

**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT**  
**2010 Statistical Digest**  
**November 2010**

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## Section 1

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# 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 1.5% per year, slightly lower than the rate observed in the decade of the 1990s.

**Figure 1-1  
Population Estimates (1930-2009)**

<b>Year</b>	<b>City of Tallahassee</b>	<b>Unincorporated Leon County</b>	<b>Leon County</b>
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
2009	177,879	96,924	274,803

*Sources: U.S. Department of Commerce, Bureau of the Census (1930-2000); University of Florida, Bureau of Economic and Business Research (2009 estimate)*

**Figure 1-2  
Population Projections (2015-2035)**

<b>Year</b>	<b>City of Tallahassee</b>	<b>Unincorporated Leon County</b>	<b>Leon County</b>
2015	185,300	99,600	284,900
2020	194,500	103,100	297,600
2025	203,500	106,400	309,900
2030	211,800	109,400	321,200
2035	219,200	112,200	331,400

*Sources: University of Florida, Bureau of Economic and Business Research (2015-2035 Leon County projections); Tallahassee-Leon County Planning Department (City of Tallahassee and Unincorporated Leon County 2015-2035 projections assuming continued annexations and share of population growth captured by the City between 1999 and 2009 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 8% per year between 2000 and 2009. Three other census tracts are estimated to have grown 3% or more annually.

**Figure 1-3**  
**Population Estimates by Census Tract, Percent Growth (2000-2009)**

Census Tract*	Total Population 2000 Census	Estimated Pop. Growth 2000-2009	Total Pop. 2009 Estimate	Est. Annual Growth by Census Tract 2000-2009
26.01	2,998	2,989	5,987	7.7%
18.02	3,466	1,340	4,806	3.6%
25.04	7,517	2,486	10,003	3.2%
23.04	2,494	789	3,283	3.1%
24.07	7,228	2,233	9,461	3.0%
16.01	4,022	1,049	5,071	2.6%
21.02	7,557	1,881	9,438	2.5%
24.05	10,090	2,325	12,415	2.3%
25.05	4,719	1,077	5,796	2.3%
18.01	3,643	830	4,473	2.3%
25.06	6,664	1,506	8,170	2.3%
12	1,030	210	1,240	2.1%
25.02	9,654	1,704	11,358	1.8%
10.02	1,752	302	2,054	1.8%
20.02	7,912	1,276	9,188	1.7%
22.03	7,594	1,192	8,786	1.6%
26.02	7,425	1,085	8,510	1.5%
11.02	2,070	288	2,358	1.4%
9.01	6,849	937	7,786	1.4%
13	2,591	352	2,943	1.4%
23.03	3,291	441	3,732	1.4%
21.01	3,847	489	4,336	1.3%
6	2,900	356	3,256	1.3%
10.01	2,324	261	2,585	1.2%
4	2,940	330	3,270	1.2%
5	4,569	508	5,077	1.2%
27	9,409	1,043	10,452	1.2%
20.01	7,392	796	8,188	1.1%
15	4,041	431	4,472	1.1%
22.01	5,220	548	5,768	1.1%
11.01	2,885	277	3,162	1.0%
24.03	2,737	254	2,991	1.0%
19	7,070	547	7,617	0.8%
3.03	3,275	244	3,519	0.8%
23.02	3,409	248	3,657	0.8%
16.02	3,064	199	3,263	0.7%
14	6,870	434	7,304	0.7%
17	7,104	440	7,544	0.7%
2	3,811	224	4,035	0.6%
24.10	5,583	292	5,875	0.6%
22.04	7,172	313	7,485	0.5%
24.08	7,600	323	7,923	0.5%
24.09	8,573	218	8,791	0.3%
9.02	8,261	166	8,427	0.2%
8	2,937	54	2,991	0.2%
7	1,968	24	1,992	0.1%
3.02	2,399	27	2,426	0.1%
3.01	1,526	16	1,542	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](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

## 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 37.1% (behind Alachua County) and the smallest percentage aged 65 and older at 9.0% (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 2009 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 (2009 Estimate)**

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	15,790	5.7%	7,760	2.8%	8,030	2.9%
5 to 17	38,816	14.1%	18,962	6.9%	19,854	7.2%
18 to 34	102,071	37.1%	53,426	19.4%	48,645	17.7%
35 to 54	66,592	24.2%	34,965	12.7%	31,627	11.5%
55 to 64	26,846	9.8%	14,140	5.1%	12,706	4.6%
65 to 79	17,371	6.3%	9,440	3.4%	7,931	2.9%
80+	7,317	2.7%	4,666	1.7%	2,651	1.0%
Total	274,803		143,359	52.2%	131,444	47.8%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 157", June 2010

**Figure 1-5**  
**Leon County Population Growth by Age Group (2000-2009)**

Age Group	2000 Population	2009 Population	Growth in Population 2000-2009	Percent Growth 2000-2009	Avg. Ann. Growth 2000-2009
0 to 4	13,727	15,790	2,063	14.0%	1.8%
5 to 17	37,280	38,816	1,536	4.0%	0.5%
18 to 34	86,609	102,071	15,462	16.4%	2.1%
35 to 54	65,284	66,592	1,308	2.0%	0.2%
55 to 64	16,661	26,846	10,185	47.7%	6.0%
65 to 79	14,600	17,371	2,771	17.4%	2.2%
80+	5,291	7,317	2,026	32.4%	4.1%
Total	239,452	274,803	35,351	13.8%	1.7%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 157", June 2010

## 1.4 Race and Ethnicity

By race and ethnicity, Leon County's population includes 60.7% non-Hispanic white, 31.4% non-Hispanic black, 5.0% of Hispanic origin and 2.9% of "other" races and ethnicities.

**Figure 1-6**  
**Leon County Population by Age, Race and Ethnicity (2009 Estimate)**

Age Group	All Races	Non-Hispanic	Non-Hispanic	Other	Hispanic Origin
		White	Black		
0 to 4	15,790	8,130	6,364	584	712
5 to 17	38,816	20,710	15,164	1,394	1,548
18 to 34	102,071	55,285	35,439	3,255	8,092
35 to 54	66,592	43,569	18,706	1,718	2,599
55 to 64	26,846	19,937	5,874	541	494
65 to 79	17,371	13,228	3,566	329	248
80+	7,317	5,972	1,156	107	82
Total	274,803	166,831	86,269	7,928	13,775

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 157", June 2010

**Figure 1-7**  
**Leon County Pop. by Percentage, Race & Ethnicity (2009 Estimate)**

Age Group	Non-Hispanic	Non-Hispanic	Other	Hispanic Origin
	White	Black		
0 to 4	51.5%	40.3%	3.7%	4.5%
5 to 17	53.4%	39.1%	3.6%	4.0%
18 to 34	54.2%	34.7%	3.2%	7.9%
35 to 54	65.4%	28.1%	2.6%	3.9%
55 to 64	74.3%	21.9%	2.0%	1.8%
65 to 79	76.1%	20.5%	1.9%	1.4%
80+	81.6%	15.8%	1.5%	1.1%
Total	60.7%	31.4%	2.9%	5.0%

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 157", June 2010

## 1.5 Components of Population Change

The components of population change in Leon County since the 2000 Census is estimated to have changed slightly in comparison with the 1990-2000 time period. The percentage of Leon County's population growth associated with net migration is estimated to be 59.6% since 2000, lower than the actual rate of 67.1% observed between 1990 and 2000.

**Figure 1-8  
Components of Population Change (2000-2009)**

	Leon County	State of Florida
Total Population Change (2000-2009)	35,351	2,767,659
Net Natural Increase	14,272	467,229
Births	28,026	1,979,620
Deaths	13,754	1,512,391
Net Migration	21,079	2,300,430
Percent due to Natural Increase	40.4%	16.9%
Percent due to Net Migration	59.6%	83.1%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population, 2009"

\*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 371,317 in 2009, up 15.9% from 2000.

**Figure 1-10**  
**Population Growth in Florida Metropolitan Areas (2000-2009)**

Metropolitan Area/County(ies)	2009 Population Estimate	2000 Census Population	Percent Change 2000-2009
All Metropolitan Areas	17,623,020	15,023,351	17.3%
Miami-Fort Lauderdale-Pompano Beach (Broward, Miami-Dade, Palm Beach)	5,504,610	5,007,988	9.9%
Tampa-St. Petersburg-Clearwater (Hernando, Hillsborough, Pasco, Pinellas)	2,732,839	2,396,013	14.1%
Orlando-Kissimmee (Lake, Orange, Osceola, Seminole)	2,097,422	1,644,563	27.5%
Jacksonville (Baker, Clay, Duval, Nassau, St. Johns)	1,367,785	1,122,750	21.8%
Bradenton-Sarasota-Venice (Manatee, Sarasota)	707,724	589,963	20.0%
Cape Coral-Fort Myers (Lee)	615,124	440,888	39.5%
Lakeland (Polk)	584,343	483,924	20.8%
Palm Bay-Melbourne-Titusville (Brevard)	555,657	476,230	16.7%
Deltona-Daytona Beach-Ormond Beach (Volusia)	507,105	443,343	14.4%
Pensacola-Ferry Pass-Brent (Escambia, Santa Rosa)	457,488	412,153	11.0%
Port St. Lucie-Fort Pierce (Martin, St. Lucie)	416,720	319,426	30.5%
<b>Tallahassee</b> <b>(Gadsden, Jefferson, Leon, Wakulla)</b>	<b>371,317</b>	<b>320,304</b>	<b>15.9%</b>
Naples-Marco Island (Collier)	333,032	251,377	32.5%
Ocala (Marion)	330,440	258,916	27.6%
Gainesville (Alachua, Gilchrist)	273,625	232,392	17.7%
Fort Walton Beach-Crestview-Destin (Okaloosa)	196,237	170,498	15.1%
Panama City-Lynn Haven (Bay)	169,562	148,217	14.4%
Punta Gorda (Charlotte)	165,455	141,627	16.8%
Sebastian-Vero Beach (Indian River)	141,634	112,947	25.4%
Palm Coast (Flagler)	94,901	49,832	90.4%

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 2009. 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 2009)**

	Estimate April 1, 2009		Census April 1, 2000		Census April 1, 1990	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Leon County	112,217	2.31	96,521	2.34	74,828	2.43
Florida	7,477,339	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 155", February 2010

**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 2008 American Community Survey three-year estimates (2006-2008) estimates this percentage has remained similar (40.9%). The percent of the population 25 years and over that had not received a high school diploma is down to 9.3%.

