

REAL ESTATE INDICATORS - ATLANTA MSA

	2010	2011	2012	2013	2014	2015	2016	2017
RESIDENTIAL								
Housing Permits (Units)								
Single-Family	6,384	6,214	9,167	14,803	16,935	19,885	22,931	24,849
Multifamily	1,191	2,420	5,213	9,494	9,496	10,126	13,190	8,041
Total:	7,575	8,634	14,380	24,297	26,431	30,011	36,121	32,890
Intown Apt. Inventory (Units):	19,390	19,390	19,849	21,530	25,795	30,412	35,981	41,460
Intown Apartment Rent Per SF:	---	---	\$1.37	\$1.47	\$1.63	\$1.76	\$1.82	\$1.86
Intown Apartment Occ. Rate:	---	---	96.9%	97.1%	97.8%	97.8%	97.5%	96.7%
Intown Condominium Sales:	831	989	840	671	290	440	334	728
Year-End Unsold Inventory:	2,822	1,957	1,171	306	632	1,346	1,770	2,127
OFFICE								
Avg. Rent Per Sq. Ft.	\$20.73	\$20.27	\$20.08	\$19.86	\$20.71	\$22.84	\$24.16	\$25.56
Occupancy Rate:	77.4%	77.2%	78.1%	79.0%	80.1%	82.5%	83.1%	82.5%
Absorption (Sq. Ft.):	(465,193)	(279,870)	1,313,592	1,847,174	2,701,611	2,825,395	1,164,092	1,230,542
INDUSTRIAL								
Distribution/Warehouse								
Inventory (Sq. Ft.):	583,686,886	590,243,042	598,192,029	603,127,073	622,932,368	642,249,067	659,792,212	686,965,489
Occupancy Rate:	78.8%	79.5%	80.9%	83.6%	85.7%	86.6%	88.1%	88.8%
Absorption (Sq. Ft.):	(7,289,132)	(357)	4,877,438	11,730,469	21,866,452	15,774,834	18,890,105	21,139,793
Service Center								
Inventory (Sq. Ft.):	25,363,728	25,287,868	24,975,956	24,950,169	24,902,047	25,067,094	25,218,165	25,619,757
Occupancy Rate:	70.8%	72.0%	74.6%	75.0%	77.0%	77.7%	80.2%	85.0%
Absorption (Sq. Ft.):	(722,279)	174,451	426,819	(175,810)	335,486	84,850	461,010	1,085,093
HOTEL								
Occupancy Rate:	57.7%	59.0%	60.8%	63.1%	68.0%	69.8%	69.9%	72.0%
Average Room Rate:	\$82.86	\$82.80	\$85.96	\$87.77	\$91.89	\$97.82	\$103.60	\$106.86
RETAIL								
Inventory (Sq. Ft.):	354,964,599	356,131,403	357,083,438	357,954,746	359,973,036	360,251,838	362,185,761	364,593,387
Occupancy Rate:	89.9%	90.0%	90.6%	91.5%	92.5%	93.6%	94.1%	94.7%
Absorption (Sq. Ft.):	1,403,497	1,321,228	2,835,885	4,212,763	8,474,141	4,068,963	3,799,702	4,165,619

Note: Intown apartment inventory includes market-rate projects built since 2000. Intown apartment occupancy rate does not include projects currently in lease-up. Apartment data are as of third quarter of the respective years. Office absorption is defined as the net change in occupied space. Industrial absorption does not include owner-occupied space and is defined by King as, "the net effect of activity, corrects for lateral movement, renewals, and change in space size." King expanded the market coverage from 12 to 20 counties in 2009. Occupancy figures are for year-end, except the hotel occupancy rate (annual average).

Sources: **Housing Permits:** U.S. Census Bureau
Apartment Data: Haddow & Company
Condominium Data: Haddow & Company

Office Data: Jones Lang LaSalle
Industrial Data: King Industrial Realty, Inc.
Hotel Data: CBRE Hotels

Retail Data: CoStar Group