County Public Schools received an A or B grade in the 08-09 school year

Figure 4-5
Leon County Public School Grades, K-12 (2003-04-2008-09)

School Name	2008-09 Grade	2007-08 Grade	2006-07 Grade	2005-06 Grade	2004-05 Grade	2003-04 Grade
Amos P. Godby High School	F	C	D	D	D	D
Apalachee Elementary School	C	C	B	B	A	B
Astoria Park Elementary School	A	B	A	A	A	A
Augusta Raa Middle School	A	A	A	A	A	A
Belle Vue Middle School	C	D	D	C	C	C
Bond Elementary School	B	C	D		C	B
Buck Lake Elementary School	A	A	A	A	A	A
C.K. Steele-Leroy Collins Charter M.S.	B	C	C	A	A	C
Canopy Oaks Elementary School	A	A	A	A	A	A
Chaires Elementary School	A	B	A	A	A	A
Deerlake Middle School	A	A	A	A	A	A
Desoto Trail Elementary School	A	A	A	A	A	A
Elizabeth Cobb Middle School	A	A	A	A	A	A
Fairview Middle School	B	B	B	A	B	B
Fort Braden Elementary School	B	B	B	B	B	C
Frank Hartsfield Elementary School	B	A	B	B	B	B
Gilchrist Elementary School	A	A	A	A	A	A
Griffin Middle School	C	C	C	A	B	C
Hawks Rise Elementary School	A	A	A	A	A	A
Imagine School at Evening Rose	F					
J. Michael Conley Elementary School	A					
James Rickards High School	D	C	C	C	D	C
John G. Riley Elementary School	A	B	C	B	C	C
Kate Sullivan Elementary School	B	A	A	A	A	A
Killlearn Lakes Elementary School	A	A	A	A	A	A
Lawton Chiles High School	B	A	B	A	B	B
Leon High School	C	A	B	A	B	B
Lillian Ruediger Elementary School	A	B	A	A	A	A
Lincoln High School	B	A	A	B	B	B
Oak Ridge Elementary School	A	C	C	C	D	C
Pineview Elementary School	B	A	C	A	B	A
R. Frank Nims Middle School	D	C	F	D	D	C
Roberts Elementary School	A	A	A	A	A	A
Sabal Palm Elementary School	B	C	B	A	C	C
Sail	B	A	B	B	B	B
Sealey Elementary School	A	A	A	A	B	A
Springwood Elementary School	A	C	B	A	A	A
Stars Middle School	C	C				
Swift Creek Middle School	A	A	A	A	A	A
The School of Arts & Sciences	A	A	A	A	A	A
Walter T. Moore Jr. Elementary School	A	A	A	B	A	A
William J. Montford III Middle School	A					
Woodville Elementary School	B	D	C	B	B	B

Source: Florida Department of Education, Evaluation and Reporting

4.4 SAT and ACT Results

Students in the Leon County School District continued to score favorably in comparison with Florida and national averages in the SAT and ACT student assessment tests. The Leon County School District has consistently scored the same or higher than the average for districts statewide in total ACT and SAT mean composite scores.

Figure 4-6
SAT Mean Results, Total (2001-02-2007-08)

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Leon County School District	1,052	1,057	1,055	1,071	1,073	1,056	1,076
State Of Florida Average	995	996	998	996	993	993	993
U.S. Average	1,020	1,026	1,026	1,028	1,021	1,017	1,017

Note: This report summarizes results for Leon District's graduating seniors of 2007-08 who took the Scholastic Assessment Test-I: Reasoning Tests (SAT-I) at anytime during their high school years (usually as 11th or 12th graders) through March 2008. The SAT-I assesses critical reading and mathematical reasoning skills associated with successful academic performance in college and is reported on a point scale ranging from 200 to 800.

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

Figure 4-7
ACT Mean Results, Total (2001-02-2007-08)

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Leon County School District	20.9	21.0	21.1	21.1	21.1	21.0	21.0
State Of Florida Average	20.4	20.5	20.5	20.4	20.3	19.9	19.8
U.S. Average	20.8	20.8	20.9	20.9	21.1	21.2	21.1

Note: This report summarizes results for Leon District's graduating seniors of 2007-08 who took the American College Testing (ACT) Program assessment during their junior and/or senior years. The ACT assesses skills related to predicting successful academic performance in college and is reported on a scale ranging from 1 to 36.

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

Section 5

Community and Environment

Topics

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5.1 History of Tallahassee/Leon County

Leon County, originally part of Escambia County and later a part of Gadsden County, was created by the Territorial Legislature in 1824. Named for Ponce De Leon, Leon County was one of the most populous and prosperous counties in ante-bellum Florida.