**Figure 1-13**  
**Educational Attainment in Leon County, Population 25 years and over (2006-2008)**

	1990	Percent	2000	Percent	2006-2008	Percent
Less than 9th grade	6,046	5.5%	4,218	3.1%	4,065	2.6%
9th to 12th grade, no diploma	10,622	9.6%	10,749	7.8%	10,417	6.7%
H.S. graduate (inc. equivalency)	23,793	21.6%	25,963	18.9%	32,657	21.0%
Some college, no degree	20,414	18.5%	27,956	20.3%	32,354	20.8%
Associate's degree	8,457	7.7%	11,255	8.2%	12,334	7.9%
Bachelor's degree	23,675	21.5%	33,040	24.0%	37,094	23.9%
Graduate or professional degree	17,180	15.6%	24,356	17.7%	26,350	17.0%
Total	110,187		137,537		155,271	

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, American Community Survey, 2009

**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

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## Section 2

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# Labor Force and Income

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### Topics

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## 2.1 Labor Force and Employment

Leon County's labor force increased by more than 1,600 between 2008 and 2009 while the number of employed persons dropped by nearly 2,200. Overall, the total number of employed Leon County residents increased by 1.2% per year on average between 2003 and 2009.

**Figure 2-1**  
**Labor Force (2003-2009)**

	2003	2004	2005	2006	2007	2008	2009
Leon County	134,027	132,995	136,604	139,199	144,189	147,043	148,698
% Change From Previous	0.8%	-0.8%	2.7%	1.9%	3.6%	2.0%	1.1%
City of Tallahassee	82,829	82,131	86,387	88,342	91,572	93,878	94,895
% Change From Previous	0.7%	-0.8%	5.2%	2.3%	3.7%	2.5%	1.1%
Unincorporated Leon County	51,198	50,864	50,217	50,857	52,617	53,165	53,803
% Change From Previous	0.9%	-0.7%	-1.3%	1.3%	3.5%	1.0%	1.2%

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

Note: Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

**Figure 2-2**  
**Employment (2003-2009)**

	2003	2004	2005	2006	2007	2008	2009
Leon County	128,597	128,102	132,377	135,434	139,817	140,463	138,271
% Change From Previous	1.2%	-0.4%	3.3%	2.3%	3.2%	0.5%	-1.6%
City of Tallahassee	78,839	78,535	83,622	85,887	88,694	89,603	88,205
% Change From Previous	1.2%	-0.4%	6.5%	2.7%	3.3%	1.0%	-1.6%
Unincorporated Leon County	49,758	49,567	48,755	49,547	51,123	50,860	50,066
% Change From Previous	1.2%	-0.4%	-1.6%	1.6%	3.2%	-0.5%	-1.6%

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

Note: Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

## 2.2 Unemployment

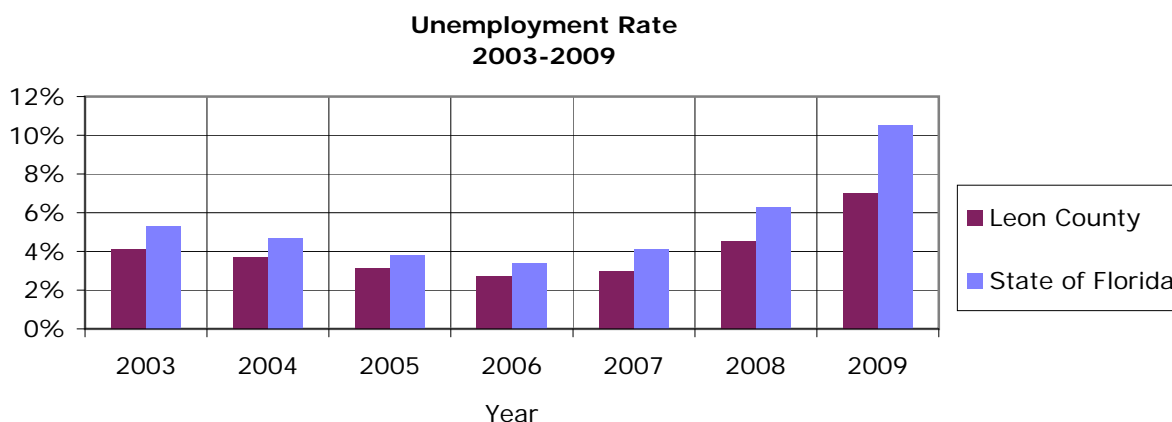
The unemployment rate in Leon County increased to 7.0% in 2009, still considerably lower than the state average of 10.5%. Initial claims for unemployment compensation increased 34.3% in 2009 in Leon County and 36.7% for the State.

**Figure 2-3**  
**Unemployment Rate (2003-2009)**

	2003	2004	2005	2006	2007	2008	2009
Leon County	4.1%	3.7%	3.1%	2.7%	3.0%	4.5%	7.0%
City of Tallahassee	4.8%	4.4%	3.2%	2.8%	3.1%	4.6%	7.0%
Unincorporated Leon County	2.8%	2.6%	2.9%	2.6%	2.8%	4.3%	6.9%
State of Florida	5.3%	4.7%	3.8%	3.4%	4.1%	6.3%	10.5%

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

Note: Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).



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

**Figure 2-4**  
**Initial Claims for Unemployment Compensation (2003-2009)**

	2003	2004	2005	2006	2007	2008	2009
Leon County	5,633	6,250	5,932	5,622	5,922	9,168	12,313
% Change from Previous	-6.1%	11.0%	-5.1%	-5.2%	5.3%	54.8%	34.3%
Florida	557,845	658,516	542,845	493,164	638,291	1,022,216	1,397,484
% Change from Previous	-4.8%	18.0%	-17.6%	-9.2%	29.4%	60.1%	36.7%

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

## 2.3 Employment by Industry

Between 2004 and 2009, non-agricultural employment in Leon County decreased 0.8% per year on average. Between 2008 and 2009, only Information and Education & Health Services industries and Federal Government exhibited modest employment increases while Construction and Trade, Transportation and Utilities each shed over 1,000 jobs.

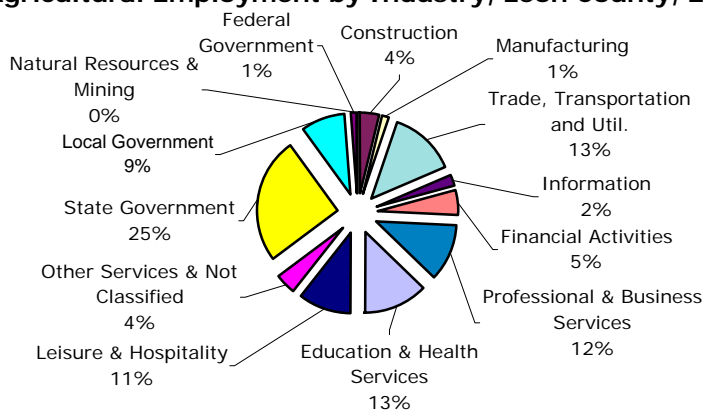
**Figure 2-5**  
**Non-Agricultural Employment by Industry, Leon County (2004-2009)**

	2004	2005	2006	2007	2008	2009	Avg. Annual Change
Natural Resources & Mining	182	218	235	224	198	151	-3.7%
Construction	6,487	7,392	7,778	7,258	6,489	5,339	-4.1%
Manufacturing	2,221	2,178	2,221	2,319	2,146	1,964	-2.6%
Trade, Transportation and Util.	20,467	20,980	21,202	20,741	19,848	18,506	-2.1%
Information	3,587	3,771	3,568	3,686	3,726	3,098	-3.1%
Financial Activities	6,791	7,080	7,359	7,323	7,103	6,639	-0.4%
Professional & Business Services	14,836	16,012	17,308	16,986	16,778	16,085	1.6%
Education & Health Services	14,877	14,967	15,558	16,210	16,920	17,569	3.1%
Leisure & Hospitality	13,011	13,990	14,450	15,073	14,757	14,622	2.3%
Other Services & Not Classified	5,843	5,943	6,222	6,249	6,194	5,807	-0.1%
State Government	42,390	38,223	36,518	35,983	35,213	35,148	-4.0%
Local Government	11,728	11,935	12,087	12,309	12,173	12,124	0.7%
Federal Government	1,698	1,699	1,679	1,656	1,717	1,732	0.4%
<b>Total</b>	<b>144,118</b>	<b>144,388</b>	<b>146,185</b>	<b>146,017</b>	<b>143,262</b>	<b>138,784</b>	<b>-0.8%</b>

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 (2009)**

**Non-Agricultural Employment by Industry, Leon County, 2009**



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, Leisure and Hospitality is projected to create the most jobs and experience the largest annual percentage growth in employment by major industry between 2009 and 2017.

