

TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
2011 Statistical Digest
August 2011

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Section 1

Demographics

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1.1 Population Estimates and Projections

Leon County's population increased by 36,035 residents between the 2000 and 2010 Census. More than 85% of the population growth in Leon County between 2000 and 2010 occurred within the City of Tallahassee while 15% of the growth was in Unincorporated Leon County. In comparison, between 1990 and 2000, 45% of the population growth occurred in Unincorporated Leon County.

**Figure 1-1
Population Estimates (1930-2010)**

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
2010	181,376	94,111	275,487

Sources: U.S. Department of Commerce, Bureau of the Census

**Figure 1-2
Population Projections (2015-2040)**

Year	City of Tallahassee	Unincorporated Leon County	Leon County
2015	190,900	95,700	286,600
2020	202,300	97,700	300,000
2025	213,400	99,600	313,000
2030	223,500	101,400	324,900
2035	232,700	102,900	335,600
2040	241,000	104,400	345,400

Sources: University of Florida, Bureau of Economic and Business Research (2015-2040 Leon County projections); Tallahassee-Leon County Planning Department (City of Tallahassee and Unincorporated Leon County 2015-2040 projections assuming continued annexations and share of population growth captured by the City between 2000 and 2010 will continue throughout the projected time horizon).

1.2 Population Growth by Census Tract

By estimated percentage annual growth in population by census tract, CT 26.01 (inclusive of Southwood) increased more than 9% per year between 2000 and 2010, adding more than 4,400 residents during the last decade.

Figure 1-3
Population Growth by Census Tract, (2000-2010)

Census Tract	Total Population 2000 Census	Total Population 2010 Census	Total Population Change, 2000-2010	Annual Population Change, 2000-2010
2	3,811	3,737	-74	-0.2%
3.01	1,526	1,546	20	0.1%
3.02	2,399	2,334	-65	-0.3%
3.03	3,275	3,628	353	1.0%
4	2,940	2,393	-547	-2.1%
5*	4,569	2,433	-2,136	-6.3%
6	2,900	3,858	958	2.9%
7	1,968	2,004	36	0.2%
8	2,937	2,973	36	0.1%
9.01	6,849	7,989	1,140	1.5%
9.02	8,261	8,050	-211	-0.3%
10.01	2,324	2,692	368	1.5%
10.02	1,752	2,188	436	2.2%
11.01	2,885	2,896	11	0.0%
11.02	2,070	2,503	433	1.9%
12	1,030	1,314	284	2.4%
13*	2,591	6,552	3,961	9.3%
14	6,870	7,723	853	1.2%
15	4,041	4,475	434	1.0%
16.01	4,022	4,577	555	1.3%
16.02	3,064	3,091	27	0.1%
17	7,104	7,270	166	0.2%
18.01	3,643	3,966	323	0.8%
18.02	3,466	5,207	1,741	4.1%
19	7,070	7,097	27	0.0%
20.01	7,392	6,798	-594	-0.8%
20.02	7,912	9,681	1,769	2.0%
21.01	3,847	4,675	828	1.9%
21.02	7,557	10,728	3,171	3.5%
22.01	5,220	5,016	-204	-0.4%
22.03	7,594	8,810	1,216	1.5%
22.04	7,172	7,013	-159	-0.2%
23.02	3,409	3,342	-67	-0.2%
23.03	3,291	3,930	639	1.8%
23.04	2,494	2,898	404	1.5%
24.03	2,737	2,676	-61	-0.2%
24.05	10,090	13,123	3,033	2.6%
24.07	7,228	9,981	2,753	3.2%
24.08	7,600	7,745	145	0.2%
24.09	8,573	8,596	23	0.0%
24.10	5,583	6,018	435	0.8%
25.02	9,654	11,602	1,948	1.8%
25.04	7,517	10,080	2,563	2.9%
25.05	4,719	5,641	922	1.8%
25.06	6,664	9,206	2,542	3.2%
26.01	2,998	7,450	4,452	9.1%
26.02	7,425	8,099	674	0.9%
27	9,409	9,883	474	0.5%

Source: U.S. Department of Commerce, Bureau of the Census, Census 2000, 2010

* An error was made in Census 2000 whereby approximately 2,700 residents were placed in Census Tract 5, Block Group 1 when they should have been placed in Census Tract 13 (Block Groups 2&3)

For this table, Census 2010 geographies were aggregated to Census 2000 geographies for comparison purposes.

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 37.0% (behind Alachua County, 38.1%) and the smallest percentage aged 65 and older at 9.4% in the State of Florida. The 55-64 age group has increased by four times the average annual percentage growth rate of 1.8% between 2000 and 2010 while the 80+ age group has increased at a rate nearly twice the County average.

Figure 1-4
Leon County Population by Age and Gender (2010 Census)

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	15,350	5.6%	7,501	2.7%	7,849	2.8%
5 to 17	38,623	14.0%	18,956	6.9%	19,667	7.1%
18 to 34	101,851	37.0%	53,350	19.4%	48,501	17.6%
35 to 54	63,953	23.2%	33,800	12.3%	30,153	10.9%
55 to 64	29,730	10.8%	15,707	5.7%	14,023	5.1%
65 to 79	18,962	6.9%	10,424	3.8%	8,538	3.1%
80+	7,018	2.5%	4,615	1.7%	2,403	0.9%
Total	275,487	100.0%	144,353	52.4%	131,134	47.6%

Source: U.S. Department of Commerce, Bureau of the Census, Census 2010

Figure 1-5
Leon County Population Growth by Age Group (2000-2010)

Age Group	2000 Population	2010 Population	Growth in Population 2000-2010	Percent Growth 2000-2010	Avg. Ann. Growth 2000-2010
0 to 4	13,727	15,350	1,623	11.2%	1.4%
5 to 17	37,280	38,623	1,343	3.5%	0.4%
18 to 34	86,609	101,851	15,242	16.2%	2.0%
35 to 54	65,284	63,953	-1,331	-2.1%	-0.3%
55 to 64	16,661	29,730	13,069	57.9%	7.2%
65 to 79	14,600	18,962	4,362	26.1%	3.3%
80+	5,291	7,018	1,727	28.2%	3.5%
Total	239,452	275,487	36,035	14.0%	1.8%

Source: U.S. Department of Commerce, Bureau of the Census, Census 2000, 2010

1.4 Race and Ethnicity

By race and ethnicity, Leon County's population includes 63.0% White, 30.3% Black, 2.9% Asian, 3.8% Other or Two or More Races and 5.6% of Hispanic origin.

Figure 1-6
Leon County Population by Age, Race and Ethnicity (2010)

Age Group	All Races	White	Black or African American	Asian	Other Races	Two or More Races	Hispanic or Latino*
0 to 4	15,350	7,310	6,276	561	332	871	1,071
5 to 17	38,623	21,012	14,183	1,193	690	1,545	2,192
18 to 34	101,851	60,282	33,954	3,168	2,120	2,327	7,913
35 to 54	63,953	42,080	17,860	2,235	865	913	2,894
55 to 64	29,730	22,469	6,257	541	184	279	727
65 to 79	18,962	14,641	3,757	311	103	150	435
80+	7,018	5,686	1,233	44	18	37	129
Total	275,487	173,480	83,520	8,053	4,312	6,122	15,361

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

Source: U.S. Department of Commerce, Bureau of the Census, Census 2010

Figure 1-7
Leon County Pop. by Percentage, Race & Ethnicity (2010)

Age Group	White	Black or African American	Asian	Other Races	Two or More Races	Hispanic or Latino*
0 to 4	47.6%	40.9%	3.7%	2.2%	5.7%	7.0%
5 to 17	54.4%	36.7%	3.1%	1.8%	4.0%	5.7%
18 to 34	59.2%	33.3%	3.1%	2.1%	2.3%	7.8%
35 to 54	65.8%	27.9%	3.5%	1.4%	1.4%	4.5%
55 to 64	75.6%	21.0%	1.8%	0.6%	0.9%	2.4%
65 to 79	77.2%	19.8%	1.6%	0.5%	0.8%	2.3%
80+	81.0%	17.6%	0.6%	0.3%	0.5%	1.8%
Total	63.0%	30.3%	2.9%	1.6%	2.2%	5.6%

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

Source: U.S. Department of Commerce, Bureau of the Census, Census 2010

1.5 Components of Population Change

The components of population change in Leon County in the last decade (2000-2010) changed considerably in comparison with the 1990-2000 time period. The percentage of Leon County's population growth associated with net migration dropped from 67.1% in 2000 to 56.1% in 2010. In total, net natural increase (births minus deaths) increased slightly from 15,816 between 2000-2010 compared with 15,457 between 1990-2000, however total net migration over the decade dropped considerably, from 31,502 (1990-2000) to 20,219 (2000-2010).

