

Metro Area Snapshot

Atlanta-Sandy Springs-Roswell, GA

Health Indicators

Employment Growth

Current Employment	2,819,600
1-Yr	60,300
3-Yr	196,200
5-Yr	356,900

Unemployment Rate

Current	3.6%
A Year Ago	3.9%
10-Year Avg	7.2%

Annual Permit Activity

Current Total	35,936	↑	8.4%
SF	25,581	↑	2.1%
MF	10,355	↑	27.9%

Monthly Permit Activity

Current Total	2,802	↓	-9.6%
SF	2,389	↑	15.5%
MF	413	↓	-59.9%

House Price Index

4Q18 Index	220.35
1 Year Ago	201.70
2 Years Ago	185.86
3 Years Ago	173.09
10-Year Avg	165.35

Affordability Index

2013	2014	2015	2016
251.78	↓ 217.38	↓ 212.72	↑ 215.91

Demographic Trends

	2010C	2016E	2021P
Population	5,286,728	5,736,343	6,102,347
Ann Chg	2.45%	1.42%	1.28%
Households	1,943,885	2,117,123	2,257,369
Ann Chg	2.51%	1.49%	1.32%

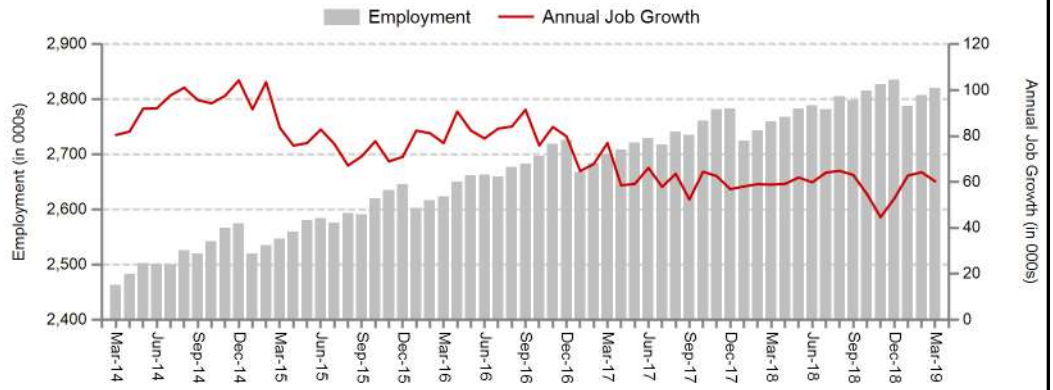
Top Age Seg

Med Age	34.9	36.3	37.7
Under 25	35.7%	34.7%	33.8%
25-34	14.4%	13.4%	12.7%
34-54	30.4%	28.7%	27.2%
Over 55	19.5%	23.2%	26.3%

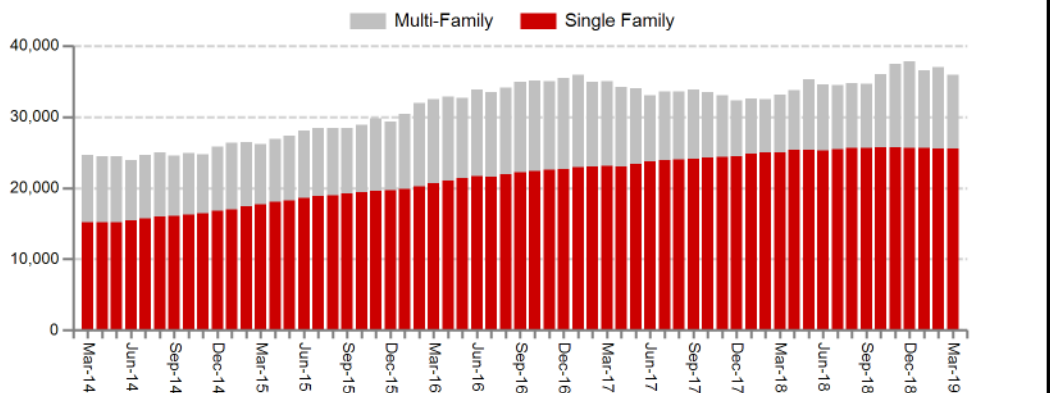
Top HHI Seg

Med HH Inc	N/A	\$58,310	\$61,753
Under \$50k	N/A	43.9%	41.7%
\$50-75k	N/A	18.2%	17.7%
\$75-\$99k	N/A	12.3%	12.4%
\$100k+	N/A	25.5%	28.2%