**Figure 2-7**  
**Projected Employment by Industry, Leon County (2009-2017)**

<b>Industry</b>	<b>2009 Employment</b>	<b>2017 Employment</b>	<b>Total Employment Annual Change</b>	<b>Annual Percentage Change</b>
Total All Industries	162,154	183,132	2,622	1.6%
Leisure and Hospitality	14,396	17,960	446	3.1%
Construction	5,392	6,656	158	2.9%
Financial Activities	6,974	8,476	188	2.7%
Professional and Business Services	17,001	20,466	433	2.6%
Transportation and Warehousing	1,168	1,385	27	2.3%
Education and Health Services	17,536	20,647	389	2.2%
Wholesale Trade	2,645	3,031	48	1.8%
Other Services (Except Government)	7,880	8,762	110	1.4%
Information	3,530	3,920	49	1.4%
Retail Trade	15,491	16,989	187	1.2%
Local Government	11,933	12,741	101	0.9%
Self-Employed & Unpaid Family Workers	13,955	14,935	122	0.9%
State Government	40,344	43,330	373	0.9%
Federal Government	1,639	1,629	-1	-0.1%
Manufacturing	1,962	1,886	-10	-0.5%
Agriculture, Forestry, Fishing and Hunting	153	139	-2	-1.1%

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

## 2.5 Projected Employment by Occupation

The top two occupations by projected percentage annual growth in Leon County are in the technology and medical fields. By total employment change, service occupations (Waiters and Waitresses, Food Prep. and Serving Workers and Retail Salespersons) account for three of the top four occupations projected to add the most jobs by 2017.

**Figure 2-8**  
**Fastest Growing Occupations, Leon County (2009-2017)**

<b>Industry</b>	<b>2009 Emp.</b>	<b>2017 Emp.</b>	<b>Total Emp. Change</b>	<b>Annual Percentage Change</b>
Computer Software Engineers, Applications	388	574	186	6.0%
Home Health Aides	561	795	234	5.2%
Helpers - Plumbers, Pipefitters, and Steamfitters	122	168	46	4.7%
Bartenders	265	355	90	4.3%
Hosts, Restaurant, Lounge, and Coffee Shop	485	647	162	4.2%
Waiters and Waitresses	3,053	4,050	997	4.1%
Network Systems & Data Communications Analysts	1,487	1,966	479	4.0%
Roofers	168	222	54	4.0%
Cooks - Restaurant	956	1,253	297	3.9%
Helpers - Electricians	128	168	40	3.9%
Fitness Trainers and Aerobics Instructors	333	438	105	3.9%
Heating A/C, Refrigeration Mechanics & Installers	412	538	126	3.8%
Electricians	528	686	158	3.7%
Cost Estimators	169	219	50	3.7%
Advertising Sales Agents	298	385	87	3.7%

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

**Figure 2-9**  
**Occupations Gaining the Most New Jobs, Leon County (2009-2017)**

<b>Industry</b>	<b>2009 Emp.</b>	<b>2017 Emp.</b>	<b>Total Emp. Change</b>	<b>Annual Percentage Change</b>
Waiters and Waitresses	3,053	4,050	997	4.1%
Food Prep. & Serving Workers, Inc. Fast Food	4,218	5,032	814	2.4%
Accountants and Auditors	4,090	4,728	638	2.0%
Retail Salespersons	4,527	5,147	620	1.7%
Network Systems and Data Communications Analyst	1,487	1,966	479	4.0%
Janitors & Cleaners, Except Maids & Housekeeping	3,200	3,654	454	1.8%
Registered Nurses	2,712	3,124	412	1.9%
Executive Secretaries and Administrative Assistants	4,131	4,528	397	1.2%
Office Clerks, General	3,370	3,757	387	1.4%
Customer Service Representatives	1,590	1,892	302	2.4%
Lawyers	2,594	2,894	300	1.5%
Cooks, Restaurant	956	1,253	297	3.9%

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 \$63,700 in the 2010 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 (2006-2010)**

Median Family Income	2006	2007	2008	2009	2010
Tallahassee*	\$58,500	\$58,200	\$62,100	\$63,600	\$63,700
Florida	\$54,800	\$53,300	\$57,200	\$58,800	\$59,400

\*Note: HUD's Core-Based Statistical Area (CBSA) definition for median family income estimates for Tallahassee includes 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 2009 was \$39,127, 4.5% below the state average wage of \$40,973. The annual average state government wage was 7.2% higher in Leon County compared to the state average while the local government wage was 12.8% lower than the state average.

**Figure 2-13**  
**Average Annual Employment and Wages by Ownership (2009)**

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
<b>Leon County</b>			
All Ownerships	8,166	138,804	\$39,127
Private Ownerships	7,889	89,800	\$35,835
Federal Government	51	1,732	\$64,867
State Government	202	35,148	\$46,128
Local Government	24	12,124	\$39,533
<b>Florida</b>			
All Ownerships	593,511	7,182,179	\$40,973
Private Ownerships	586,870	6,116,299	\$39,859
Federal Government	2,017	132,732	\$64,855
State Government	3,049	185,182	\$43,047
Local Government	1,575	747,966	\$45,330

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 (2009)**

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
<b>Leon County</b>			
Professional and Business Services	2,007	16,491	\$50,141
Financial Activities	903	6,716	\$50,668
Construction	853	5,341	\$36,909
Information	182	3,370	\$45,001
Manufacturing	121	1,964	\$46,681
<b>Florida</b>			
Professional and Business Services	130,483	1,047,101	\$48,200
Financial Activities	65,787	479,518	\$54,910
Construction	66,485	393,507	\$41,500
Information	9,824	142,857	\$59,026
Manufacturing	17,596	323,815	\$50,094

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

## 2.8 Occupational Employment and Wages

The 2010 estimated average hourly wage for all occupations in the Tallahassee MSA is \$19.22 with the median wage being \$15.31 per hour for experienced workers in their occupation.

**Figure 2-15**  
**Occupational Emp. and Wages, 1,000+ Employment,**  
**Tallahassee MSA (2010)**

Occupational Title	2009 Emp.	Hourly Wage (2010 Wage Estimates in dollars)			
		Mean	Median	Entry*	Exp.**
Total All Occupations	161,320	\$19.22	\$15.31	\$9.07	\$24.30
Comb. Food Pre. & Serving Workers, Inc. Fast Food	4,770	\$8.31	\$7.97	\$7.77	\$8.60
Management Analysts	4,720	\$26.90	\$23.46	\$18.30	\$21.19
Retail Salespersons	4,510	\$11.69	\$9.47	\$7.97	\$13.54
Cashiers	4,270	\$8.52	\$8.30	\$7.63	\$8.97
Janitors and Cleaners, Ex.Maids and Hskping.	3,630	\$10.09	\$9.08	\$8.09	\$11.09
Executive Secretaries and Administrative Assistants	3,530	\$18.19	\$17.00	\$12.96	\$20.80
Waiters and Waitresses	3,440	\$9.04	\$7.99	\$7.72	\$9.71
Secretaries, Except Legal, Medical, and Executive	3,380	\$13.87	\$13.39	\$10.09	\$15.75
Office Clerks, General	3,250	\$11.68	\$11.21	\$8.63	\$13.21
Accountants and Auditors	3,180	\$24.85	\$23.14	\$15.66	\$29.44
Registered Nurses	2,910	\$27.45	\$27.55	\$21.03	\$30.66
Stock Clerks and Order Fillers	2,730	\$9.84	\$9.13	\$7.98	\$10.77
Business Operations Specialists, All Other	2,460	\$27.87	\$26.13	\$17.21	\$33.20
Bookkeeping, Accounting, and Auditing Clerks	2,280	\$15.19	\$14.81	\$10.51	\$17.52
Customer Service Representatives	1,720	\$13.51	\$12.65	\$8.91	\$15.82
Lawyers	1,680	\$44.79	\$38.16	\$26.84	\$53.76
Receptionists and Information Clerks	1,620	\$11.51	\$11.18	\$8.65	\$12.95
Psychiatric Aides	1,590	\$12.46	\$11.94	\$10.58	\$13.41
Correctional Officers and Jailers	1,540	N/R	N/R	N/R	N/R
Comp. Ofcrs., Ex. Ag., Cons., Hlth., Safety & Trans.	1,400	\$17.71	\$16.19	\$13.13	\$19.99
Postsecondary Teachers, All Other	1,390	\$86,776	\$78,379	\$52,418	\$103,956
Elementary School Teachers, Except Spec. Education	1,350	\$57,254	\$55,622	\$44,564	\$63,598
First-Line Supervisors/Mgrs of Retail Sales Workers	1,330	\$18.55	\$16.26	\$11.67	\$21.98
Nursing Aides, Orderlies, and Attendants	1,290	\$10.35	\$10.24	\$8.32	\$11.36
First-Line Supers./Mgrs. of Ofc. & Admin. Sup. Wkrs.	1,290	\$21.82	\$21.35	\$13.92	\$25.77
Maintenance and Repair Workers, General	1,290	\$15.18	\$14.40	\$10.82	\$17.35
Teachers Assistants	1,280	\$25,374	\$23,730	\$20,446	\$27,838
General and Operations Managers	1,190	\$47.70	\$46.56	\$23.87	\$59.61
Cooks, Restaurant	1,170	\$9.67	\$9.15	\$8.32	\$10.34
Licensed Practical & Licensed Vocational Nurses	1,110	\$18.30	\$17.88	\$14.52	\$20.19
Sales Representatives, Services, All Other	1,080	\$27.36	\$24.55	\$12.72	\$34.68
Network Systems and Data Comm. Analysts	1,070	\$25.55	\$23.99	\$18.77	\$28.95
Teachers & Instructors, All Other	1,030	\$30,247	\$23,717	\$18,008	\$36,367
Laborers & Freight, Stock, & Material Movers, Hand	1,020	\$10.40	\$9.76	\$8.27	\$11.47
Maids and Housekeeping Cleaners	1,000	\$8.69	\$8.43	\$7.81	\$9.13
Security Guards	1,000	\$13.03	\$11.33	\$8.07	\$15.51