Tallahassee, named for the "old fields" that it once encompassed, earned the title early in the 16th century from the Apalachee Indians who inhabited the area. Legend says that the final spelling was chosen by Octavia Walton, daughter of the territorial governor of Florida. Today, Tallahassee exemplifies not only the influence of the Indian, but also that of the Spanish, French and English who occupied the area in succession.

The City of Tallahassee, the county seat and only incorporated city in Leon County, was established in 1825, following a decision by the legislature to locate the capital of the new Florida Territory midway between the population centers of St. Augustine and Pensacola.

The following outline represents a brief historical sketch of the area:

500- 1528 Apalachee Indians flourish in the area, settling into villages and displaying a flair for agriculture, trading and pottery.

1528 An expedition under Panfilo de Narvaez become the first Europeans to come into contact with the local Indians.

1539 The Hernando de Soto expedition winters in an area that is within one mile of the present Capitol building and celebrates the first Christmas in Tallahassee.

1528-1607 Contact with Spanish invaders decimates the Apalachee population through disease and warfare.

1607 Apalachee Indians ask the Spanish Governor to send missionaries into the area.

1633 The Spanish establish a mission chain from St. Augustine to Tallahassee (Fort San Luis).

1704 Spanish missions are destroyed by combined Creek Indians and British forces; Apalachee Indians leave the area.

1725 Creek Indians enter the area from Georgia and Alabama. These and other Indians in the area later become known as Seminoles (runaways).

1763 The Tallahassee area becomes a British possession when Spain cedes Florida to England in exchange for Cuba.

1783 Spain regains possession of Florida.

1818 General Andrew Jackson invades Florida and drives the Seminole Indians from Leon County.

1819 Florida is ceded by Spain to the United States.

1822 The Territory of Florida is created by an act of Congress.

5.1 History of Tallahassee/Leon County

1824 Leon County is created by the Territorial Legislature with Tallahassee as the County seat and State Capital. The first land survey of the area is made. The City of Tallahassee was incorporated the following year.

1834 The Tallahassee-St. Marks railroad is constructed (reported to be the third oldest railroad in the United States).

1845 Florida becomes the 27th State.

1853 The West Florida Seminary is established; it later becomes the Florida State College for Women; today it is the Florida State University.

1861 Florida secedes from the Union.

1865 Federal troops are repelled at the battle of Natural Bridge in southeast Leon County, leaving Tallahassee as the only Confederate capital east of the Mississippi River not captured during the Civil War.

1887 The Florida Agricultural and Mechanical University is established.

1919 The Legislature passes a new city charter for Tallahassee, authorizing a Commission-Manager form of government.

1931 The Lively Vocational Technical School is established.

1966 The Tallahassee Community College is established.

1997 Tallahassee citizens select their first directly-elected Mayor since 1919, replacing the system of yearly rotation among the City Commissioners.

2002 The citizens of Leon County voted to make Leon County a Home Rule Charter County. The charter provides citizens more direct participation in county government.

5.2 Tallahassee's History of Annexations

The City of Tallahassee has had a long history of annexation activity as a means of achieving growth. During its first 150 years, Tallahassee expanded from one-quarter of a mile in size to 28.18 square miles by 1980. Since 1980, the City has witnessed a tremendous increase in annexation activity with nearly 75 additional square miles having been added during this time, swelling the size of Tallahassee to 103.06 square miles as of December 31, 2008. Many of the annexations in the early 1980's were accomplished through a double-referendum process that required the approval of City voters. Since 1985 the vast majority of the City's annexations have been achieved through a voluntary process where the owners of properties petition for inclusion into the City.

Figure 5-1
Tallahassee's History of Annexations (1927-2008)

Year	Beginning Size (Square Miles)	Area Increase (Square Miles)	Ending Size (Square Miles)
1927 - 1959	2.30	12.18	14.48
1960 - 1979	14.48	13.70	28.18
1980 - 1984	28.18	26.79	54.97
1985 - 1989	54.97	7.25	62.22
1990 - 1994	62.22	19.64	81.86
1995	81.86	1.82	83.68
1996	83.68	10.29	93.97
1997	93.91	2.04	96.01
1998	96.01	0.57	96.58
1999	96.58	1.63	98.21
2000	98.21	0.29	98.50
2001	98.50	2.56	101.06
2002	101.06	0.38	101.44
2003	101.44	0.46	101.90
2004	101.90	0.10	102.00
2005	102.00	0.69	102.69
2006	102.69	0.28	102.97
2007	102.97	0.08	103.05
2008	103.05	0.01	103.06

Source: City of Tallahassee, Public Works Department, Engineering

5.3 Climate

Tallahassee has a mild, moist climate characteristic of the Gulf States, experiencing a subtropical summer similar to the rest of Florida. In contrast to the Florida peninsula, Northwest Florida of which Tallahassee is a part, experiences four seasons. Prevailing winds average 6.2 miles per hour and are from a southerly direction in the spring and summer, then shift toward a more northerly direction later in the year.