Figure 1-8
Components of Population Change (2000-2010)

	Leon County	State of Florida
Total Population Change (2000-2010)	36,035	2,818,486
Net Natural Increase	15,816	518,766
Births	31,148	2,201,011
Deaths	15,332	1,682,245
Net Migration	20,219	2,299,720
Percent due to Natural Increase	43.9%	18.4%
Percent due to Net Migration	56.1%	81.6%

Source: University of Florida, Bureau of Economic and Business Research, "FL Population: Census Summary 2010"

*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, "FL Population: Census Summary 2000"

1.6 Population Growth by Metropolitan Area

The population of the Tallahassee MSA (Gadsden, Jefferson, Leon and Wakulla Counties) was 367,413 in 2010, up 14.7% from 2000.

Figure 1-10
Population Growth in Florida Metropolitan Areas (2000-2010)

Metropolitan Area/County(ies)	2010 Census Population	2000 Census Population	Percent Change 2000-2010
All Metropolitan Areas	17,689,964	15,023,351	17.7%
Miami-Fort Lauderdale-Pompano Beach (<i>Broward, Miami-Dade, Palm Beach</i>)	5,564,635	5,007,988	11.1%
Tampa-St. Petersburg-Clearwater (<i>Hernando, Hillsborough, Pasco, Pinellas</i>)	2,783,243	2,396,013	16.2%
Orlando-Kissimmee-Sanford (<i>Lake, Orange, Osceola, Seminole</i>)	2,134,411	1,644,563	29.8%
Jacksonville (<i>Baker, Clay, Duval, Nassau, St. Johns</i>)	1,345,596	1,122,750	19.8%
North Port-Bradenton-Sarasota (<i>Manatee, Sarasota</i>)	702,281	589,963	19.0%
Cape Coral-Fort Myers (<i>Lee</i>)	618,754	440,888	40.3%
Lakeland (<i>Polk</i>)	602,095	483,924	24.4%
Palm Bay-Melbourne-Titusville (<i>Brevard</i>)	543,376	476,230	14.1%
Deltona-Daytona Beach-Ormond Beach (<i>Volusia</i>)	494,593	443,343	11.6%
Pensacola-Ferry Pass-Brent (<i>Escambia, Santa Rosa</i>)	448,991	412,153	8.9%
Port St. Lucie (<i>Martin, St. Lucie</i>)	424,107	319,426	32.8%
Tallahassee (<i>Gadsden, Jefferson, Leon, Wakulla</i>)	367,413	320,304	14.7%
Ocala (<i>Marion</i>)	331,298	258,916	28.0%
Naples-Marco Island (<i>Collier</i>)	321,520	251,377	27.9%
Gainesville (<i>Alachua, Gilchrist</i>)	264,275	232,392	13.7%
Crestview-Fort Walton Beach-Destin (<i>Okaloosa</i>)	180,822	170,498	6.1%
Panama City-Lynn Haven-Panama City Beach (<i>Bay</i>)	168,852	148,217	13.9%
Punta Gorda (<i>Charlotte</i>)	159,978	141,627	13.0%
Sebastian-Vero Beach (<i>Indian River</i>)	138,028	112,947	22.2%
Palm Coast (<i>Flagler</i>)	95,696	49,832	92.0%

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 increased slightly in Leon County, from 2.34 persons per household in 2000 to 2.35 persons per household in 2010. 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 2010)

	Census April 1, 2010		Census April 1, 2000		Census April 1, 1990	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Leon County	110,945	2.35	96,521	2.34	74,828	2.43
Florida	7,420,802	2.48	6,338,075	2.46	5,134,869	2.46

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 158", April 2011

Figure 1-12
Households by Type (2010)

	Families	Living Alone	Other Non-Families
Leon County	55%	30%	15%
City of Tallahassee	46%	34%	20%
Unincorporated Area	73%	22%	5%
Florida	65%	27%	8%

Source: U.S. Department of Commerce, Bureau of the Census, Census 2010

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 2009 American Community Survey five-year estimates (2005-2009) estimates this percentage has remained similar (41.0%). The percent of the population 25 years and over that had not received a high school diploma is down to 9.9%.

Figure 1-13
Educational Attainment in Leon County, Population 25 years and over (2005-2009)

	1990	Percent	2000	Percent	2005-2009	Percent
Less than 9th grade	6,046	5.5%	4,218	3.1%	4,017	2.9%
9th to 12th grade, no diploma	10,622	9.6%	10,749	7.8%	9,881	7.0%
H.S. graduate (inc. equivalency)	23,793	21.6%	25,963	18.9%	29,603	21.1%
Some college, no degree	20,414	18.5%	27,956	20.3%	28,297	20.2%
Associate's degree	8,457	7.7%	11,255	8.2%	11,058	7.9%
Bachelor's degree	23,675	21.5%	33,040	24.0%	33,238	23.7%
Graduate or professional degree	17,180	15.6%	24,356	17.7%	24,260	17.3%
Total	110,187		137,537		140,354	

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, American Community Survey, 2010

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 1,200 between 2008 and 2010 while the number of employed persons dropped by more than 4,300. Overall, the total number of employed Leon County residents increased by 1.0% per year on average between 2004 and 2010.

Figure 2-1
Labor Force (2004-2010)

	2004	2005	2006	2007	2008	2009	2010
Leon County	132,995	136,604	139,199	144,189	147,134	147,992	148,389
% Change From Previous	-0.8%	2.7%	1.9%	3.6%	2.0%	0.6%	0.3%
City of Tallahassee	82,131	86,387	88,342	91,572	93,935	94,224	94,565
% Change From Previous	-0.8%	5.2%	2.3%	3.7%	2.6%	0.3%	0.4%
Unincorporated Leon County	50,864	50,217	50,857	52,617	53,199	53,768	53,824
% Change From Previous	-0.7%	-1.3%	1.3%	3.5%	1.1%	1.1%	0.1%

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 (2004-2010)

	2004	2005	2006	2007	2008	2009	2010
Leon County	128,102	132,377	135,434	139,817	140,620	137,858	136,204
% Change From Previous	-0.4%	3.3%	2.3%	3.2%	0.6%	-2.0%	-1.2%
City of Tallahassee	78,535	83,622	85,887	88,694	89,703	87,718	86,665
% Change From Previous	-0.4%	6.5%	2.7%	3.3%	1.1%	-2.2%	-1.2%
Unincorporated Leon County	49,567	48,755	49,547	51,123	50,917	50,140	49,539
% Change From Previous	-0.4%	-1.6%	1.6%	3.2%	-0.4%	-1.5%	-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).

2.2 Unemployment

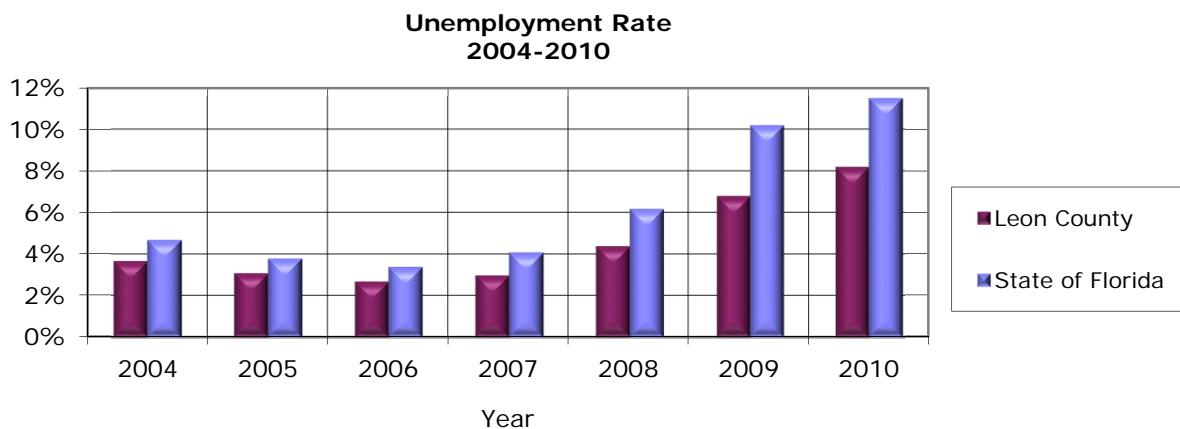
The unemployment rate in Leon County increased to 8.2% in 2010, still considerably lower than the state average of 11.5%. Initial claims for unemployment compensation decreased 3.6% in 2010 in Leon County and 11.5% for the State.

**Figure 2-3
Unemployment Rate (2004-2010)**

	2004	2005	2006	2007	2008	2009	2010
Leon County	3.7%	3.1%	2.7%	3.0%	4.4%	6.8%	8.2%
City of Tallahassee	4.4%	3.2%	2.8%	3.1%	4.5%	6.9%	8.4%
Unincorporated Leon County	2.6%	2.9%	2.6%	2.8%	4.3%	6.7%	8.2%
State of Florida	4.7%	3.8%	3.4%	4.1%	6.2%	10.2%	11.5%

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 (2004-2010)**

	2004	2005	2006	2007	2008	2009	2010
Leon County	6,250	5,932	5,622	5,922	9,168	12,313	11,874
% Change from Previous	11.0%	-5.1%	-5.2%	5.3%	54.8%	34.3%	-3.6%
Florida	658,516	542,845	493,164	638,291	1,022,216	1,397,484	1,236,598
% Change from Previous	18.0%	-17.6%	-9.2%	29.4%	60.1%	36.7%	-11.5%

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

2.3 Employment by Industry

Between 2005 and 2010, non-agricultural employment in Leon County decreased 0.9% per year on average. Between 2008 and 2010, only Education & Health Services and State Government exhibited modest employment increases while Construction and Trade, Transportation and Utilities shed over 1,000 jobs.