\* *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

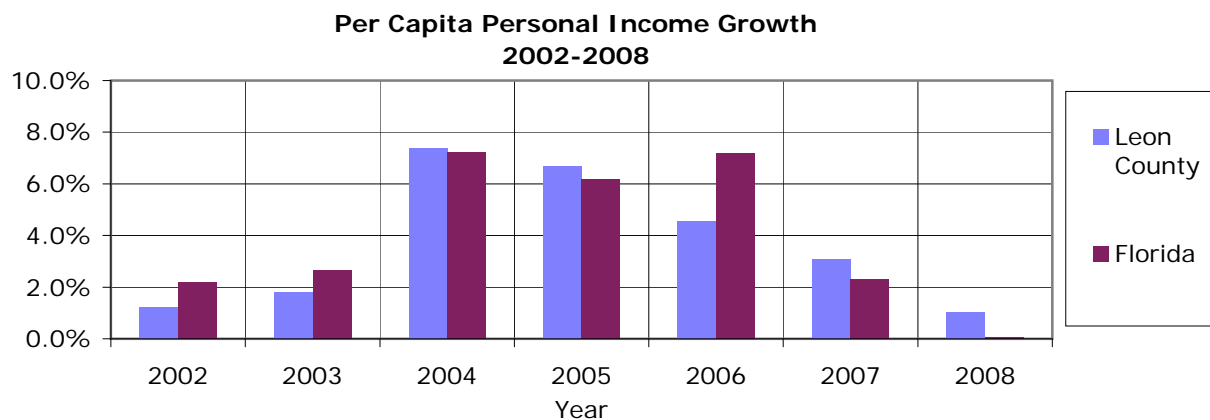
Per capita personal income grew 1.0% in Leon County in 2008 (down from 3.1% the previous year) and was 91.9% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capita personal 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 (2002-2008)**

	2002	2003	2004	2005	2006	2007	2008
Leon County	\$28,268	\$28,781	\$30,902	\$32,971	\$34,472	\$35,528	\$35,900
% Change From Previous	1.2%	1.8%	7.4%	6.7%	4.6%	3.1%	1.0%
Florida	\$30,479	\$31,283	\$33,540	\$35,605	\$38,161	\$39,036	\$39,064
% Change From Previous	2.2%	2.6%	7.2%	6.2%	7.2%	2.3%	0.1%

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

**Figure 2-17**  
**Per Capita Personal Income Growth (2002-2008)**



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

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## Section 3

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# Economic Factors

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### Topics

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### 3.1 Taxable Sales

The overall level of taxable sales was down 7.2% in the Tallahassee MSA in 2009, declining for a third straight year. In comparison, taxable sales for the State of Florida were down 9.1% in 2009 compared with 2008 sales. By category, all six categories saw a decrease in taxable sales between 2008 and 2009: Autos and Accessories, 14.1%, Building Investment, 13.6%, Consumer Durables, 12.6%, Business Investment, 7.1%, Tourism & Recreation, 5.3% and Consumer Nondurables, 3.0%. It is estimated that taxable sales comprise 40-45% of all retail sales.

**Figure 3-1**  
**Annual Taxable Sales, Tallahassee MSA and Florida (2000-2009)**

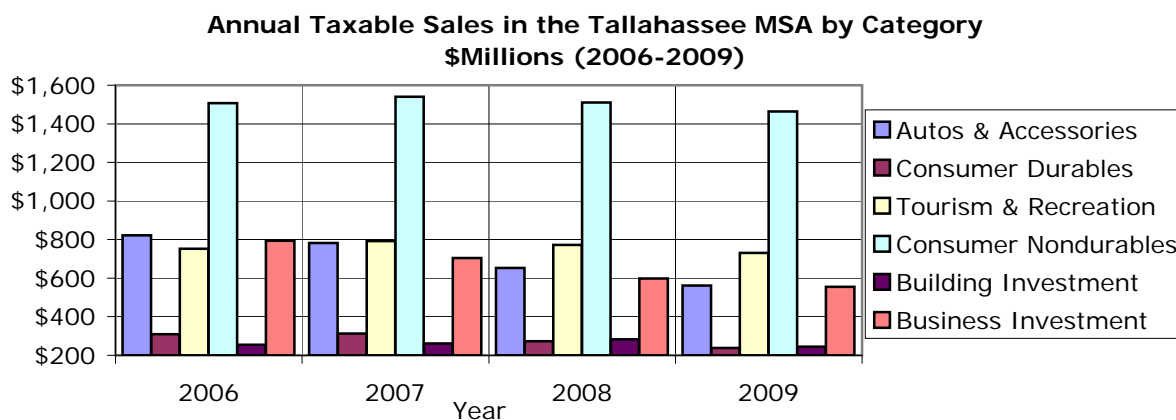
Year	Tallahassee MSA	Change from Previous Year	State of Florida	Change from Previous Year
2000	\$3,471.4	3.8%	\$252,179.8	6.8%
2001	\$3,496.4	0.7%	\$255,204.7	1.2%
2002	\$3,553.1	1.6%	\$252,910.9	-0.9%
2003	\$3,768.5	6.1%	\$266,335.7	5.3%
2004	\$3,995.5	6.0%	\$294,110.3	10.4%
2005	\$4,307.8	7.8%	\$327,787.6	11.5%
2006	\$4,437.9	3.0%	\$343,300.1	4.7%
2007	\$4,395.5	-1.0%	\$329,168.7	-4.1%
2008	\$4,088.0	-7.0%	\$303,900.9	-7.7%
2009	\$3,795.2	-7.2%	\$276,339.4	-9.1%

Note: Taxable sales in \$Millions of dollars.

Note: Tallahassee MSA includes Leon, Gadsden, Jefferson & Wakulla County

Source: Florida Department of Revenue

**Figure 3-2**  
**Annual Taxable Sales, Tallahassee MSA by Category (2006-2009)**



Note: Tallahassee MSA includes Leon, Gadsden, Jefferson & Wakulla County

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)**

<b>Residence County</b>	<b>Workplace County</b>	<b>2000 Count</b>	<b>2000 Percent</b>
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

The contract for visitor estimates was not awarded until July 2009, thus the only estimates available for 2009 are fourth quarter estimates. There were 413,000 person visits in the fourth quarter 2009, 17% below the average of fourth quarter person visits between 2004 and 2008. Visitor spending totaled \$141.1 million in the fourth quarter 2010, 6% below the non-inflation adjusted average fourth quarter spending between 2004 and 2008.

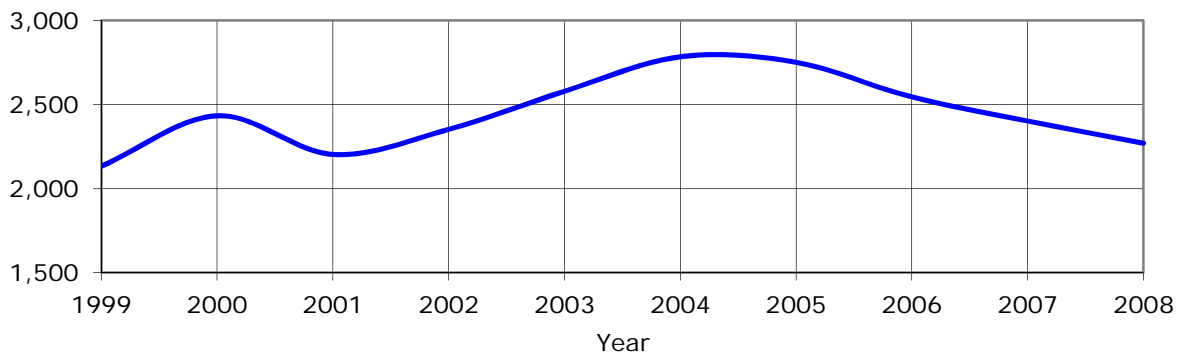
**Figure 3-4**  
**Annual Visitor Trends-Person Visits (1999-2008)**

	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**



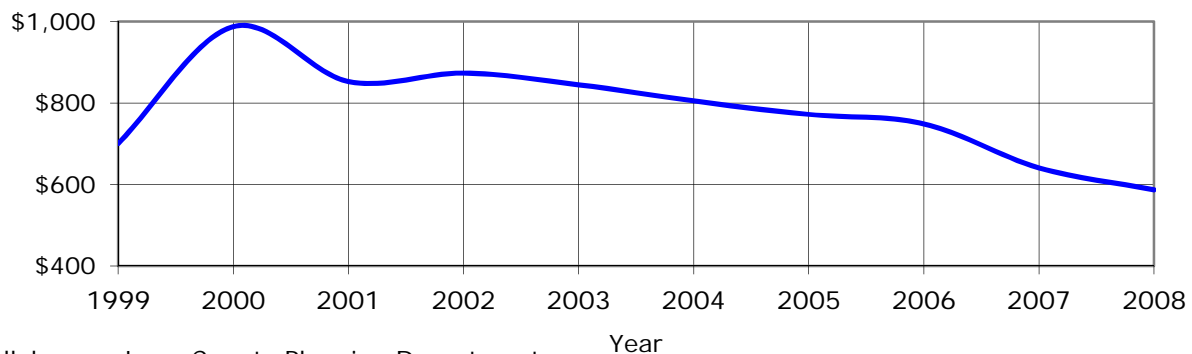
**Figure 3-5**  
**Annual Visitor Trends-Annual Visitor Spending (1999-2008)**

	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 2005.