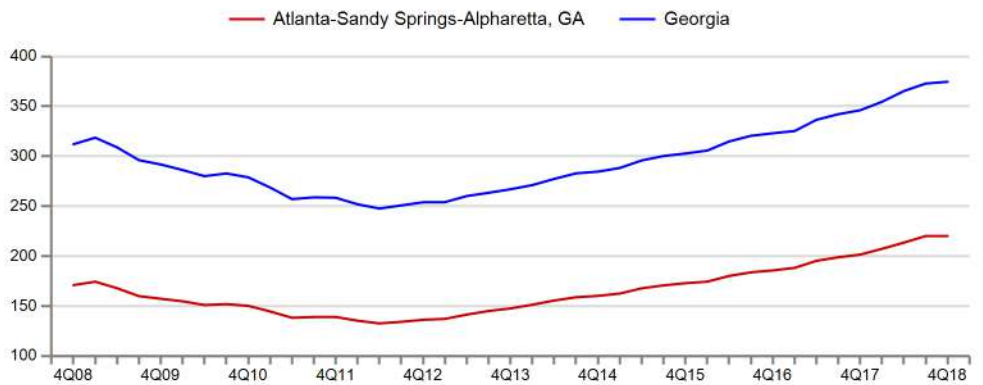
Employment and Job Growth



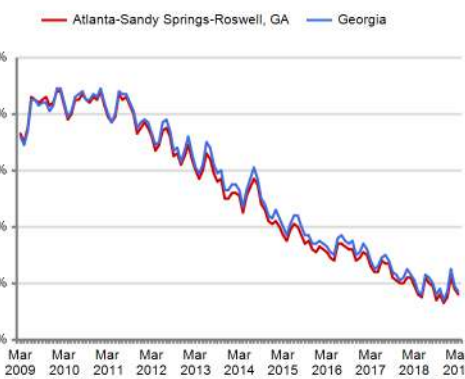
Annual Permit Activity



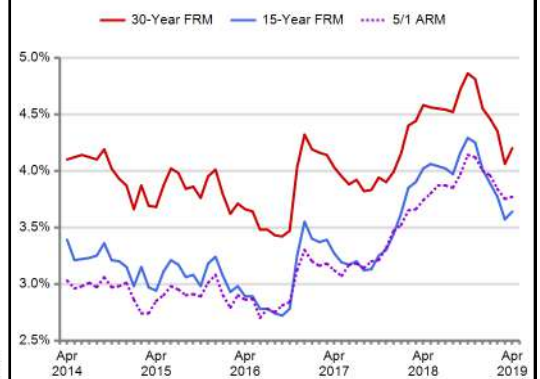