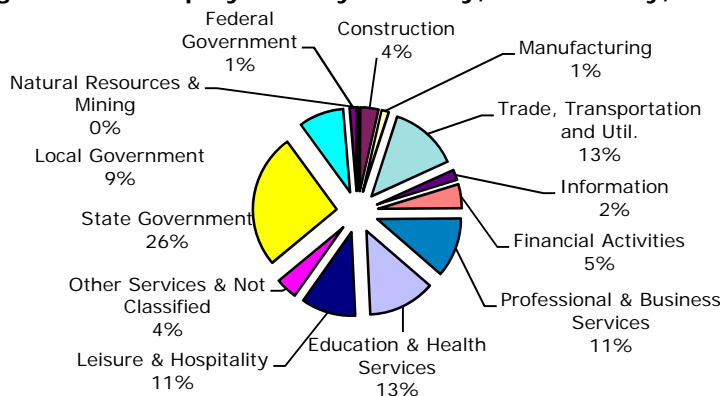
**Figure 2-5
Non-Agricultural Employment by Industry, Leon County (2005-2010)**

	2005	2006	2007	2008	2009	2010 (p)	Avg. Annual Change
Natural Resources & Mining	218	235	224	198	151	173	-5.2%
Construction	7,392	7,778	7,258	6,489	5,339	4,790	-11.3%
Manufacturing	2,178	2,221	2,319	2,146	1,964	1,934	-2.5%
Trade, Transportation and Util.	20,980	21,202	20,741	19,848	18,506	18,256	-3.0%
Information	3,771	3,568	3,686	3,726	3,098	2,792	-7.1%
Financial Activities	7,080	7,359	7,323	7,103	6,639	6,388	-2.2%
Professional & Business Services	16,012	17,308	16,986	16,778	16,085	15,804	-0.2%
Education & Health Services	14,967	15,558	16,210	16,920	17,569	17,859	3.3%
Leisure & Hospitality	13,990	14,450	15,073	14,757	14,622	14,460	0.7%
Other Services & Not Classified	5,943	6,222	6,249	6,194	5,807	5,772	-0.6%
State Government	38,223	36,518	35,983	35,213	35,148	35,799	-1.3%
Local Government	11,935	12,087	12,309	12,173	12,124	11,997	0.1%
Federal Government	1,699	1,679	1,656	1,717	1,732	1,823	1.4%
Total	144,388	146,185	146,017	143,262	138,784	137,847	-0.9%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, QCEW - Quarterly Census of Employment and Wages (ES-202)
(p) 2010 preliminary

**Figure 2-6
Non-Agricultural Employment by Industry, Leon County (2010)**

Non-Agricultural Employment by Industry, Leon County, 2010



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, Education & Health Services is projected to create the most jobs while Construction is expected to experience the largest annual percentage growth in employment by major industry between 2010 and 2018.

Figure 2-7
Projected Employment by Industry, Leon County (2010-2018)

Industry	2010 Employment	2018 Employment	Total Employment Annual Change	Annual Percentage Change
Total All Industries	161,633	178,065	2,054	1.3%
Construction	4,825	6,283	182	3.8%
Transportation and Warehousing	980	1,232	32	3.2%
Information	3,025	3,593	71	2.4%
Leisure and Hospitality	14,739	17,384	331	2.2%
Professional and Business Services	16,722	19,386	333	2.0%
Education and Health Services	18,322	21,319	375	2.0%
Financial Activities	6,678	7,530	106	1.6%
Wholesale Trade	2,471	2,755	36	1.4%
Retail Trade	15,119	16,809	211	1.4%
Manufacturing	1,848	2,022	22	1.2%
Local Government	11,866	12,816	119	1.0%
State Government	40,787	42,482	212	0.5%
Self-Employed & Unpaid Family Workers	13,111	13,510	50	0.4%
Agriculture, Forestry, Fishing and Hunting	149	150	0	0.1%
Other Services (Except Government)	9,174	9,092	-10	-0.1%
Federal Government	1,715	1,585	-16	-1.0%

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

Note: Because most industries experienced job declines in the economic downturn that began in 2007, some of the job growth projected in this forecast includes the recapturing of jobs lost since that time.

2.5 Projected Employment by Occupation

The top two occupations by projected percentage annual growth in Leon County are in the health care field. By total employment change, service occupations (Food Prep. and Serving Workers, Retail Salespersons and Waiters and Waitresses) account for the top three occupations projected to add the most jobs by 2018.

Figure 2-8
Fastest Growing Occupations, Leon County (2010-2018)

Industry	2010 Emp.	2018 Emp.	Total Emp. Change	Annual Percentage Change
Home Health Aides	408	633	225	6.9%
Personal and Home Care Aides	200	296	96	6.0%
Fitness Trainers and Aerobics Instructors	310	438	128	5.2%
Cost Estimators	215	302	87	5.1%
Helpers - Plumbers, Pipefitters, and Steamfitters	113	155	42	4.7%
Heating A/C, Refrigeration Mechanics & Installers	419	573	154	4.6%
Computer Software Engineers, Applications	417	566	149	4.5%
Network Systems & Data Communications Analysts	1,349	1,834	485	4.5%
Sales Managers	168	226	58	4.3%
Security and Fire Alarms Systems Installers	113	152	39	4.3%
Cement Masons and Concrete Finishers	156	203	47	3.8%
Bartenders	229	296	67	3.7%
Hotel, Motel and Resort Desk Clerks	249	321	72	3.6%

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

Note: Because most industries experienced job declines in the economic downturn that began in 2007, some of the occupational job growth projected in this forecast includes the recapturing of jobs lost since that time.

Figure 2-9
Occupations Gaining the Most New Jobs, Leon County (2010-2018)

Industry	2010 Emp.	2018 Emp.	Total Emp. Change	Annual Percentage Change
Food Prep. & Serving Workers, Inc. Fast Food	4,337	5,242	905	2.6%
Retail Salespersons	4,132	4,706	574	1.7%
Waiters and Waitresses	3,125	3,636	511	2.0%
Network Systems and Data Communications Analyst	1,349	1,834	485	4.5%
Accountants and Auditors	3,258	3,735	477	1.8%
Office Clerks, General	3,046	3,344	298	1.2%
Customer Service Representatives	1,416	1,694	278	2.5%
Bookkeeping, Accounting and Auditing Clerks	2,285	2,531	246	1.4%
Home Health Aides	408	633	225	6.9%
Landscaping and Groundskeeping Workers	1,011	1,277	266	2.7%

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

Note: Because most industries experienced job declines in the economic downturn that began in 2007, some of the occupational job growth projected in this forecast includes the recapturing of jobs lost since that time.

2.6 Median Family Income

The median family income in 2009 in Leon County was \$64,897 according to the Census Bureau's 2010 American Community Survey.

Figure 2-10
Median Family Income 2005-2009 (in 2009 Inflation-Adjusted Dollars)

	2009
Leon County	\$64,987
Tallahassee MSA*	\$60,392
City of Tallahassee	\$56,572
Florida	\$56,809

Source: U.S. Department of Commerce, Bureau of the Census, American Community Survey (ACS)

*Note: Tallahassee MSA includes Leon, Gadsden, Jefferson and Wakulla Counties.

Figure 2-11
Median Family Income Estimates by Fiscal Year (2007-2011)

	2007	2008	2009	2010	2011
Tallahassee*	\$58,200	\$62,100	\$63,600	\$63,700	\$63,400
Florida	\$53,300	\$57,200	\$58,800	\$59,400	\$56,200

*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 2010 (preliminary) was \$39,556, 4.8% below the state average wage of \$41,570. The annual average state government wage was 6.2% higher in Leon County compared to the state average while the local government wage in Leon County was 13.1% lower than the state average.

Figure 2-12
Average Annual Employment and Wages by Ownership (2010)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
All Ownerships	8,179	137,487	\$39,556
Private Ownerships	7,899	88,229	\$36,680
Federal Government	52	1,823	\$65,047
State Government	205	35,799	\$45,420
Local Government	23	11,997	\$39,339
Florida			
All Ownerships	592,381	7,109,782	\$41,570
Private Ownerships	585,578	6,045,020	\$40,550
Federal Government	2,181	142,289	\$64,322
State Government	3,044	187,299	\$42,749
Local Government	1,578	735,175	\$45,252

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages (ES-202)
(p) 2010 preliminary

Figure 2-13
Average Annual Employment & Wages, Select Private Industries (2010)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
Professional and Business Services	1,972	15,804	\$52,994
Financial Activities	875	6,388	\$52,724
Construction	779	4,790	\$36,635
Information	175	2,792	\$47,660
Manufacturing	119	1,934	\$49,238
Florida			
Professional and Business Services	134,699	1,044,870	\$49,155
Financial Activities	63,128	467,722	\$57,043
Construction	59,310	346,916	\$41,088
Information	9,835	135,703	\$61,487
Manufacturing	17,746	307,613	\$51,847

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages (ES-202)
(p) 2010 preliminary

2.8 Occupational Employment and Wages

The 2011 estimated average hourly wage for all occupations in the Tallahassee MSA is \$19.96 with the average wage being \$25.33 per hour for experienced workers in their occupation.