Figure 5-2
Climactic Data for the Tallahassee Area

Month	Avg. High Temperature (Fahrenheit)	Avg. Low Temperature (Fahrenheit)	Avg. Days Above 90 degrees (Fahrenheit)	Avg. Days Below 32 degrees (Fahrenheit)	Avg. Number of Days With Rain	Avg. Rainfall (Inches)
January	64	40	0	10	9	5.4
February	67	42	0	7	8	4.6
March	74	48	0	2	8	6.5
April	80	53	1	3	6	3.6
May	87	62	9	0	8	5.0
June	91	70	19	0	13	6.9
July	92	73	23	0	16	8.0
August	92	73	22	0	14	7.0
September	89	69	15	0	9	5.0
October	81	57	2	0	5	3.3
November	73	48	0	3	6	3.9
December	66	42	0	9	8	4.1
Annual	79.5	56.3	91	34	110	63.2

Source: National Climatic Data Center

5.4 Public Safety

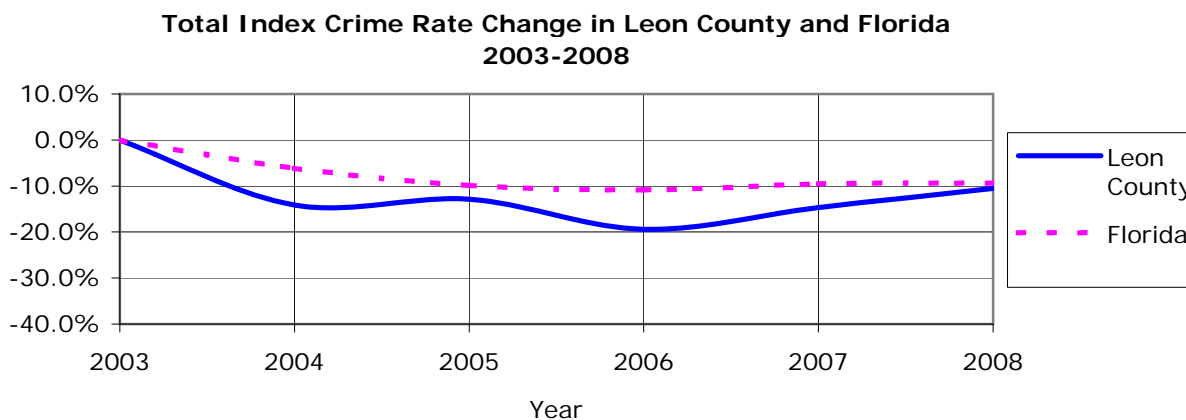
Between 2007 and 2008, Leon County experienced a 4.2% increase in the total crime index rate (rate per 100,000 population) compared to a 0.1% increase for the State of Florida. The index rate for violent crimes in Leon County increased 2.9% in 2008 over 2007 levels with an 11.9% increase in the number of robberies and a 20.0% decrease in the number of forcible sex offenses. Property crime rates increased 4.5% between 2007 and 2008 with the number of burglaries up 7.8% during the period and a 17.3% decrease in the number of motor vehicle thefts.

Figure 5-3
Leon County Crime Rates, Rate per 100,000 Residents (2003-2008)

Type of Crime	2003	2004	2005	2006	2007	2008	Avg. Annual Rate Change (2003-2008)
Violent Crimes	736.6	756.4	781.6	776.5	815.7	839.6	2.6%
Murder	3.1	4.9	4.1	3.7	1.8	5.1	10.0%
Forcible Sex Offenses	108.8	114.4	103.3	101.7	102.6	81.5	-5.8%
Robbery	158.1	148.2	170.0	194.1	239.7	266.3	10.4%
Aggravated Assault	466.5	488.5	504.2	477.1	471.6	486.7	0.8%
Property Crime	4,871.2	4,112.2	4,149.6	3,842.2	4,026.1	4,207.1	-2.9%
Burglary	1,228.2	1,368.3	1,248.6	1,128.8	1,253.6	1,341.6	1.8%
Larceny	3,280.2	2,355.9	2,555.8	2,427.9	2,482.6	2,627.6	-4.4%
Motor Vehicle Theft	362.8	388.0	345.2	285.5	289.9	237.9	-8.4%
Index Rate (per 100,000)	5,607.8	4,868.6	4,931.2	4,618.8	4,841.8	5,046.7	-2.1%