House Price Index Trend



Unemployment Rates

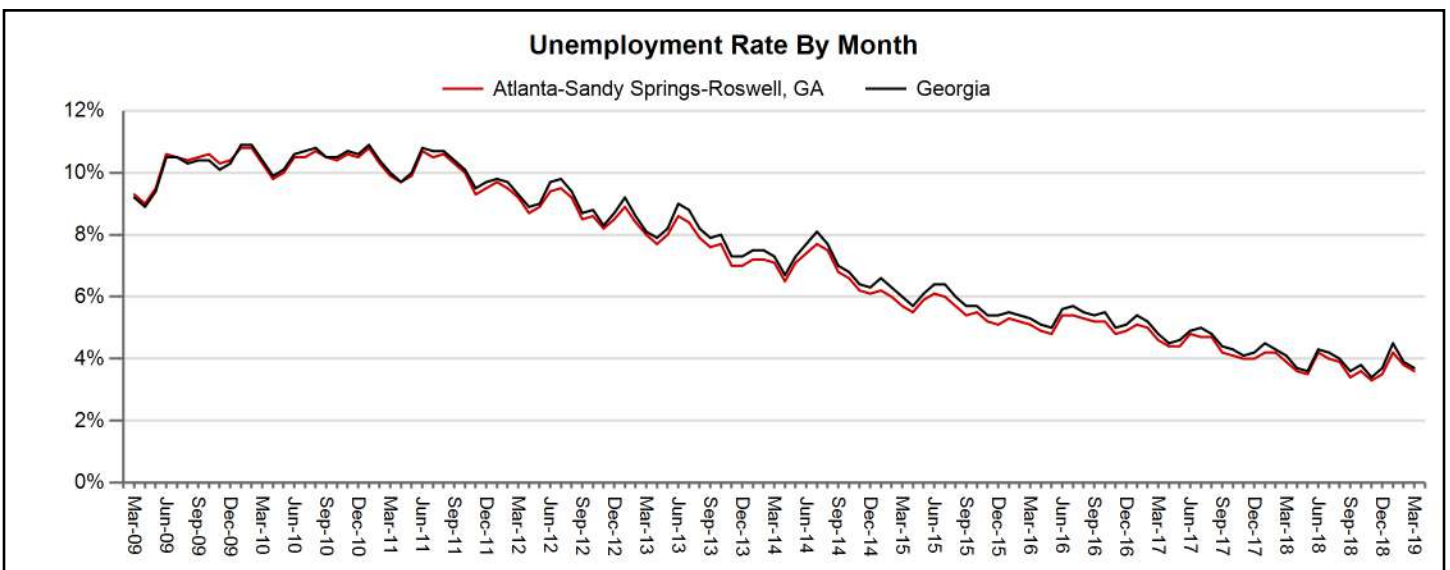
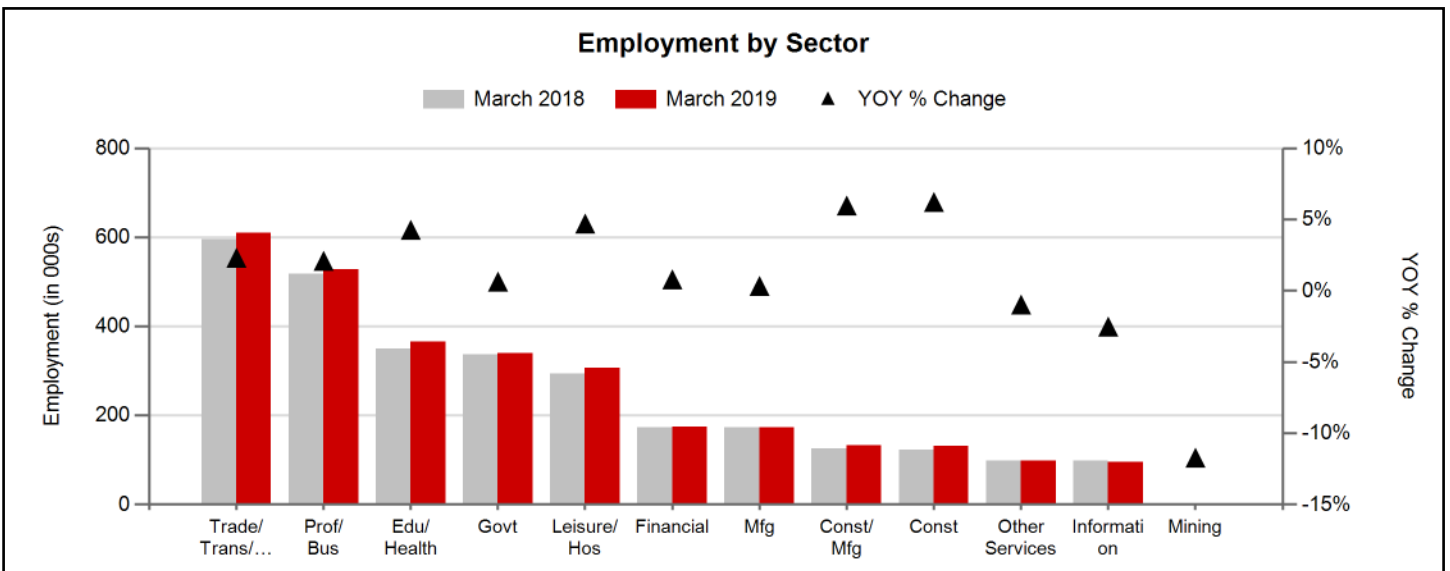
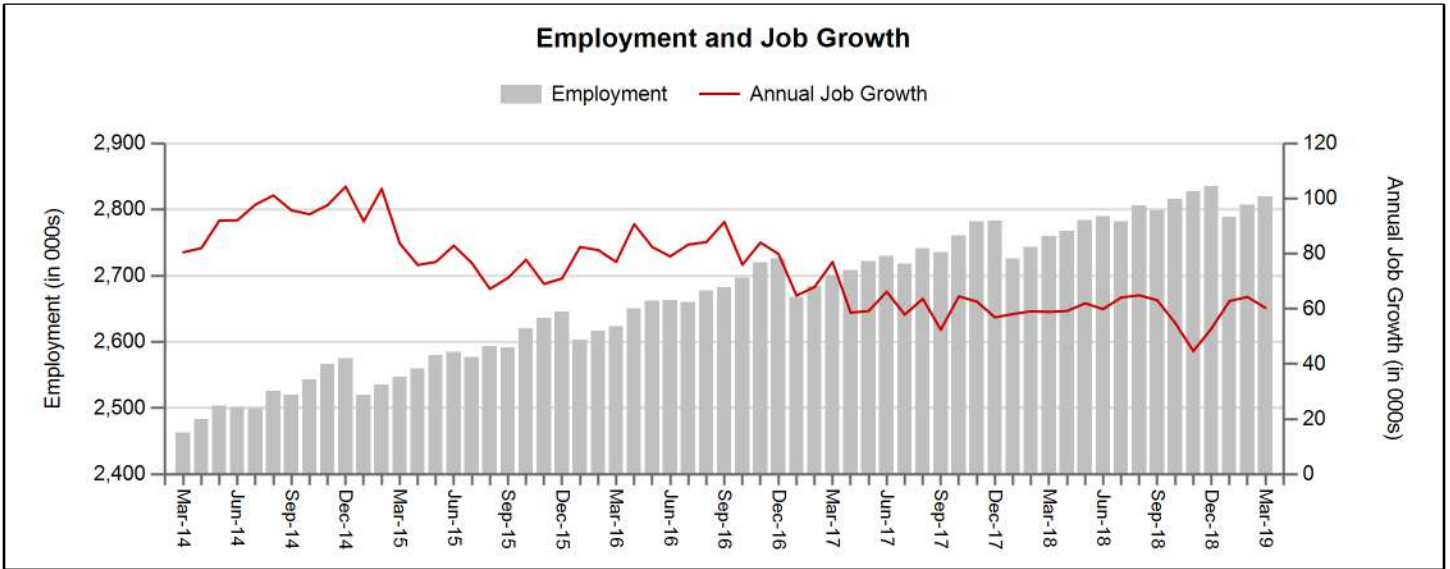


