

# ATLANTA REAL ESTATE INDICATORS

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
<b>RESIDENTIAL</b>								
Housing Permits (Units)								
Single-Family	14,803	16,984	19,995	23,100	24,973	26,097	26,166	28,057
Multifamily	9,473	9,699	10,347	13,257	8,859	13,035	6,563	3,570
Total:	24,276	26,683	30,342	36,357	33,832	39,132	32,729	31,627
Intown Apt. Inventory (Units):	21,530	25,795	30,412	35,981	41,460	46,415	51,634	57,510
Intown Apartment Rent Per SF:	\$1.47	\$1.63	\$1.76	\$1.82	\$1.86	\$1.94	\$2.02	\$1.92
Intown Apartment Occ. Rate:	97.1%	97.8%	97.8%	97.5%	96.7%	97.4%	96.3%	96.3%
Intown Condominium Sales:	671	290	440	334	728	994	770	792
Unsold Inventory:	306	632	1,346	1,770	2,127	2,544	2,623	2,838
<b>OFFICE</b>								
Avg. Gross Rent Per Sq. Ft.	\$19.86	\$20.71	\$22.84	\$24.16	\$25.56	\$28.64	\$29.52	\$29.35
Occupancy Rate:	79.0%	80.1%	82.5%	83.1%	82.5%	81.9%	82.3%	80.6%
Absorption (Sq. Ft.):	1,847,174	2,701,611	2,825,395	1,164,092	1,230,542	480,175	1,046,506	(956,286)
<b>INDUSTRIAL</b>								
Distribution/Warehouse								
Inventory (Sq. Ft.):	603,127,073	622,932,368	642,249,067	659,792,212	686,965,489	709,638,139	737,014,848	765,017,311
Occupancy Rate:	83.6%	85.7%	86.6%	88.1%	88.8%	89.1%	88.3%	89.3%
Absorption (Sq. Ft.):	11,730,469	21,866,452	15,774,834	18,890,105	21,139,793	16,697,318	8,681,117	23,686,611
Service Center								
Inventory (Sq. Ft.):	24,950,169	24,902,047	25,067,094	25,218,165	25,619,757	25,806,107	26,205,946	26,586,162
Occupancy Rate:	75.0%	77.0%	77.7%	80.2%	85.0%	85.1%	86.5%	87.1%
Absorption (Sq. Ft.):	(175,810)	335,486	84,850	461,010	1,085,093	(135,030)	210,068	82,183
<b>HOTEL</b>								
Occupancy Rate:	63.1%	68.0%	69.8%	69.8%	70.0%	70.1%	69.5%	44.6%
Average Room Rate:	\$87.77	\$91.89	\$97.83	\$103.60	\$107.13	\$109.82	\$114.60	\$90.20
<b>RETAIL</b>								
Avg. Net Rent Per Sq. Ft.:	\$12.82	\$12.87	\$12.55	\$13.09	\$13.99	\$14.10	\$12.92	\$12.83
Absorption (Sq. Ft.):	3,501,995	4,859,165	4,027,955	3,419,310	4,165,619	2,850,747	552,560	(452,691)

**Note:** *Intown apartment inventory includes market-rate projects built since 2000. Apartment rental and occupancy rates reflect Class A apartments (Projects built since 2006). The 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/Avison Young