Figure 2-14
Occupational Emp. and Wages, 1,000+ Employment,
Tallahassee MSA (2011)

Occupational Title	2010 Emp.	Hourly Wage (2011 Wage Estimates in dollars)			
		Mean	Median	Entry*	Exp.**
Total All Occupations	158,490	\$19.96	\$15.63	\$9.21	\$25.33
Retail Salespersons	5,040	\$12.15	\$10.37	\$8.02	\$14.20
Management Analysts	4,830	\$28.41	\$23.63	\$18.30	\$33.48
Comb. Food Pre. & Serving Workers, Inc. Fast Food	4,110	\$8.40	\$8.23	\$7.91	\$8.64
Cashiers	4,040	\$8.55	\$8.42	\$7.88	\$8.89
Office Clerks, General	3,690	\$11.20	\$10.70	\$8.21	\$12.68
Secretaries, Except Legal, Medical, and Executive	3,520	\$14.19	\$13.64	\$10.28	\$16.14
Janitors and Cleaners, Ex.Maids and Hskping.	3,290	\$9.96	\$9.13	\$8.18	\$10.84
Waiters and Waitresses	3,200	\$9.10	\$8.55	\$7.92	\$9.69
Executive Secretaries and Administrative Assistants	3,190	\$17.30	\$16.51	\$12.58	\$19.66
Registered Nurses	3,090	\$27.71	\$26.98	\$21.41	\$30.85
Accountants and Auditors	2,900	\$25.22	\$22.35	\$15.29	\$30.17
Bookkeeping, Accounting, and Auditing Clerks	2,240	\$15.60	\$15.22	\$10.89	\$17.95
Stock Clerks and Order Fillers	2,200	\$10.32	\$9.60	\$8.21	\$11.38
Business Operations Specialists, All Other	2,120	\$28.82	\$27.22	\$17.65	\$34.40
Lawyers	1,970	\$46.91	\$40.70	\$27.77	\$56.49
Customer Service Representatives	1,920	\$13.86	\$12.81	\$9.12	\$16.23
Receptionists and Information Clerks	1,530	\$11.35	\$11.05	\$8.52	\$12.76
Comp. Ofcrs., Ex. Ag., Cons., Hlth., Safety & Trans.	1,420	\$18.20	\$16.26	\$13.06	\$20.77
General and Operations Managers	1,370	\$50.56	\$46.09	\$26.32	\$62.69
Elementary School Teachers, Except Spec. Education	1,350	\$57,624	\$56,281	\$44,030	\$64,422
First-Line Supers./Mgrs. of Ofc. & Admin. Sup. Wkrs.	1,350	\$21.75	\$21.27	\$14.08	\$25.58
First-Line Supervisors/Mgrs of Retail Sales Workers	1,350	\$18.81	\$16.96	\$11.84	\$22.30
Maintenance and Repair Workers, General	1,280	\$15.49	\$14.88	\$11.19	\$17.64
Teachers Assistants	1,270	\$26,651	\$24,847	\$21,135	\$29,410
Nursing Aides, Orderlies, and Attendants	1,250	\$11.46	\$11.23	\$9.74	\$12.32
Cooks, Restaurant	1,190	\$10.36	\$9.84	\$8.38	\$11.34
Maids and Housekeeping Cleaners	1,180	\$8.65	\$8.52	\$8.02	\$8.98
Computer Support Specialists	1,160	\$19.00	\$17.61	\$13.68	\$21.67
All Other Teachers, Primary, Secondary, and Adult	1,070	\$32,421	\$26,188	\$19,623	\$38,819
Info. Sec. Analysts, Web Devl., & Comp. Ntwrk. Arch	1,070	\$26.65	\$24.92	\$19.17	\$30.39
Dishwashers	1,000	\$8.31	\$8.19	\$7.85	\$8.54
Food Preparation Workers	1,000	\$9.06	\$8.60	\$7.94	\$9.61

* *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

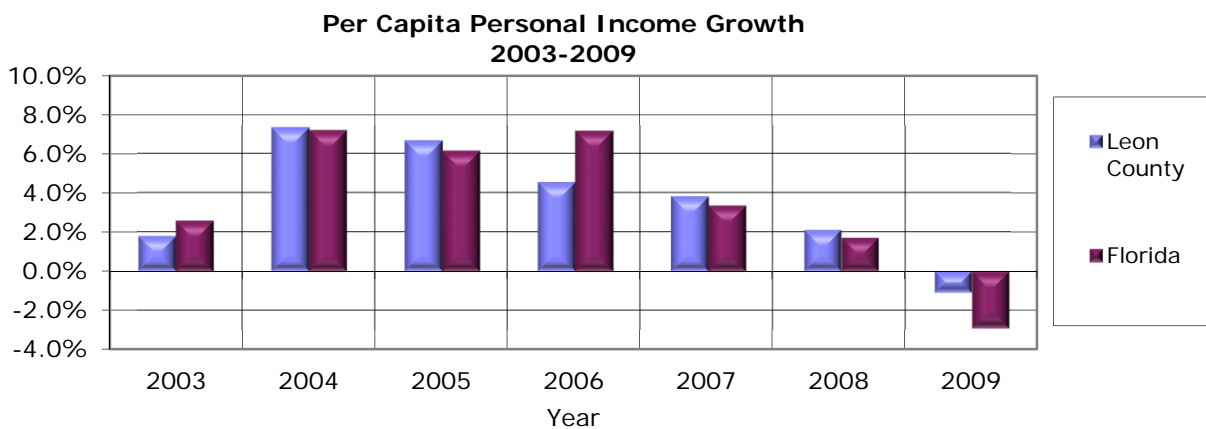
Per capita personal declined 1.1% in Leon County in 2009 and was 92.8% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capita personal income tends to be lower in Leon County due to the large number of college students in our community.

Figure 2-15
Per Capita Personal Income (2003-2009)

	2003	2004	2005	2006	2007	2008	2009
Leon County	\$28,782	\$30,902	\$32,970	\$34,472	\$35,794	\$36,551	\$36,148
% Change From Previous	1.8%	7.4%	6.7%	4.6%	3.8%	2.1%	-1.1%
Florida	\$31,283	\$33,540	\$35,605	\$38,161	\$39,449	\$40,133	\$38,965
% Change From Previous	2.6%	7.2%	6.2%	7.2%	3.4%	1.7%	-2.9%

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

Figure 2-16
Per Capita Personal Income Growth (2003-2009)



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 0.3% in the Tallahassee MSA in 2010, declining for a fourth straight year. In comparison, taxable sales for the State of Florida were up 2.4% in 2010 compared with 2009 sales. By category, two categories in the Tallahassee MSA saw an increase in taxable sales between 2009 and 2010: Autos and Accessories, 5.2% and Tourism & Recreation, 0.2%. Four categories saw a decrease in taxable sales between 2009 and 2010: Consumer Durables, 3.9% Building Investment, 3.6%, Business Investment, 2.9%, and Consumer Nondurables, 0.5%. It is estimated that taxable sales comprise 40-45% of all retail sales.

Figure 3-1
Annual Taxable Sales, Tallahassee MSA and Florida (2000-2010)

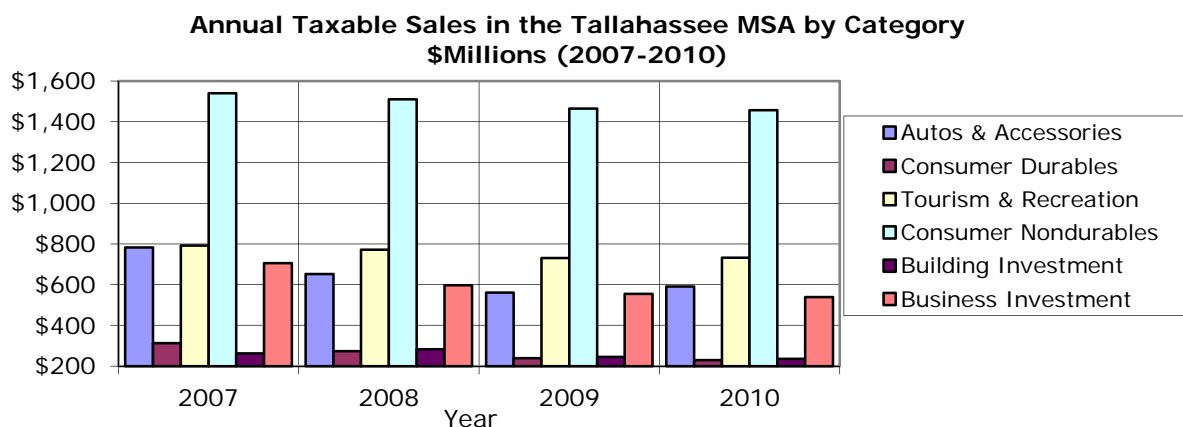
Year	Tallahassee MSA	Change from Previous Year	State of Florida	Change from Previous Year
2000	\$3,471.4	3.8%	\$252,179.8	6.8%
2001	\$3,496.4	0.7%	\$255,204.7	1.2%
2002	\$3,553.1	1.6%	\$252,910.9	-0.9%
2003	\$3,768.5	6.1%	\$266,335.7	5.3%
2004	\$3,995.5	6.0%	\$294,110.3	10.4%
2005	\$4,307.8	7.8%	\$327,787.6	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%
2010	\$3,784.5	-0.3%	\$283,053.6	2.4%

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 (2007-2010)



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)

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

There were 2.27 million person visits in calendar year 2010, nearly the same number of visits as 2008 (the most recent year for which calendar year data is available). Visitor spending totaled \$518.2 million in 2010, 12% lower than total non-inflation adjusted visitor spending in 2008. A contract for visitor estimates was not awarded until mid-2009 so 2009 annual estimates are not available for calendar year 2009.