**Figure 3-6**  
**Florida Price Level Index (2005-2009)**

<b>County</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Leon	97.58	94.40	94.33	94.07	93.68
Gadsden	95.01	91.91	91.84	91.59	92.29
Jefferson	94.75	91.66	91.59	91.34	90.97
Wakulla	95.07	91.97	91.90	91.64	91.27

*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 2009, counties with index values above 101 contain 48% of the state's population.*

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

## 3.5 Gross Domestic Product by Metro. Area

In 2008, the Tallahassee Metropolitan Area's (MSA) gross domestic product was \$12.8 billion, up \$0.2 billion from 2007. The 366 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 (2004-2008)**

City	2004	2005	2006	2007	2008	2008 MSA Ranking (out of 366 MSAs)
Tampa	93.2	100.1	108.2	110.7	110.5	25
Orlando	80.7	90.1	97.8	102.1	104.0	27
Jacksonville	49.1	53.0	58.2	59.6	59.7	46
Pensacola	11.4	12.1	13.0	13.2	13.4	142
<b>Tallahassee</b>	<b>10.7</b>	<b>11.5</b>	<b>12.1</b>	<b>12.6</b>	<b>12.8</b>	<b>146</b>
Gainesville	7.7	8.3	8.9	9.4	9.6	176
Fort Walton Beach	8.2	8.7	9.2	9.3	9.5	178
Panama City	5.1	5.7	6.1	6.2	6.4	223

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

### 3.6 Consumer Price Index (CPI-U)

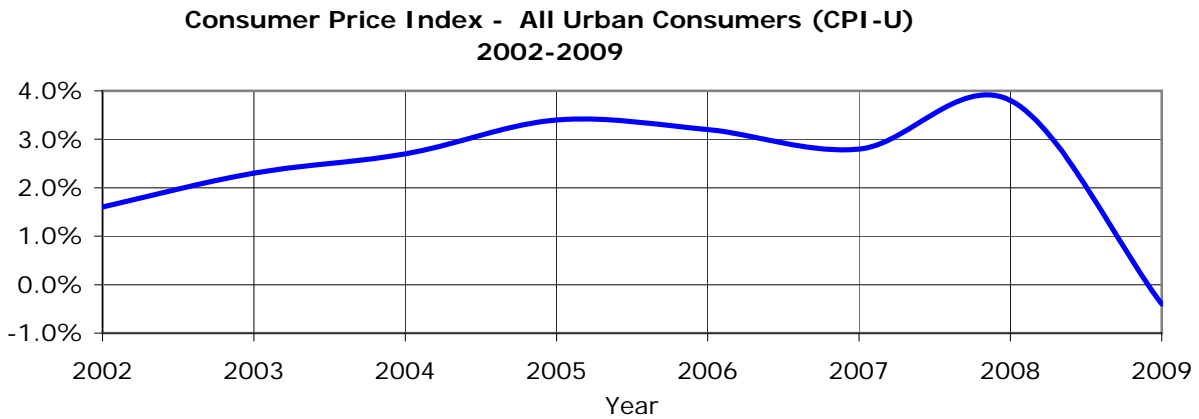
The Consumer Price Index for all Urban Consumers (Cost of Living Index) decreased 0.4% in 2009. This is the first annual decline in the CPI since 1955 (however the current annual decline is largely a reflection of the steep drop in gasoline prices that occurred over the last year).

**Figure 3-8**  
**Consumer Price Index for all Urban Consumers (CPI-U, 2002-2009)**

	2002	2003	2004	2005	2006	2007	2008	2009
U.S. City Average	179.9	184.0	188.9	195.3	201.6	207.3	215.3	214.5
% Change from Previous	1.6%	2.3%	2.7%	3.4%	3.2%	2.8%	3.8%	-0.4%

Source: U.S. Bureau of Labor Statistics

**Figure 3-9**  
**Annual Change in the Consumer Price Index (CPI-U, 2002-2009)**



Source: U.S. Bureau of Labor Statistics

### 3.7 Airport Traffic Statistics

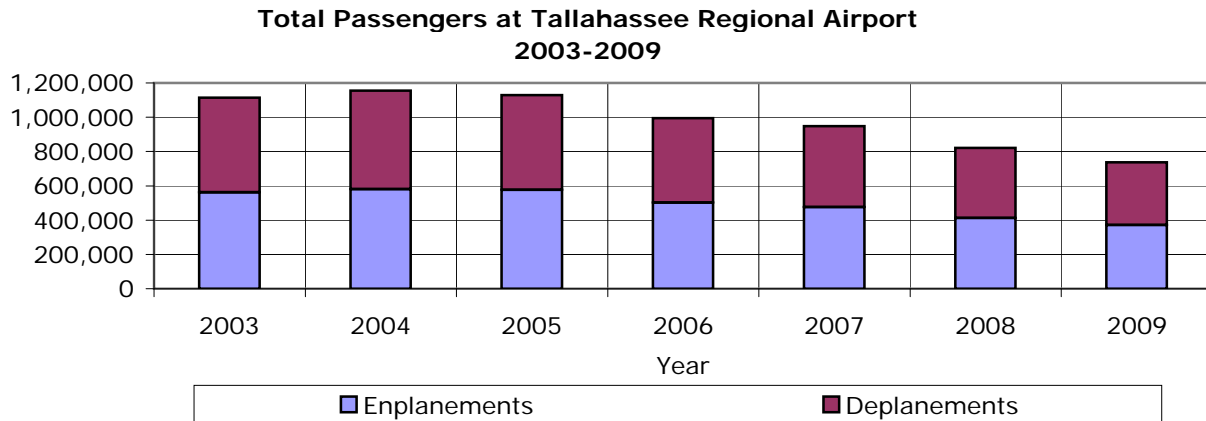
Passenger traffic at Tallahassee Regional Airport was off 10% in 2009 compared with 2008 levels marking a fifth straight annual decline in the number of total passengers.

**Figure 3-10  
Tallahassee Regional Airport Traffic Statistics (2003-2009)**

	2003	2004	2005	2006	2007	2008	2009
Enplanements	560,885	580,510	576,104	501,158	475,612	411,870	371,106
Deplanements	552,358	574,562	553,843	492,702	471,553	409,846	366,579
Total Passengers	1,113,243	1,155,072	1,129,947	993,860	947,165	821,716	737,685

Source: City of Tallahassee, Aviation Department

**Figure 3-11  
Total Passengers at Tallahassee Regional Airport (2003-2009)**



Source: City of Tallahassee, Aviation Department

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## Section 4

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# Education

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## 4.1 Higher Education Institutions Enrollment

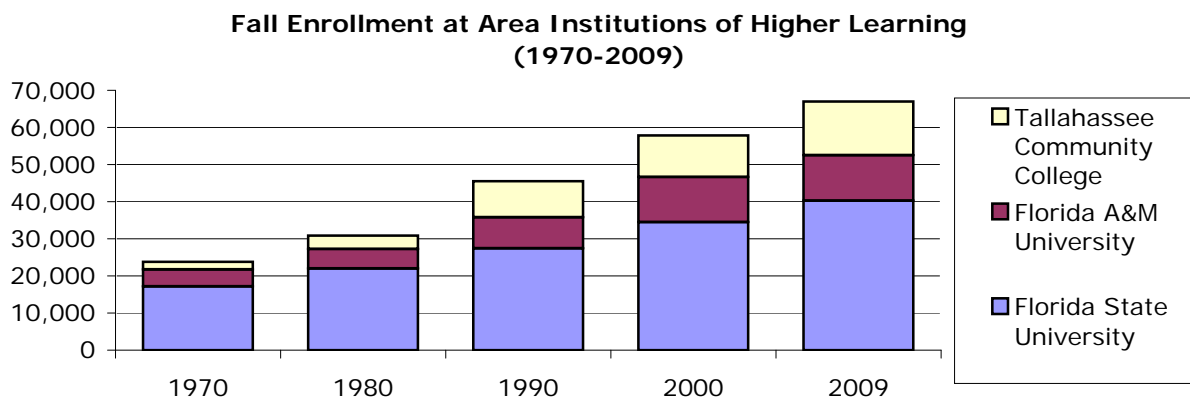
More than 67,000 students were enrolled in the fall semester 2009 at the three largest institutions for higher learning in Leon County. Total enrollment at the three schools has more than doubled since 1985.