Source: Florida Statistical Analysis Center, Florida Department of Law Enforcement

Figure 5-4
Total Index Crime Rate Change in Leon County and Florida (2003-2008)



Note: Index Rate is per 100,000 population

Source: Florida Statistical Analysis Center, Florida Department of Law Enforcement

5.5 Local Government

Since 1919 the City of Tallahassee has operated under a Commission-Manager form of government. The Mayor and four Commissioners are elected at-large for staggered four-year terms with elections for two commission seats being held every other year. The City Commission appoints four officers to administer the duties of the city: City Manager, City Treasurer-Clerk, City Auditor, and City Attorney. The County is guided by an elected seven-member Board of County Commissioners, five of whom are elected to serve specific commission districts and two members are elected at-large. Each Commissioner is elected to a four-year term with the position of Chairperson selected annually on a rotating basis. The County Administrator is appointed by the Board to oversee all functions, directives and policies. The County Administrator administers all county offices not governed by elected County officials. Elected County officials include the Sheriff, Property Appraiser, Clerk of the Court, Supervisor of Elections and Tax Collector.

Figure 5-5
Property Tax Rate (2008)

Taxing Authority	Millage Rate	Where Tax is Applied
Leon County Commission		
General Property Tax	7.8500	Anywhere in Leon County
County Health MSTU	0.0000	Anywhere in Leon County
County EMS MSTU	0.5000	Anywhere in Leon County
Leon County School Board		
State Law	5.1460	Anywhere in Leon County
Local Board	2.4500	Anywhere in Leon County
School Bond	0.2240	Anywhere in Leon County
Tallahassee City Commission	3.2115	Within City Limits Only
NW Florida Water Mgmt. District	0.0450	Anywhere in Leon County
Downtown Improvement Authority	1.0000	In the Downtown Area Only
Inside City Limits Total	19.4265	
Outside City Limits Total	16.2150	
Downtown Improvement Area	20.4265	

Source: Leon County Property Appraiser

Section 6

Residential and Commercial Development

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6.1 Residential Development

Residential building permits issued in Leon County declined sharply again in 2008. The number of detached single-family home permits fell 44%, attached single-family (townhomes) permits fell 65% and multi-family permits were off 74% in comparison with 2007 levels. The year 2008 saw the fewest permits issued for new construction of single-family units (detached and attached) in a year in Leon County since 1975. In the 20 year period 1986-2005, on average there were 1,322 permits issued for single-family detached homes. For the most recent three year period (2006-2008) the average dipped to 702 per year.

Figure 6-1
Residential Building Permits Issued By Type in Leon County
(1985-2008)

Year	Detached Single- Family	Attached Single- Family	Multi-Family	Constructed Units Permitted	Mobile Homes*	Total Housing Units Permitted
1985	992	97	54	1,143	540	1,683
1986	1,271	286	280	1,837	661	2,498
1987	1,366	375	860	2,601	611	3,212
1988	1,439	363	781	2,583	540	3,123
1989	1,743	410	1,261	3,414	658	4,072
1990	1,346	393	1,136	2,875	542	3,417
1991	1,215	152	298	1,665	480	2,145
1992	1,359	284	441	2,084	480	2,564
1993	1,373	269	381	2,023	530	2,553
1994	1,437	188	476	2,101	556	2,657
1995	1,261	302	1,268	2,831	716	3,547
1996	1,256	257	441	1,954	584	2,538
1997	1,109	259	837	2,205	649	2,854
1998	1,012	166	534	1,712	606	2,318
1999	1,245	162	654	2,061	443	2,504
2000	1,154	123	782	2,059	430	2,489
2001	1,127	258	962	2,347	349	2,696
2002	1,436	97	1,375	2,908	259	3,167
2003	1,456	254	1,197	2,907	306	3,213
2004	1,276	184	1,492	2,952	239	3,191
2005	1,552	392	1,411	3,355	152	3,507
2006	926	354	659	1,939	132	2,071
2007	756	357	1,041	2,154	175	2,329
2008	425	124	267	816	113	929

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

Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

6.2 Housing Unit Inventory/Vacancy Rates

There are an estimated 122,761 residential housing units in Leon County as of 2008, approximately 68% located within the Tallahassee City Limits and 32% in unincorporated Leon County.