Figure 3-4
Annual Visitor Trends-Person Visits (2001-2010)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Person Visits	2,203	2,352	2,579	2,784	2,751	2,545	2,402	2,270	n/a	2,266

Note: Data in Thousands

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

Annual Visitor Trends (Person Visits in Thousands)
2001-2010

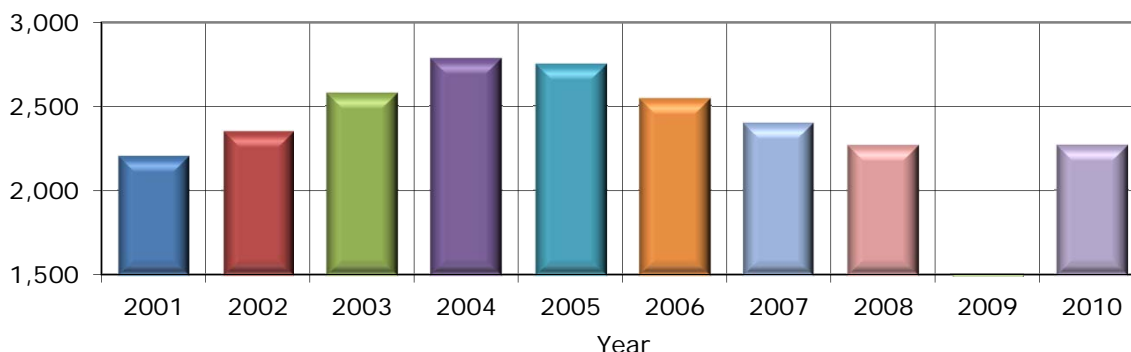


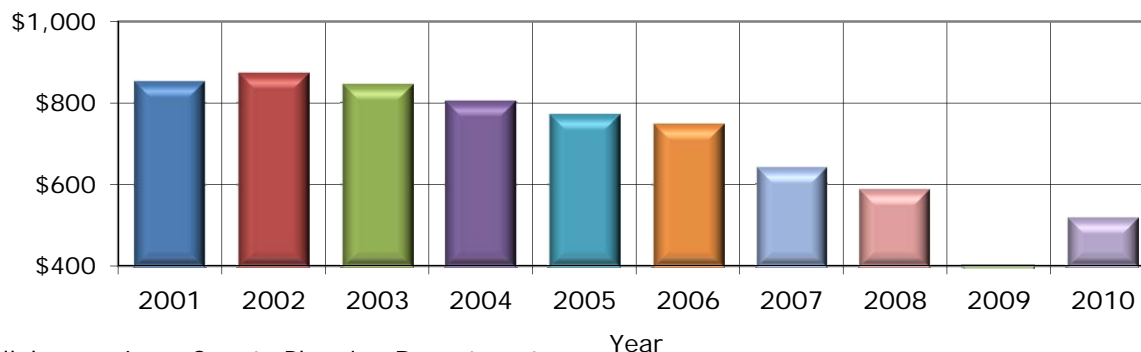
Figure 3-5
Annual Visitor Trends-Annual Visitor Spending (2001-2010)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Visitor Spending	\$853	\$874	\$845	\$805	\$772	\$749	\$641	\$587	n/a	\$518

Note: Data in Millions

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

Annual Visitor Trends (Visitor Spending in Millions)
2001-2010



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.

Figure 3-6
Florida Price Level Index (2006-2010)

County	2006	2007	2008	2009	2010
Leon	94.40	94.33	94.07	93.68	94.39
Gadsden	91.91	91.84	91.59	92.29	94.05
Jefferson	91.66	91.59	91.34	90.97	92.50
Wakulla	91.97	91.90	91.64	91.27	91.96

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 2010, counties with index values above 101.02 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 2009, the Tallahassee Metropolitan Area's (MSA) gross domestic product was \$13.1 billion, down \$0.1 billion from 2008. Real U.S. GDP by metropolitan area declined 2.4% in 2009 after declining 0.4% in 2008. The economic decline was widespread as real GDP declined in 292 of 366 (80%) metropolitan statistical areas, led by national declines in durable-goods manufacturing, construction and professional and business services. 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 (2004-2009)

City	2004	2005	2006	2007	2008	2009	2009 MSA Ranking (out of 366 MSAs)
Tampa	95.6	102.8	110.1	113.9	112.6	111.4	23
Orlando	82	91.2	98.7	103.9	103.6	100.7	28
Jacksonville	49.6	53.2	58.3	60.1	59.3	58.3	47
Pensacola	11.5	12.4	13.3	13.8	13.7	13.9	137
Tallahassee	11.1	11.5	12.2	13.1	13.2	13.1	141
Gainesville	8.0	8.4	9.0	9.8	9.9	10.1	167
Fort Walton Beach	8.3	8.8	9.3	9.3	9.2	9.4	177
Panama City	5.2	5.8	6.1	6.4	6.5	6.5	220

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

3.6 Consumer Price Index (CPI-U)

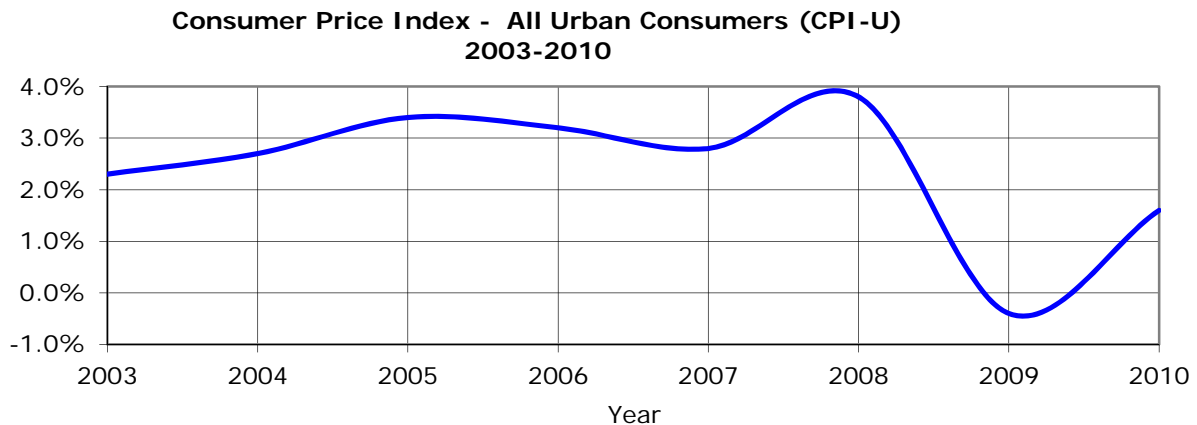
The Consumer Price Index for all Urban Consumers (Cost of Living Index) increased 1.6% in 2010 following a 0.4% decline in 2009 (the first annual decline in the CPI since 1955). This drop was a reflection of the steep drop in gasoline prices that occurred in 2009.