**Figure 4-1**  
**Fall Enrollment at area Institutions of Higher Learning (1960-2009)**

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	13,891	66,523
2008	39,136	11,848	14,024	65,008
2009	40,255	12,261	14,497	67,013

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

**Figure 4-2**  
**Fall Enrollment at Area Institutions of Higher Learning (1970-2009)**



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

## 4.2 Leon County Public Schools Statistics

Leon County public school enrollment (K-12) dropped slightly in the 2009-10 school year. The dropout rate for grades 9-12 increased to 3.5% in the 2008-2009 school year.

**Figure 4-3**  
**Leon County Public School Enrollment, K-12 (1960-61-2009-10)**

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
2005-06	31,474
2006-07	31,626
2007-08	31,908
2008-09	31,877
2009-10	31,689

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

**Figure 4-4**  
**Leon County Public School Dropout Statistics, Grades 9-12 (1996-97-2008-09)**

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	2.0%
2008-09	3.5%

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

## 4.3 Leon County Public School Grades

Seventy percent of Leon County Public Schools received an A or B grade in the 09-10 school year.

**Figure 4-5**  
**Leon County Public School Grades, K-12 (2004-05-2009-10)**

School Name	2009-10 Grade	2008-09 Grade	2007-08 Grade	2006-07 Grade	2005-06 Grade	2004-05 Grade
Amos P. Godby High School	Pending	F	C	D	D	D
Apalachee Elementary School	C	C	C	B	B	A
Astoria Park Elementary School	A	A	B	A	A	A
Augusta Raa Middle School	A	A	A	A	A	A
Belle Vue Middle School		C	D	D	C	C
Bond Elementary School	B	B	C	D		C
Buck Lake Elementary School	A	A	A	A	A	A
C.K. Steele-Leroy Collins Charter M.S.	C	B	C	C	A	A
Canopy Oaks Elementary School	A	A	A	A	A	A
Chaires Elementary School	A	A	B	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	A	B	B	B	A	B
Fort Braden Elementary School	C	B	B	B	B	B
Frank Hartsfield Elementary School	C	B	A	B	B	B
Gilchrist Elementary School	A	A	A	A	A	A
Griffin Middle School	C	C	C	C	A	B
Hawks Rise Elementary School	A	A	A	A	A	A
Imagine School at Evening Rose	A	F				
J. Michael Conley Elementary School	B	A				
James Rickards High School	Pending	D	C	C	C	D
John G. Riley Elementary School	C	A	B	C	B	C
Kate Sullivan Elementary School	B	B	A	A	A	A
Killlearn Lakes Elementary School	A	A	A	A	A	A
Lawton Chiles High School	Pending	B	A	B	A	B
Leon High School	Pending	C	A	B	A	B
Lillian Ruediger Elementary School	C	A	B	A	A	A
Lincoln High School	Pending	B	A	A	B	B
Oak Ridge Elementary School	C	A	C	C	C	D
Pineview Elementary School	A	B	A	C	A	B
R. Frank Nims Middle School	F	D	C	F	D	D
Roberts Elementary School	A	A	A	A	A	A
Sabal Palm Elementary School	B	B	C	B	A	C
Sail	Pending	B	A	B	B	B
Sealey Elementary School	B	A	A	A	A	B
Springwood Elementary School	C	A	C	B	A	A
Stars Middle School	C	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	A	B	A
William J. Montford III Middle School	A	A				
Woodville Elementary School	B	B	D	C	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 (2002-03-2008-09)**

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Leon County School District	1,057	1,055	1,071	1,073	1,056	1,076	1,078
State Of Florida Average	996	998	996	993	993	993	995
U.S. Average	1,026	1,026	1,028	1,021	1,017	1,017	1,016

*Note: This report summarizes results for Leon District's graduating seniors of 2008-09 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 May 2009. 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 (2002-03-2008-09)**

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Leon County School District	20.9	21.0	21.1	21.1	21.1	21.0	20.6
State Of Florida Average	20.4	20.5	20.4	20.3	19.9	19.8	19.5
U.S. Average	20.8	20.8	20.9	21.1	21.2	21.1	21.1

*Note: This report summarizes results for Leon District's graduating seniors of 2008-09 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*

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## Section 5

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# Community and Environment

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## 5.1 History of Tallahassee/Leon County

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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.

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## 5.1 History of Tallahassee/Leon County

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**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 103.10 square miles as of January 1, 2010. 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 (1927-2009)**

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
2009	103.06	0.04	103.10

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**  
**Climatic Data for the Tallahassee Area**

<b>Month</b>	<b>Avg. High Temperature (Fahrenheit)</b>	<b>Avg. Low Temperature (Fahrenheit)</b>	<b>Avg. Days Above 90 degrees (Fahrenheit)</b>	<b>Avg. Days Below 32 degrees (Fahrenheit)</b>	<b>Avg. Number of Days With Rain</b>	<b>Avg. Rainfall (Inches)</b>
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	7	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	109	63.2

Source: National Climatic Data Center

## 5.4 Public Safety

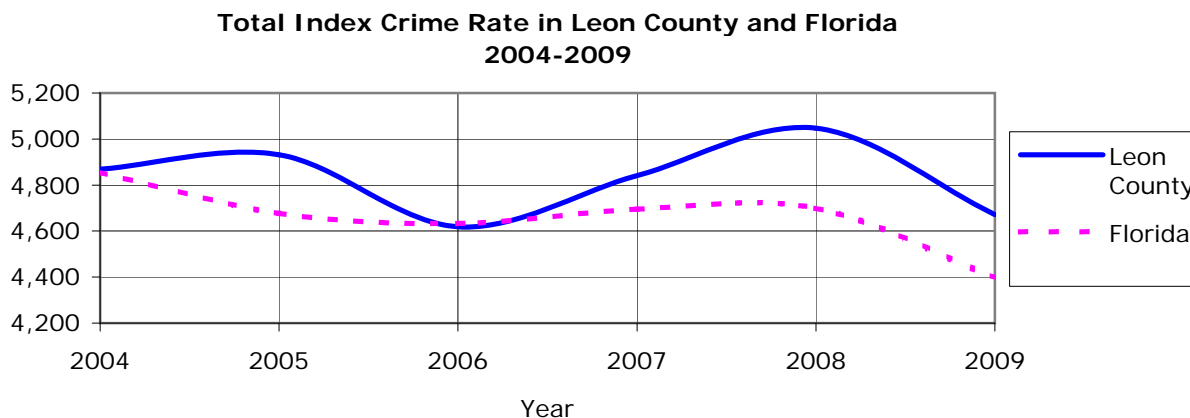
Between 2008 and 2009, Leon County experienced a 7.4% decrease in the total crime index rate (rate per 100,000 population) compared to a 6.4% decrease for the State of Florida. The index rate for violent crimes in Leon County decreased 11.6% in 2009 over 2008 levels with a 26.1% decrease in the number of robberies and a 35.2% decrease in the number of forcible sex offenses. Property crime rates decreased 6.6% between 2008 and 2009 with the number of burglaries up 8.7% during the period and a 33.3% decrease in the number of motor vehicle thefts.

**Figure 5-3**  
**Leon County Crime Rates, Rate per 100,000 Residents (2004-2009)**

Type of Crime	2004	2005	2006	2007	2008	2009	Avg. Annual Rate Change (2004-2009)
Violent Crimes	756.4	781.6	776.5	815.7	839.6	742.0	-0.4%
Murder	4.9	4.1	3.7	1.8	5.1	3.6	-6.2%
Forcible Sex Offenses	114.4	103.3	101.7	102.6	81.5	52.8	-15.5%
Robbery	148.2	170.0	194.1	239.7	266.3	196.9	5.7%
Aggravated Assault	488.5	504.2	477.1	471.6	486.7	488.7	0.0%
Property Crime	4,112.2	4,149.6	3,842.2	4,026.1	4,207.1	3,929.0	-0.9%
Burglary	1,368.3	1,248.6	1,128.8	1,253.6	1,341.6	1,459.2	1.3%
Larceny	2,355.9	2,555.8	2,427.9	2,482.6	2,627.6	2,310.4	-0.4%
Motor Vehicle Theft	388.0	345.2	285.5	289.9	237.9	159.4	-17.8%
Index Rate (per 100,000)	4,868.6	4,931.2	4,618.8	4,841.8	5,046.7	4,671.0	-0.8%

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

**Figure 5-4**  
**Total Index Crime Rate in Leon County and Florida (2004-2009)**



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 (2009)**

<b>Taxing Authority</b>	<b>Millage Rate</b>	<b>Where Tax is Applied</b>
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	5.2490	Anywhere in Leon County
Local Board	2.4980	Anywhere in Leon County
Tallahassee City Commission	3.7000	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	19.8420	
Outside City Limits Total	16.1420	
Downtown Improvement Area	20.8420	

*Source: Leon County Property Appraiser*



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## Section 6

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# Residential and Commercial Development

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## 6.1 Residential Development

Residential building permits for new construction issued in Leon County declined again in 2009. The number of detached single-family home permits fell 23% in 2009 (after falling 44% in 2008) and attached single-family (townhomes) permits fell 62%. One multi-family permit for an apartment complex (Alexan at Southwood) was issued in 2009 (only GrandMarc at Tallahassee was issued in 2008). The year 2009 saw the fewest permits issued for new construction of single-family units (detached and attached) in a year in Leon County since before 1970 (earliest Planning Department records available).