Figure 6-2
Housing Unit Inventory (1970-2035)

Year	City of Tallahassee	Unincorporated Leon County	Leon County
1970	23,236	9,337	32,573
1980	33,677	25,543	59,220
1990	55,221	26,104	81,325
2000	68,417	35,557	103,974
2008	83,288	39,473	122,761
2015	87,619	40,840	128,459
2020	92,395	42,385	134,780
2025	96,985	43,850	140,835
2030	101,246	45,192	146,438
2035	105,180	46,453	151,633

Sources: U.S. Department of Commerce, Bureau of the Census (1970-2000), Tallahassee-Leon County Planning Department Estimates and Projections (2008-2035)

Figure 6-3
Residential Vacancy Rates (1970-2000)

Year	City of Tallahassee	Unincorporated Leon County	Leon County
1970	5.0%	4.2%	4.7%
1980	8.5%	8.9%	8.6%
1990	8.7%	6.6%	8.0%
2000	7.6%	6.3%	7.2%

Note: Vacancy rates are as of April 1st of each year for all housing types
Source: U.S. Department of Commerce, Bureau of the Census

6.3 Commercial Development

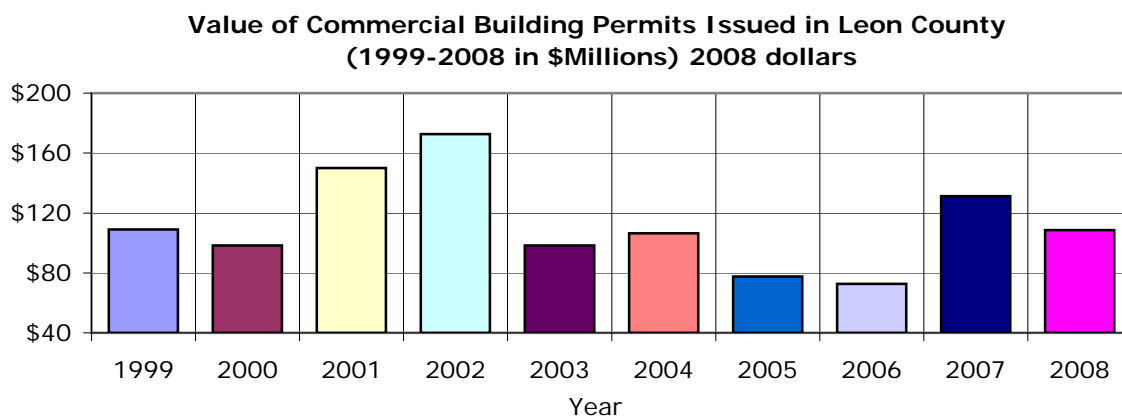
The value of commercial permits issued in 2008 were down 14% when compared to 2007 levels. Two of the three largest commercial permits for new construction (by valuation of the permit) issued in 2008 were for office buildings: Cornerview Office Building at Summit East (\$10 million, 86,000 sf and Capital City Bank's Trust Building, \$7.6 million, 38,552 sf). The second largest commercial permit was issued for the 162-room Floridan Hotel downtown. Retail accounted for approximately 25% of the value of new construction permits in 2008, led by a \$7.2 million, 101,760 sf Wal Mart on North Monroe and a \$4.5 million, 69,013 sf Sportsman's Warehouse at Fallschase NOTE: There were three office buildings permitted within the State of Florida's Capital Circle Office Complex totaling \$81.1 million and 466,569 sf. These figures are not included in this compilation of commercial permits but rather contained within the value of new public buildings.

Figure 6-4
Commercial Building Permits Issued in Leon County (1999-2008)

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2008 Dollars (\$Millions)
1999	144	\$84.3	\$108.9
2000	119	\$78.7	\$98.4
2001	140	\$123.5	\$150.1
2002	129	\$144.3	\$172.7
2003	104	\$84.1	\$98.4
2004	106	\$93.4	\$106.5
2005	98	\$70.5	\$77.7
2006	109	\$68.0	\$72.6
2007	83	\$126.4	\$131.3
2008	88	\$108.5	\$108.5

Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

Figure 6-5
Value of Commercial Building Permits Issued (1999-2008)



Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

6.4 Urban Service Area Development

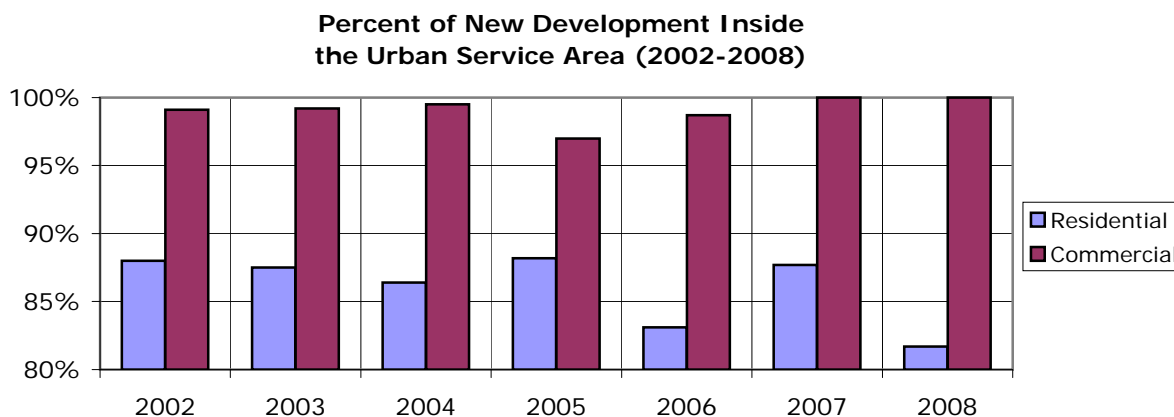
The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA) concept. At approximately 161 square miles, the USA is the compact area in which urban infrastructure is presently available or anticipated to be furnished within the planning horizon, which is the year 2020. The USA includes the City of Tallahassee, its urban environs, and the surrounding area. The percentage of new residential development permitted within the USA in 2008 was 81.7%.

Figure 6-6
Percent of New Development Inside the Urban Service Area*

Year	Residential	Commercial
2002	88.0%	99.1%
2003	87.5%	99.2%
2004	86.4%	99.5%
2005	88.2%	97.0%
2006	83.1%	98.7%
2007	87.7%	100.0%
2008	81.7%	100.0%

*Note: Residential Development measured in units constructed, commercial development, sq. ft. constructed
 Mobile home units permitted within mobile home parks are not included in residential unit totals
 Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department*

Figure 6-7
New Development Inside the Urban Service Area (2002-2008)



Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

6.5 Office Market Summary

The total Tallahassee/Leon County office market consists of approximately 6.6 million square feet of privately owned office space. In addition, the State of Florida owns and occupies approximately 4.5 million square feet. The overall office vacancy rate in Leon County decreased in 2009 to 8.8% (from 9.7% in 2008).

**Figure 6-8
Office Market Survey (First Quarter 2009)**

Market	Number of Properties	Square Feet Surveyed	Square Feet Vacant	Percent Vacant	Asking Rents*
Downtown	17	957,205	63,316	6.6%	\$18.00-\$34.00**
Northeast	64	1,772,167	231,335	13.1%	\$18.00-\$25.00
Northwest/West	18	1,291,274	45,237	3.5%	\$15.00-\$19.50
Southeast	28	2,645,315	246,109	9.3%	\$14.00-\$18.50
Total	127	6,665,961	585,997	8.8%	\$14.00-\$34.00

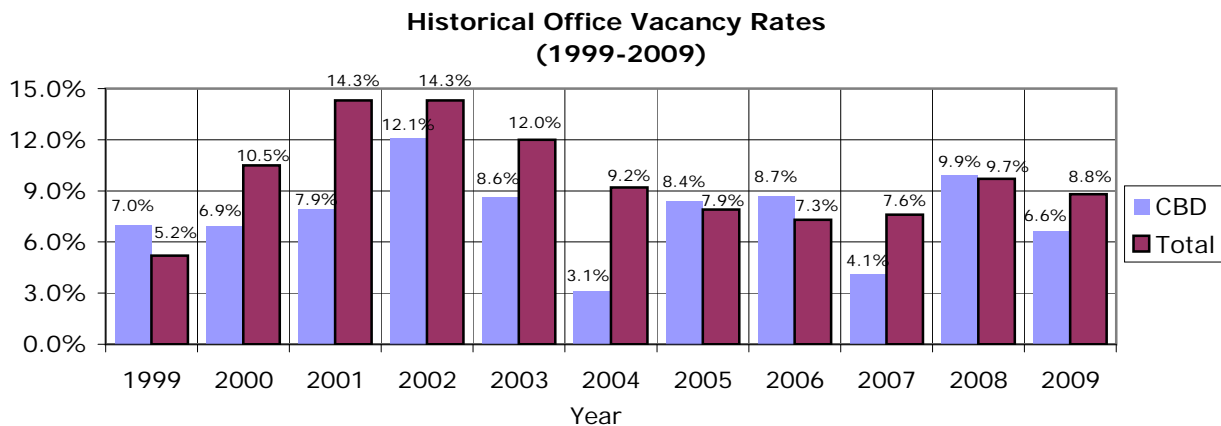
*All rents adjusted to full service (operating expenses include utilities and janitorial)

**Downtown CBD (Central Business District)

Note: Survey consists of buildings 10,000 sq. ft. and larger.

Source: Chip Hartung, Coldwell Banker Hartung and Noblin, Inc.

**Figure 6-9
Historical Office Vacancy Rates (1999-2009)**



Source: Chip Hartung, Coldwell Banker Hartung and Noblin, Inc.