Figure 3-8
Consumer Price Index for all Urban Consumers (CPI-U, 2003-2010)

	2003	2004	2005	2006	2007	2008	2009	2010
U.S. City Average	184.0	188.9	195.3	201.6	207.3	215.3	214.5	218.1
% Change from Previous	2.3%	2.7%	3.4%	3.2%	2.8%	3.8%	-0.4%	1.6%

Source: U.S. Bureau of Labor Statistics

Figure 3-9
Annual Change in the Consumer Price Index (CPI-U, 2003-2010)



Source: U.S. Bureau of Labor Statistics

3.7 Airport Traffic Statistics

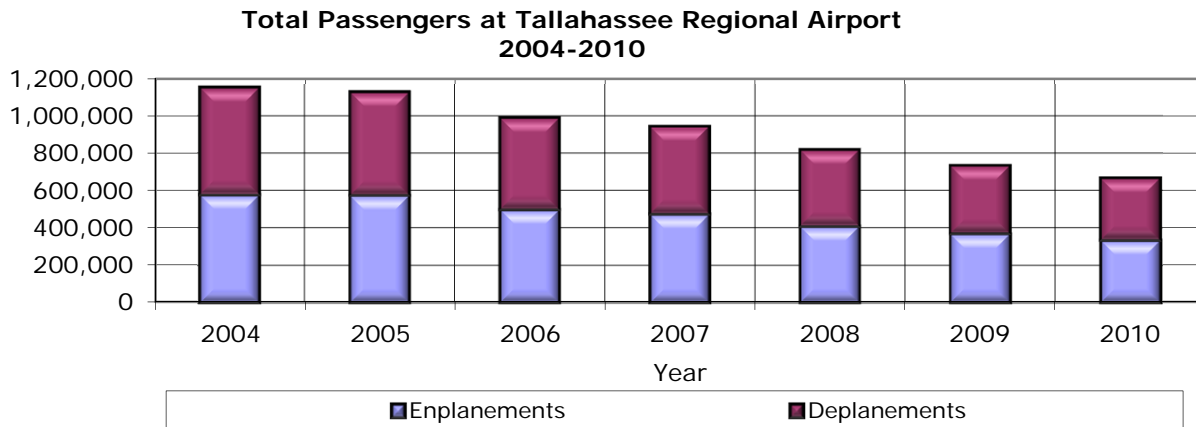
Passenger traffic at Tallahassee Regional Airport was off 9% in 2010 compared with 2009 levels marking a sixth straight annual decline in the number of total passengers.

**Figure 3-10
Tallahassee Regional Airport Traffic Statistics (2004-2010)**

	2004	2005	2006	2007	2008	2009	2010
Enplanements	580,510	576,104	501,158	475,612	411,870	371,106	336,676
Deplanements	574,562	553,843	492,702	471,553	409,846	366,579	334,430
Total Passengers	1,155,072	1,129,947	993,860	947,165	821,716	737,685	671,106

Source: City of Tallahassee, Aviation Department

**Figure 3-11
Total Passengers at Tallahassee Regional Airport (2004-2010)**



Source: City of Tallahassee, Aviation Department

Section 4

Education

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4.1 Higher Education Institutions Enrollment

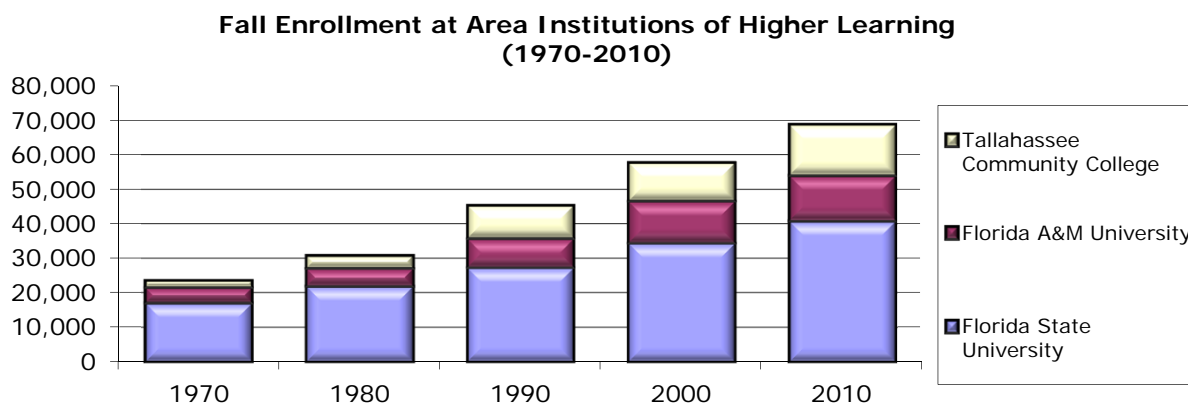
Nearly 69,000 students were enrolled in the fall semester 2010 at the three largest institutions for higher learning in Leon County. Total enrollment at the three schools has nearly tripled since 1970, including increasing nearly 2% per year since 2000.

Figure 4-1
Fall Enrollment at area Institutions of Higher Learning (1960-2010)

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	12,176	13,439	65,267
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
2010	40,838	13,277	14,770	68,885

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

Figure 4-2
Fall Enrollment at Area Institutions of Higher Learning (1970-2010)



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) increased by 1.8% in the 2010-11 school year. The dropout rate for grades 9-12 decreased to 0.8% in the 2009-2010 school year.

Figure 4-3
Leon County Public School Enrollment, K-12 (1960-61-2010-11)

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
2010-11	32,269

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

Figure 4-4
Leon County Public School Dropout Statistics, Grades 9-12 (1996-97-2009-10)

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%
2009-10	0.8%

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

4.3 Leon County Public School Grades

Seventy-five 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 (2005-06-2010-11)

School Name	2010-11 Grade	2009-10 Grade	2008-09 Grade	2007-08 Grade	2006-07 Grade	2005-06 Grade
Amos P. Godby High School	Pending	Pending	F	C	D	D
Apalachee Elementary School	C	C	C	C	B	B
Astoria Park Elementary School	A	A	A	B	A	A
Augusta Raa Middle School	A	A	A	A	A	A
Belle Vue Middle School			C	D	D	C
Bond Elementary School	C	B	B	C	D	
Buck Lake Elementary School	A	A	A	A	A	A
C.K. Steele-Leroy Collins Charter M.S.	C	C	B	C	C	A
Canopy Oaks Elementary School	A	A	A	A	A	A
Chaires Elementary School	A	A	A	B	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	A	B	B	B	A
Fort Braden Elementary School	B	C	B	B	B	B
Frank Hartsfield Elementary School	C	C	B	A	B	B
Gilchrist Elementary School	A	A	A	A	A	A
Griffin Middle School	C	C	C	C	C	A
Hawks Rise Elementary School	A	A	A	A	A	A
Imagine School at Evening Rose	C	A	F			
J. Michael Conley Elementary School	A	B	A			
James Rickards High School	Pending	Pending	D	C	C	C
John G. Riley Elementary School	B	C	A	B	C	B
Kate Sullivan Elementary School	B	B	B	A	A	A
Killlearn Lakes Elementary School	A	A	A	A	A	A
Lawton Chiles High School	Pending	Pending	B	A	B	A
Leon High School	Pending	Pending	C	A	B	A
Lillian Ruediger Elementary School	C	C	A	B	A	A
Lincoln High School	Pending	Pending	B	A	A	B
Oak Ridge Elementary School	B	C	A	C	C	C
Pineview Elementary School	C	A	B	A	C	A
R. Frank Nims Middle School	C	F	D	C	F	D
Roberts Elementary School	B	A	A	A	A	A
Sabal Palm Elementary School	B	B	B	C	B	A
Sail	Pending	Pending	B	A	B	B
Sealey Elementary School	B	B	A	A	A	A
Springwood Elementary School	B	C	A	C	B	A
Stars Middle School	A	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	B	A	A	A	A	B
William J. Montford III Middle School	A	A	A			
Woodville Elementary School	A	B	B	D	C	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 (2003-04-2009-10)

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Leon County School District	1,055	1,071	1,073	1,056	1,076	1,078	1,076
State Of Florida Average	998	996	993	993	993	995	994
U.S. Average	1,026	1,028	1,021	1,017	1,017	1,016	1,017

Note: This report summarizes results for Leon District's graduating seniors of 2009-10 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 2010. 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 (2003-04-2009-10)

	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
Leon County School District	21.0	21.1	21.1	21.0	21.0	20.6	20.1
State Of Florida Average	20.5	20.4	20.3	19.9	19.8	19.5	19.5
U.S. Average	20.8	20.9	21.1	21.2	21.1	21.1	21.0

Note: This report summarizes results for Leon District's graduating seniors of 2009-10 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

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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 103.10 square miles as of January 1, 2011. 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 (1927-2010)

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	0.00	103.06
2010	103.10	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

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	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

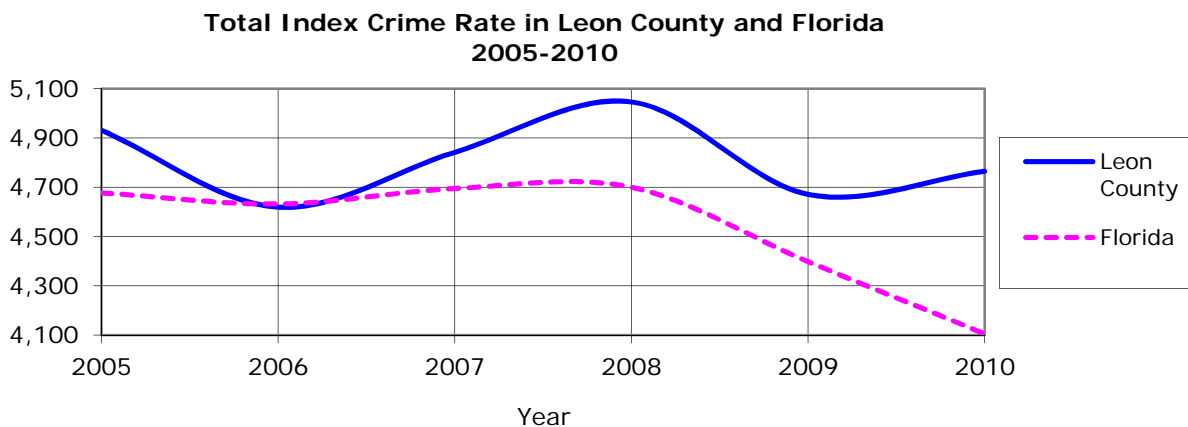
Between 2009 and 2010, Leon County experienced a 2.0% increase in the total crime index rate (rate per 100,000 population) compared to a 6.7% decrease for the State of Florida. The index rate for violent crimes in Leon County increased 2.8% in 2010 over 2009 levels. Property Crime rates increased 1.9% between 2009 and 2010 with the number of burglaries down 12.3% during the period and a 5.9% increase in the number of motor vehicle thefts.

