

ATLANTA REAL ESTATE INDICATORS

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
RESIDENTIAL								
Housing Permits (Units)								
Single-Family	19,995	22,716	24,973	26,506	26,261	28,632	31,560	26,382
Multifamily	<u>10,347</u>	<u>12,726</u>	<u>8,859</u>	<u>12,935</u>	<u>6,575</u>	<u>3,714</u>	<u>7,906</u>	<u>20,820</u>
Total:	30,342	35,442	33,832	39,441	32,836	32,346	39,466	47,202
Intown Apt. Inventory (Units):	30,412	35,981	41,460	46,415	51,634	57,510	60,179	64,879
Intown Apartment Rent Per SF:	\$1.76	\$1.82	\$1.86	\$1.94	\$2.02	\$1.92	\$2.24	\$2.45
Intown Apartment Occ. Rate:	97.8%	97.5%	96.7%	97.4%	96.3%	96.3%	98.0%	97.1%
Intown Condominium Sales:	440	334	728	994	770	792	1,308	723
Unsold New Inventory:	1,346	1,770	2,127	2,544	2,623	2,838	3,492	3,145
OFFICE								
Inventory (Sq. Ft.):	161,863,407	162,542,742	164,879,787	167,156,164	168,835,777	170,277,970	174,735,389	176,763,246
Avg. Gross Rent Per Sq. Ft.	\$22.88	\$23.58	\$25.82	\$28.41	\$30.11	\$30.54	\$31.36	\$33.18
Vacancy Rate:	15.0%	14.8%	15.7%	16.2%	16.4%	17.7%	21.1%	21.4%
Absorption (Sq. Ft.):	3,973,443	895,068	664,132	1,124,490	1,094,730	(742,474)	(2,207,086)	1,150,344
INDUSTRIAL								
Distribution/Warehouse								
Inventory (Sq. Ft.):	642,249,067	659,792,212	686,965,489	709,638,139	737,014,848	765,017,311	824,872,915	881,497,256
Percent Available:	13.4%	11.9%	11.2%	10.9%	11.7%	10.7%	10.5%	10.0%
Absorption (Sq. Ft.):	15,774,834	18,890,105	21,139,793	16,697,318	8,681,117	23,686,611	33,628,999	39,321,415
Service Center								
Inventory (Sq. Ft.):	25,067,094	25,218,165	25,619,757	25,806,107	26,205,946	26,586,162	26,957,837	27,353,423
Percent Available:	22.3%	19.8%	15.0%	14.9%	13.5%	12.9%	9.9%	9.2%
Absorption (Sq. Ft.):	84,850	461,010	1,085,093	(135,030)	210,068	82,183	680,063	120,981
HOTEL								
Occupancy Rate:	69.8%	69.8%	70.0%	70.1%	69.5%	44.6%	60.6%	66.4%
Average Daily Room Rate:	\$97.83	\$103.60	\$107.13	\$109.82	\$114.60	\$90.20	\$101.64	\$120.37

Note: Intown apartment inventory includes market-rate projects built since 2000. Apartment rental and occupancy rates reflect Class A apartments (Projects built since 2008). 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. Office data includes owner-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. Industrial percent available includes space under construction. Occupancy and vacancy figures are for year-end, except the hotel occupancy rate (annual average).

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

Office Data: Jones Lang LaSalle
Condominium Data: Haddow & Company

Industrial Data: King Industrial Realty, Inc.
Hotel Data: CBRE Hotels