6.6 Apartment Market Summary

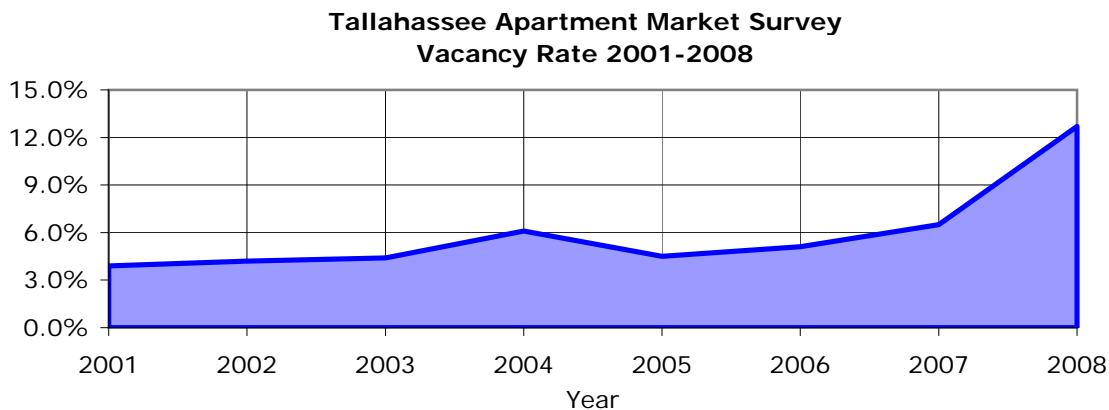
The apartment vacancy rate in Tallahassee jumped from 6.5% in September 2007 to 12.7% in September 2008. The average monthly rent has now reached \$900 with the average one bedroom renting for just under \$650 per month and the average four bedroom renting for slightly more than \$1,650 per month. More units were delivered in 2008 than in any year in nearly a decade, increasing the overall market supply by 6%.

Figure 6-10
Apartment Market Survey (2001-2008)

	Sept. 2001	Sept. 2002	Sept. 2003	Sept. 2004	Sept. 2005	Sept. 2006	Sept. 2007	Sept. 2008
Total Units Surveyed	15,775	16,433	17,401	18,206	18,000	18,560	17,722	18,348
Vacant Units	608	695	764	1,102	817	943	1,149	2,328
Vacancy Rate	3.9%	4.2%	4.4%	6.1%	4.5%	5.1%	6.5%	12.7%
Average Sq. Ft. Range	850- 900	900- 950	950- 1,000	950- 1,000	1,000- 1,050	950- 1,000	950- 1,000	1,000- 1,050
Average Rent per Month Range	\$600- \$650	\$700- \$750	\$750- \$800	\$750- \$800	\$800- \$850	\$850- \$900	\$850- \$900	\$900- \$950

Note: Survey includes communities with 40 or more units, public and Section 8 housing is excluded. Thirteen communities that fit the above criteria, approx. 1,000 units that did not participate in the survey.
Source: Real Data, 2008 Tallahassee Apartment Index, www.apindex.com, October 2008

Figure 6-11
Apartment Market Vacancy Rate (2001-2008)



Source: Real Data, 2007 Tallahassee Apartment Index, www.apindex.com, October 2008

6.7 Industrial Market Summary

The overall industrial vacancy rate in Leon County was 10.9% in 2008, up from 7.8% in 2006 according to a Coldwell Banker Hartung and Noblin, Inc. survey of major industrial areas within Leon County conducted in June 2008. Approximately 60% of the total industrial space and 75% of the total vacant space located within major industrial areas is located in the Northwest.

Figure 6-12
Industrial Market Survey (June 2008)

Market	Park/Area	Number of Buildings	Total Square Feet	Total Square Feet Available	Vacancy Rate
Northwest	Tallahassee Industrial Park	74	1,237,950	98,150	7.9%
	Commonwealth Center	12	658,530	59,400	9.0%
	Lakewood Business Park	50	557,530	112,600	20.2%
	Northwest Passage	13	155,075	15,500	10.0%
	Huntley Park	4	70,000	49,500	70.7%
	The Heritage	4	62,000	31,200	50.3%
	Capital Oaks Commerce	5	46,880	0	0.0%
	Oak Valley Warehouse	4	35,451	26,800	75.6%
	Northwest Commons	2	33,000	14,500	43.9%
	Tower Corners	3	26,800	12,900	48.1%
	Bainbridge Oaks	3	21,000	4,000	19.0%
NORTHWEST TOTAL		174	2,904,216	424,550	14.6%
Southwest	Yulee Industrial Park	28	788,940	0	0.0%
	Hamilton Park	11	278,550	37,500	13.5%
	Airport Industrial Park	17	144,300	5,000	3.5%
	Southwest Industrial Park	4	120,000	0	0.0%
	SOUTHWEST TOTAL	60	1,331,790	42,500	3.2%
East	Industrial Plaza	26	405,400	15,000	3.7%
	Weems Industrial	9	101,060	0	0.0%
	EAST TOTAL	35	506,460	15,000	3.0%
South	Four Points	11	173,100	47,100	27.2%
	Palmer Industrial	8	88,000	17,900	20.3%
	SOUTH TOTAL	19	261,100	65,000	24.9%
TOTAL LEON COUNTY		288	5,003,566	547,050	10.9%

Note: Survey is focused on major industrial areas of Leon County and does not include all warehouse product.