Figure 5-3
Leon County Crime Rates, Rate per 100,000 Residents (2005-2010)

Type of Crime	2005	2006	2007	2008	2009	2010	Avg. Annual Rate Change (2005-2010)
Violent Crimes	781.6	776.5	815.7	839.6	742.0	762.6	-0.5%
Murder	4.1	3.7	1.8	5.1	3.6	5.5	5.9%
Forcible Sex Offenses	103.3	101.7	102.6	81.5	52.8	86.6	-3.5%
Robbery	170.0	194.1	239.7	266.3	196.9	196.1	2.9%
Aggravated Assault	504.2	477.1	471.6	486.7	488.7	474.4	-1.2%
Property Crime	4,149.6	3,842.2	4,026.1	4,207.1	3,929.0	4,002.1	-0.7%
Burglary	1,248.6	1,128.8	1,253.6	1,341.6	1,459.2	1,279.6	0.5%
Larceny	2,555.8	2,427.9	2,482.6	2,627.6	2,310.4	2,553.7	0.0%
Motor Vehicle Theft	345.2	285.5	289.9	237.9	159.4	168.8	-14.3%
Index Rate (per 100,000)	4,931.2	4,618.8	4,841.8	5,046.7	4,671.0	4,764.7	-0.7%

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

Figure 5-4
Total Index Crime Rate in Leon County and Florida (2005-2010)



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 (2010)

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	5.5360	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	20.1290	
Outside City Limits Total	16.4290	
Downtown Improvement Area	21.1290	

Source: Leon County Property Appraiser

Section 6

Residential and Commercial Development

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6.1 Residential Development

The overall level of residential building permits for new construction issued in Leon County declined in 2010. The number of new construction permits for detached single-family homes fell 8% in 2010 (after falling 23% in 2009). The calendar year 2010 saw the fewest permits issued for new construction of single-family units (detached and attached) and multi-family units 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 (1985-2010)

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
2010	300	101	27	428	91	519

*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 were 124,136 residential housing units in Leon County as of 2010, approximately 68% located within the Tallahassee City Limits and 32% in unincorporated Leon County.

Figure 6-2
Housing Unit Inventory (1970-2040)

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
2010	84,248	39,888	124,136
2020	93,695	41,130	134,825
2030	104,272	42,694	146,966
2040	113,003	43,962	156,965

Sources: U.S. Department of Commerce, Bureau of the Census (1970-2010), Tallahassee-Leon County Planning Department Estimates and Projections (2020-2040)

Figure 6-3
Residential Vacancy Rates (1970-2010)

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%
2010	11.2%	9.4%	10.6%

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

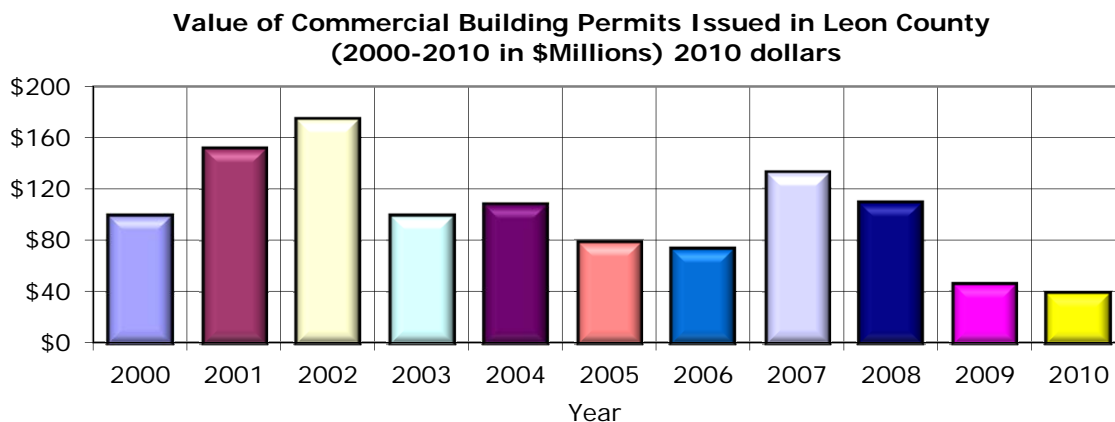
The value of commercial permits issued for new construction in 2010 was down 14% when compared to 2009 levels. Adjusted for inflation, the value of commercial permits issued for new construction in 2010 was the lowest annual value since 1993. Note: For the purposes of this comparison, the valuation of permits to construct new public facilities are not included in these totals. In 2010 the value was \$11.7 million, 2009 (\$45.2 million) and 2008 (\$81.1 million).

Figure 6-4
Commercial Building Permits Issued (New Construction) in Leon County (2000-2010)

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2010 Dollars (\$Millions)
2000	119	\$78.7	\$99.7
2001	140	\$123.5	\$152.1
2002	129	\$144.3	\$174.9
2003	104	\$84.1	\$99.7
2004	106	\$93.4	\$107.8
2005	98	\$70.5	\$78.7
2006	109	\$68.0	\$73.6
2007	83	\$126.4	\$133.0
2008	88	\$108.5	\$109.9
2009	48	\$45.2	\$46.0
2010	30	\$39.0	\$39.0

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 (2000-2010)



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

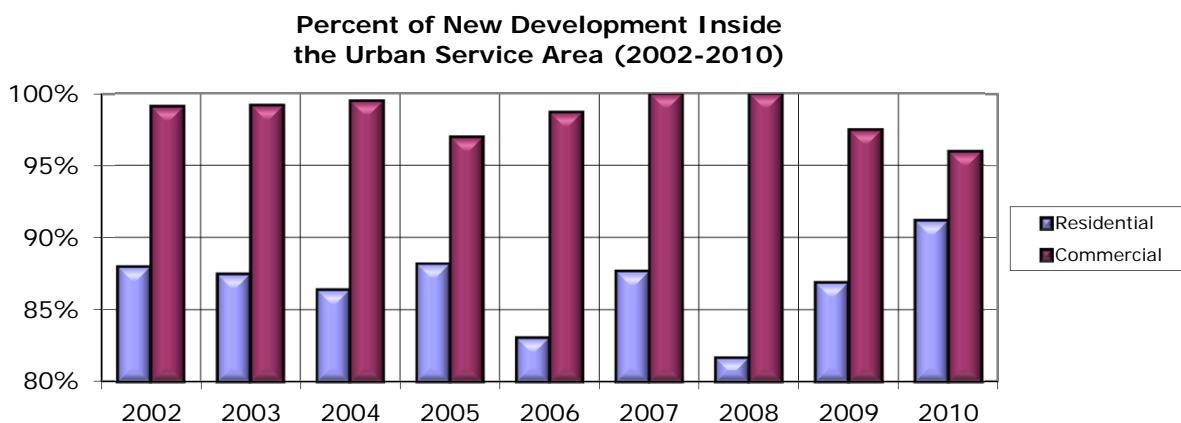
The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA) concept. At approximately 161 square miles, the USA is the compact area in which urban infrastructure is presently available or anticipated to be furnished within the planning horizon, 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 constructed within the USA in 2010 was 91.2%.

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%
2010	91.2%	96.0%

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 (2002-2010)



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 year-end 2010 to 14.2% (from 8.8% in the first quarter 2009).

Figure 6-8
Office Market Survey (Year-End 2010)

Market	Number of Properties	Square Feet Surveyed	Square Feet Vacant	Percent Vacant	Asking Rents*
Downtown	16	925,547	154,393	16.7%	\$18.00-\$26.00**
Northeast	63	1,772,058	215,597	12.2%	\$16.00-\$25.00
Northwest/West	18	1,429,494	318,641	22.3%	\$14.00-\$18.00
Southeast	28	2,698,089	278,176	10.3%	\$14.00-\$18.50
Total	125	6,825,188	966,807	14.2%	\$14.00-\$26.00

*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 (2004-2010)



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

Note: Data for years 2004-2009 represent first quarter data.