**Figure 6-1**  
**Residential Building Permits Issued (New Construction) By Type**  
**in Leon County (1985-2009)**

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
2009	326	47	327	700	92	792

\*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 123,262 residential housing units in Leon County as of 2009, 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
<b>2009</b>	<b>83,609</b>	<b>39,653</b>	<b>123,262</b>
2015	86,841	40,603	127,444
2020	90,847	41,845	132,692
2025	94,766	43,017	137,783
2030	98,381	44,082	142,463
2035	101,603	45,076	146,679

Sources: U.S. Department of Commerce, Bureau of the Census (1970-2000), Tallahassee-Leon County Planning Department Estimates and Projections (2009-2035)

**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

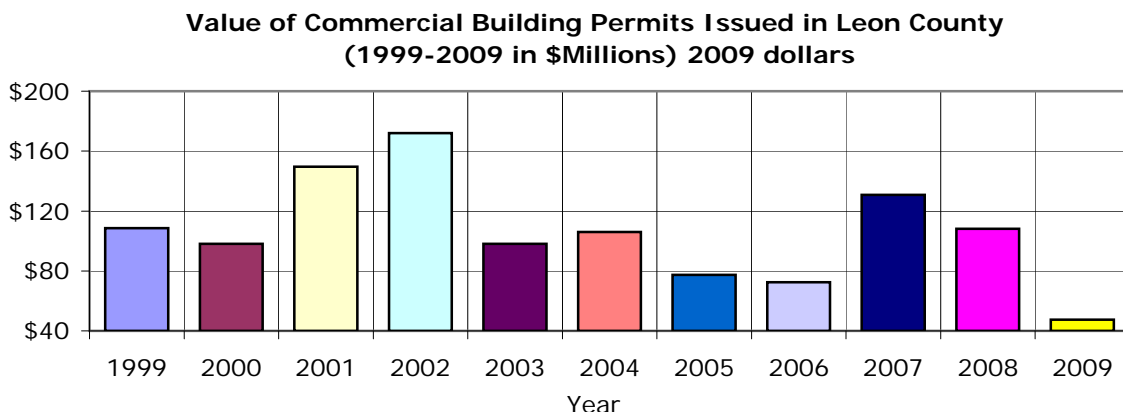
The value of commercial permits issued in 2009 were down 56% when compared to 2008 levels. In addition, there was also \$45.2 million in valuation of new public facilities permitted in 2009 (the largest being the \$37.4 million, 110,901 sf First District Court of Appeal building at Southwood). For the purposes of this publication, the valuation of permits to construct public facilities are not included in these totals. In 2008 there were three office buildings permitted within the State of Florida's Capital Circle Office Complex totaling \$81.1 million and 466,569 sf.

**Figure 6-4**  
**Commercial Building Permits Issued in Leon County (1999-2009)**

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2009 Dollars (\$Millions)
1999	144	\$84.3	\$108.5
2000	119	\$78.7	\$98.0
2001	140	\$123.5	\$149.6
2002	129	\$144.3	\$172.1
2003	104	\$84.1	\$98.0
2004	106	\$93.4	\$106.1
2005	98	\$70.5	\$77.4
2006	109	\$68.0	\$72.4
2007	83	\$126.4	\$130.8
2008	88	\$108.5	\$108.1
2009	48	\$47.5	\$47.5

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 (1999-2009)**



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

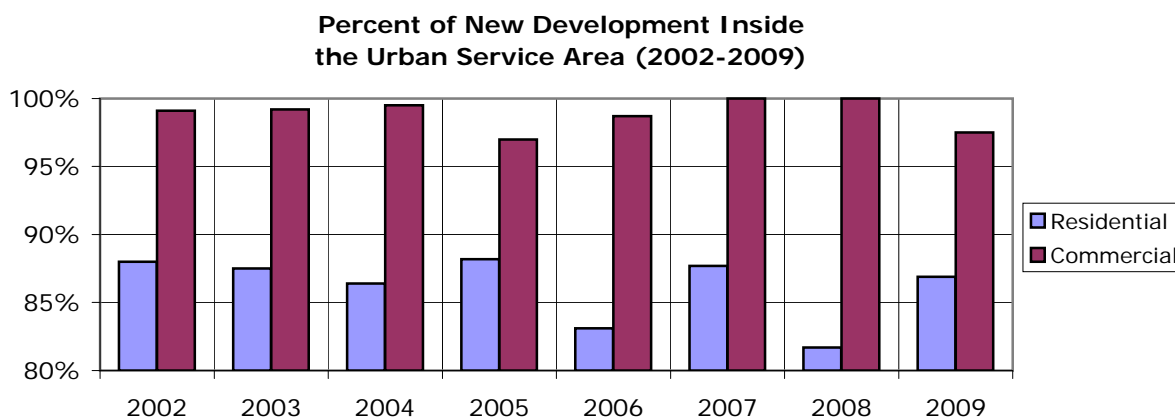
The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA) concept. At approximately 161 square miles, the USA is the compact area in which urban infrastructure is presently available or anticipated to be furnished within the planning horizon, 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 2009 was 86.9%.

**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%
2009	86.9%	97.5%

*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 (2002-2009)**



*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 6.8 million square feet of privately owned office space. In addition, the State of Florida owns and occupies approximately 5 million square feet. The overall office vacancy rate in Leon County increased as of mid-year 2010 to 15.2% (from 8.8% in the first quarter 2009).

**Figure 6-8**  
**Office Market Survey (Mid-Year 2010)**

Market	Number of Properties	Square Feet Surveyed	Square Feet Vacant	Percent Vacant	Asking Rents*
Downtown	17	940,784	141,064	15.0%	\$18.00-\$32.00**
Northeast	62	1,767,858	301,320	17.0%	\$16.00-\$27.00
Northwest/West	18	1,429,494	290,762	20.3%	\$14.00-\$18.00
Southeast	28	2,613,102	293,469	11.2%	\$14.00-\$35.34
Total	125	6,751,238	1,026,615	15.2%	\$14.00-\$35.34

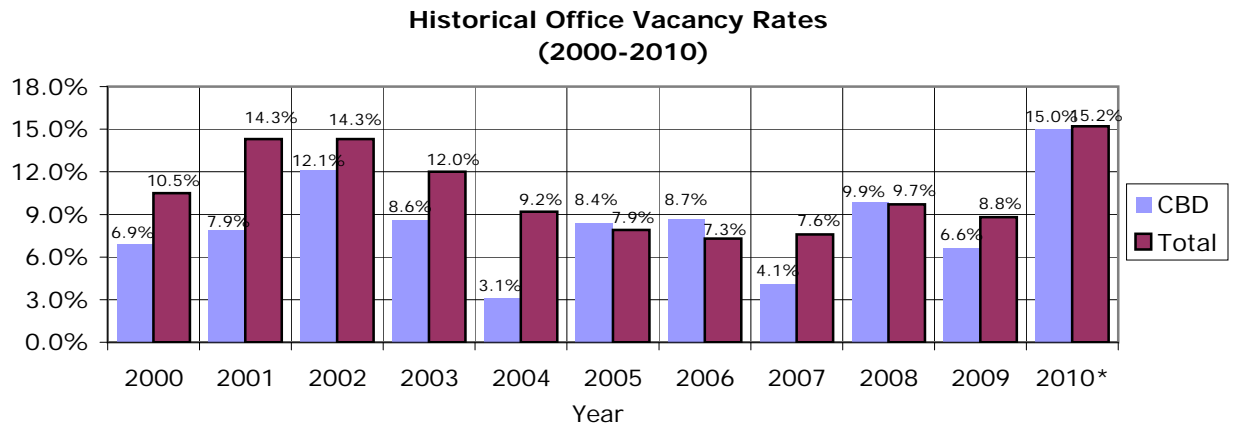
\*All rents adjusted to full service (operating expenses include utilities and janitorial)

\*\*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 (2000-2010)**



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

Note: Data for years 2000-2009 represent first quarter data. Year 2010 data represents mid-year data.

## 6.6 Apartment Market Summary

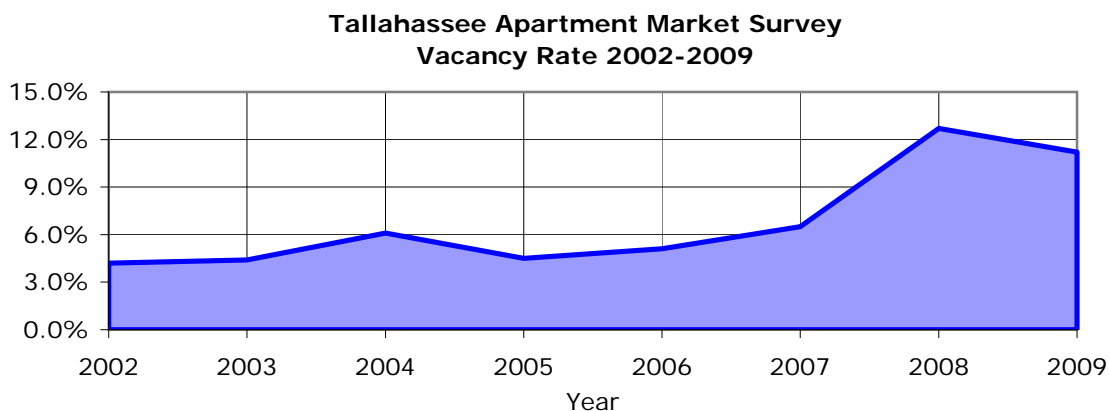
The apartment vacancy rate in Tallahassee declined from 12.7% in September 2008 to 11.2% in September 2009. The average monthly rent has just over \$900 with the average one bedroom renting for just under \$650 per month and the average four bedroom renting for slightly more than \$1,750 per month.