Source: Coldwell Banker Hartung and Noblin, Inc.

6.8 Median Residential Sale Prices

The median sales price of a detached single-family home in Leon County increased 1.9% per quarter on average between first quarter 2003 and fourth quarter 2007. Over the past year, (fourth quarter 2007 to fourth quarter 2008) the median sales price decreased on average 6.0% per quarter.

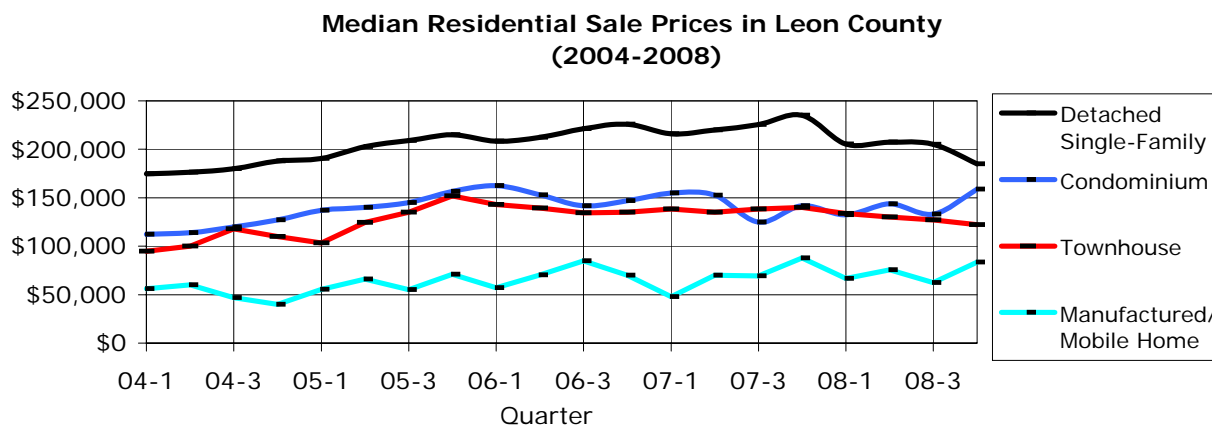
Figure 6-13
Median Residential Sale Prices in Leon County (2004-2008)

Quarter	Detached Single-Family	Condominium	Townhouse	Manufactured/Mobile Home
2004-1	\$174,661	\$112,400	\$94,800	\$56,000
2004-2	\$176,200	\$114,100	\$100,000	\$60,000
2004-3	\$179,900	\$120,000	\$118,000	\$46,950
2004-4	\$187,790	\$126,995	\$110,000	\$40,075
2005-1	\$190,450	\$136,945	\$103,450	\$55,500
2005-2	\$202,900	\$140,000	\$124,650	\$66,000
2005-3	\$209,000	\$144,900	\$135,000	\$55,000
2005-4	\$215,000	\$156,450	\$152,000	\$71,000
2006-1	\$208,500	\$162,500	\$142,900	\$57,000
2006-2	\$212,500	\$153,000	\$139,450	\$70,500
2006-3	\$221,230	\$141,750	\$134,500	\$85,000
2006-4	\$225,837	\$146,900	\$135,000	\$70,000
2007-1	\$216,000	\$155,000	\$138,500	\$47,800
2007-2	\$219,900	\$152,500	\$135,000	\$69,900
2007-3	\$225,450	\$124,900	\$138,250	\$69,450
2007-4	\$235,000	\$141,750	\$140,000	\$87,750
2008-1	\$205,500	\$132,500	\$133,650	\$66,700
2008-2	\$207,250	\$143,500	\$130,000	\$75,500
2008-3	\$205,000	\$133,000	\$127,000	\$62,400
2008-4	\$185,000	\$158,900	\$122,200	\$83,500

Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS

Source: Tallahassee Board of Realtors, Market Trends & Research

Figure 6-14
Median Residential Sale Prices in Leon County (2004-2008)



Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS

Source: Tallahassee Board of Realtors, Market Trends & Research