6.6 Apartment Market Summary

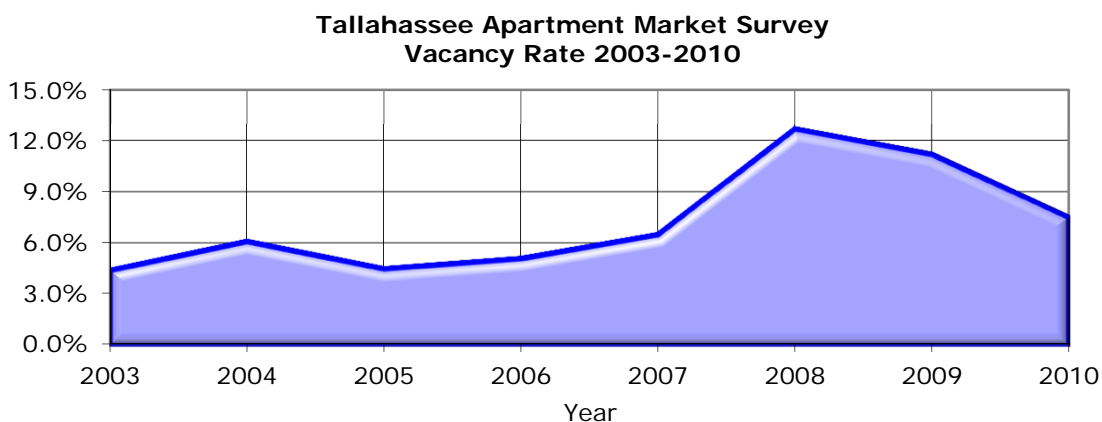
The apartment vacancy rate in Tallahassee declined from 11.2% in September 2009 to 7.5% in September 2010. The average monthly rent is just over \$900 with the average one bedroom renting for just over \$650 per month and the average four bedroom renting for slightly more than \$1,800 per month.

**Figure 6-10
Apartment Market Survey (2003-2010)**

	Sept. 2003	Sept. 2004	Sept. 2005	Sept. 2006	Sept. 2007	Sept. 2008	Sept. 2009	Sept. 2010
Total Units Surveyed	17,401	18,206	18,000	18,560	17,722	18,348	19,307	18,829
Vacant Units	764	1,102	817	943	1,149	2,328	2,163	1,407
Vacancy Rate	4.4%	6.1%	4.5%	5.1%	6.5%	12.7%	11.2%	7.5%
Average Sq. Ft. Range	950- 1,000	950- 1,000	1,000- 1,050	950- 1,000	950- 1,000	1,000- 1,050	1,000- 1,050	1,000- 1,050
Average Rent per Month Range	\$750- \$800	\$750- \$800	\$800- \$850	\$850- \$900	\$850- \$900	\$900- \$950	\$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, 2010 Tallahassee Apartment Index, www.apindex.com, October 2010*

**Figure 6-11
Apartment Market Vacancy Rate (2003-2010)**



Source: Real Data, 2010 Tallahassee Apartment Index, www.apindex.com, October 2010

6.7 Industrial Market Summary

The total industrial inventory in the Tallahassee market area was 16,287,857 square feet in 1,080 buildings as of the end of the 2nd quarter 2011. Two-thirds of the industrial space in the Tallahassee market is located within Tallahassee/Leon County. The industrial vacancy rate in the Tallahassee market was 9.6% at the end of the second quarter 2011, down from 10.0% at the end of the first quarter 2011 and lower than the fourth quarter 2010 (10.3%).

Figure 6-12
Industrial Market Survey (Mid-Year 2011)

Market	Number of Buildings	Total Square Feet	Total Square Feet Available	Vacancy Rate	Quoted Rates
Downtown Tallahassee	116	1,139,742	95,567	8.4%	\$4.39
East Tallahassee	53	557,064	44,700	8.0%	\$5.94
Northeast Tallahassee	5	64,660	0	0.0%	\$0.00
Northeast Leon County	14	158,599	10,000	6.3%	\$8.46
Northwest Tallahassee	98	1,955,627	127,408	6.5%	\$5.70
Northwest Leon County	117	1,247,216	259,435	20.8%	\$5.75
Southeast Tallahassee	7	22,716	0	0.0%	\$0.00
Southeast Leon County	33	330,201	13,000	3.9%	\$5.27
Southwest Tallahassee	68	2,045,876	106,940	5.2%	\$5.90
Southwest Leon County	176	1,740,420	165,726	9.5%	\$4.20
West Tallahassee	117	1,526,248	80,100	5.2%	\$4.81
Leon County Total	804	10,788,369	902,876	8.4%	n/a
Gadsden County	171	4,646,228	586,550	12.6%	\$2.31
Wakulla County	54	413,382	24,189	5.9%	\$4.22
Jefferson County	51	439,878	53,800	12.2%	\$2.50
Tallahassee Market Area	1,080	16,287,857	1,567,415	9.6%	\$4.17

Source: CoStar Property

6.8 Median Residential Sale Prices

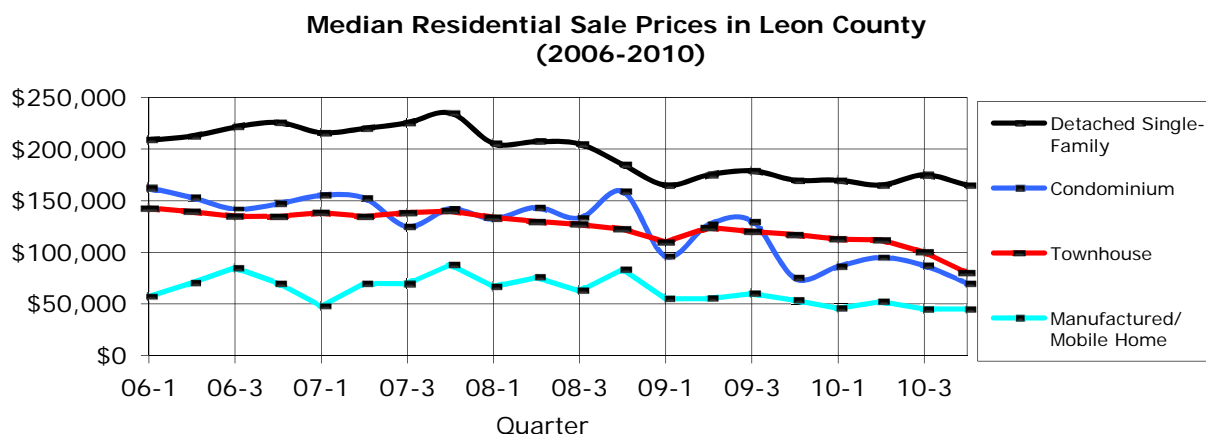
The median sales price of a detached single-family home in Leon County decreased 1.4% per quarter on average between first quarter 2006 and first quarter 2011. Over the past ten years, (first quarter 2001 to first quarter 2011) the median sales price increased on average 0.5% per quarter.

Figure 6-13
Median Residential Sale Prices in Leon County (2006-2010)

Quarter	Detached Single-Family	Condominium	Townhouse	Manufactured/Mobile Home
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
2010-1	\$169,900	\$86,112	\$112,750	\$45,750
2010-2	\$165,000	\$95,000	\$112,000	\$52,250
2010-3	\$175,000	\$87,000	\$100,000	\$45,000
2010-4	\$165,000	\$70,000	\$80,000	\$45,000

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 (2006-2010)



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

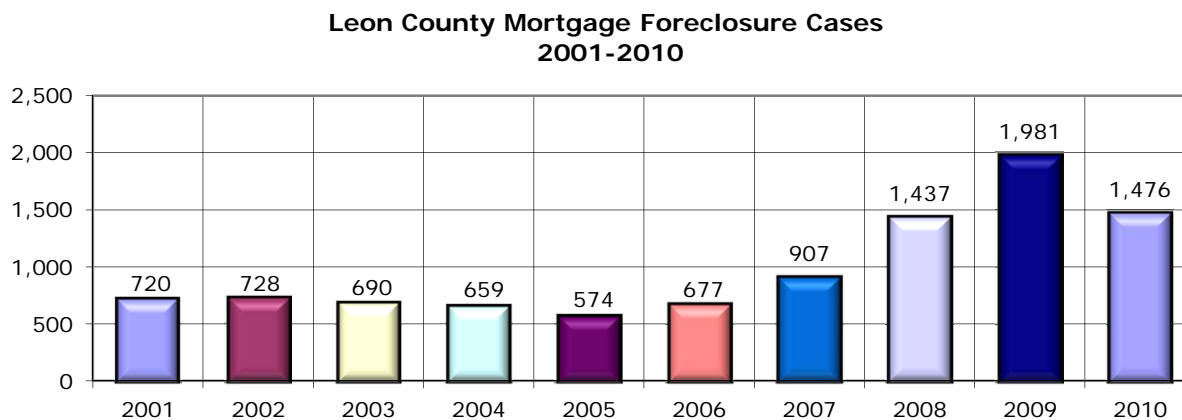
There were 1,476 mortgage foreclosure cases in Leon County in 2010 according to the Leon County Clerk of Courts (down 25.5% from 2009). Calendar year 2010 reversed the trend of four straight years of (double-digit) increases in mortgage foreclosure cases in Leon County.

Figure 6-14
Leon County Mortgage Foreclosure Cases (2001-2010)

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%
2010	1,476	-25.5%

Source: Leon County Clerk of Courts

Figure 6-15
Leon County Mortgage Foreclosure Cases (2001-2010)



Source: Leon County Clerk of Courts