**Figure 6-10**  
**Apartment Market Survey (2002-2009)**

	Sept. 2002	Sept. 2003	Sept. 2004	Sept. 2005	Sept. 2006	Sept. 2007	Sept. 2008	Sept. 2009
Total Units Surveyed	16,433	17,401	18,206	18,000	18,560	17,722	18,348	19,307
Vacant Units	695	764	1,102	817	943	1,149	2,328	2,163
Vacancy Rate	4.2%	4.4%	6.1%	4.5%	5.1%	6.5%	12.7%	11.2%
Average Sq. Ft. Range	900- 950	950- 1,000	950- 1,000	1,000- 1,050	950- 1,000	950- 1,000	1,000- 1,050	1,000- 1,050
Average Rent per Month Range	\$700- \$750	\$750- \$800	\$750- \$800	\$800- \$850	\$850- \$900	\$850- \$900	\$900- \$950	\$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, 2009 Tallahassee Apartment Index, www.apindex.com, October 2009*

**Figure 6-11**  
**Apartment Market Vacancy Rate (2002-2009)**



*Source: Real Data, 2009 Tallahassee Apartment Index, www.apindex.com, October 2009*

## 6.7 Industrial Market Summary

The total industrial inventory in the Tallahassee market area was 15,457,078 square feet in 1,038 buildings as of the end of the 2nd quarter 2010. Sixty-five percent of the industrial space in the Tallahassee market is located within Tallahassee/Leon County. The industrial vacancy rate in the Tallahassee market was 9.9% at the end of the second quarter 2010, down from 10.9% at the end of the first quarter 2010 and lower than the fourth quarter 2009 (10.0%).

**Figure 6-12**  
**Industrial Market Survey (Mid-Year 2010)**

<b>Market</b>	<b>Number of Buildings</b>	<b>Total Square Feet</b>	<b>Total Square Feet Available</b>	<b>Vacancy Rate</b>	<b>Quoted Rates</b>
Downtown Tallahassee	107	1,082,769	70,350	6.5%	\$4.98
East Tallahassee	53	579,495	45,900	7.9%	\$6.17
Northeast Tallahassee	3	42,607	0	0.0%	\$0.00
Northeast Leon County	12	145,999	20,000	13.7%	\$7.50
Northwest Tallahassee	95	1,874,312	137,392	7.3%	\$5.71
Northwest Leon County	112	1,190,778	185,970	15.6%	\$6.12
Southeast Tallahassee	6	20,035	0	0.0%	\$0.00
Southeast Leon County	34	341,201	13,000	3.8%	\$4.70
Southwest Tallahassee	65	1,536,337	101,700	6.6%	\$6.15
Southwest Leon County	170	1,721,970	200,115	11.6%	\$4.28
West Tallahassee	112	1,492,620	66,235	4.4%	\$4.37
<b>Leon County Total</b>	<b>769</b>	<b>10,028,123</b>	<b>840,662</b>	<b>8.4%</b>	<b>n/a</b>
Gadsden County	166	4,595,147	633,661	13.8%	\$2.51
Wakulla County	52	385,487	4,658	1.2%	\$4.00
Jefferson County	51	448,321	54,900	12.2%	\$2.50
<b>Tallahassee Market Area</b>	<b>1,038</b>	<b>15,457,078</b>	<b>1,533,881</b>	<b>9.9%</b>	<b>\$4.31</b>

Source: CoStar Property



## 6.8 Median Residential Sale Prices

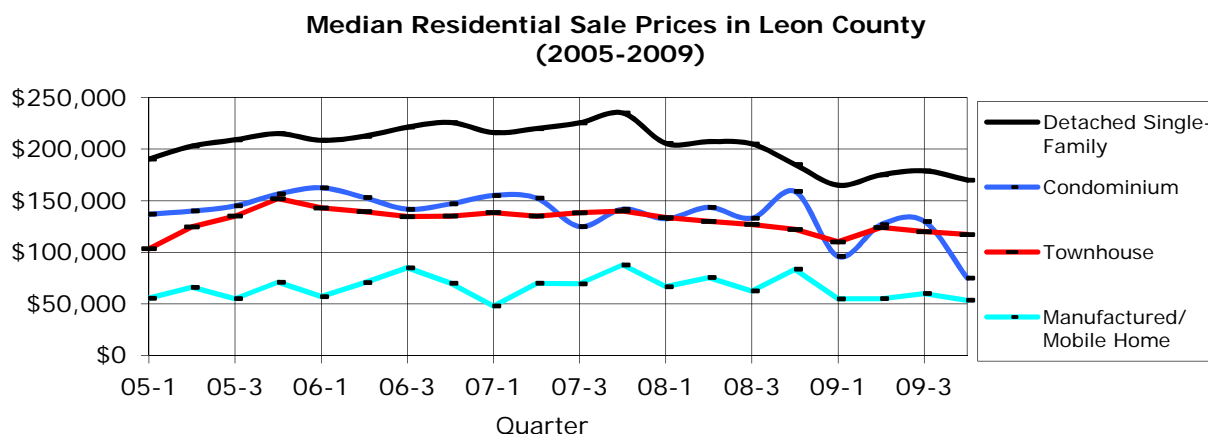
The median sales price of a detached single-family home in Leon County increased 1.9% per quarter on average between first quarter 2005 and fourth quarter 2007. Over the past two years, (fourth quarter 2007 to fourth quarter 2009) the median sales price decreased on average 4.0% per quarter.

**Figure 6-13**  
**Median Residential Sale Prices in Leon County (2005-2009)**

Quarter	Detached Single-Family	Condominium	Townhouse	Manufactured/Mobile Home
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
2009-1	\$165,000	\$95,950	\$110,000	\$54,900
2009-2	\$175,000	\$126,750	\$124,000	\$55,000
2009-3	\$179,000	\$130,000	\$120,000	\$60,000
2009-4	\$170,000	\$74,900	\$117,250	\$53,500

Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS  
Source: Tallahassee Real Estate N Data Services (TRENDS)

**Figure 6-14**  
**Median Residential Sale Prices in Leon County (2005-2009)**



Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS  
Source: Tallahassee Real Estate N Data Services (TRENDS)

## 6.9 Mortgage Foreclosure Cases

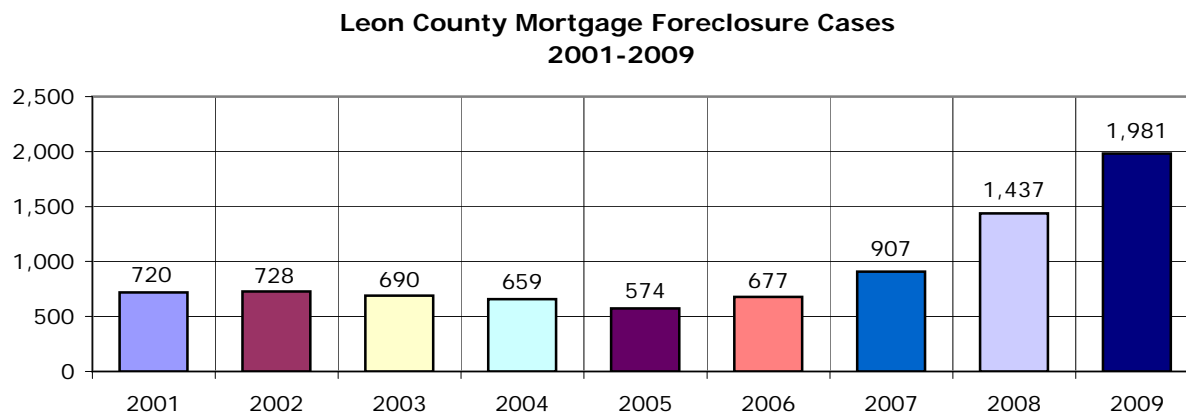
There were 1,981 mortgage foreclosure cases in Leon County in 2009 according to the Leon County Clerk of Courts (up 37.9% from 2008). Calendar year 2009 marked the fourth straight year of double-digit annual increases in mortgage foreclosure cases in Leon County.

**Figure 6-14**  
**Leon County Mortgage Foreclosure Cases (2001-2009)**

Year	Foreclosure Cases	Change Over Previous Year
2001	720	-
2002	728	1.1%
2003	690	-5.2%
2004	659	-4.5%
2005	574	-12.9%
2006	677	17.9%
2007	907	34.0%
2008	1,437	58.4%
2009	1,981	37.9%

Source: Leon County Clerk of Courts

**Figure 6-15**  
**Leon County Mortgage Foreclosure Cases (2001-2009)**



Source: Leon County Clerk of Courts