Mortgage Rate Trends



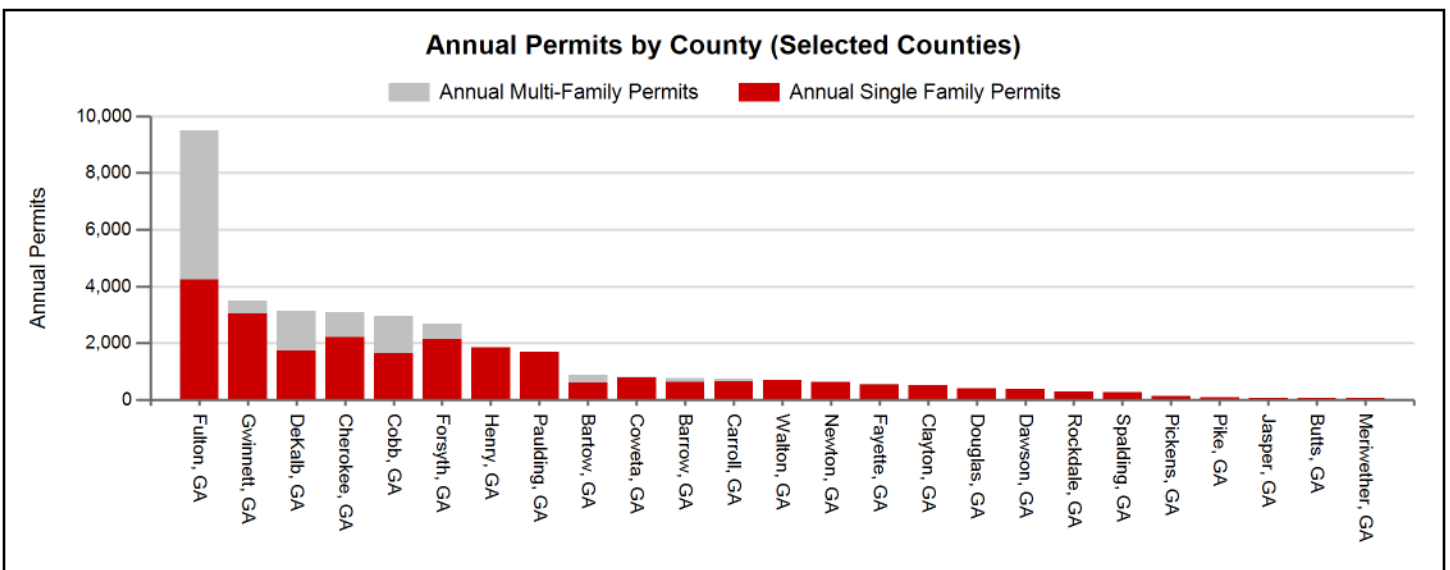
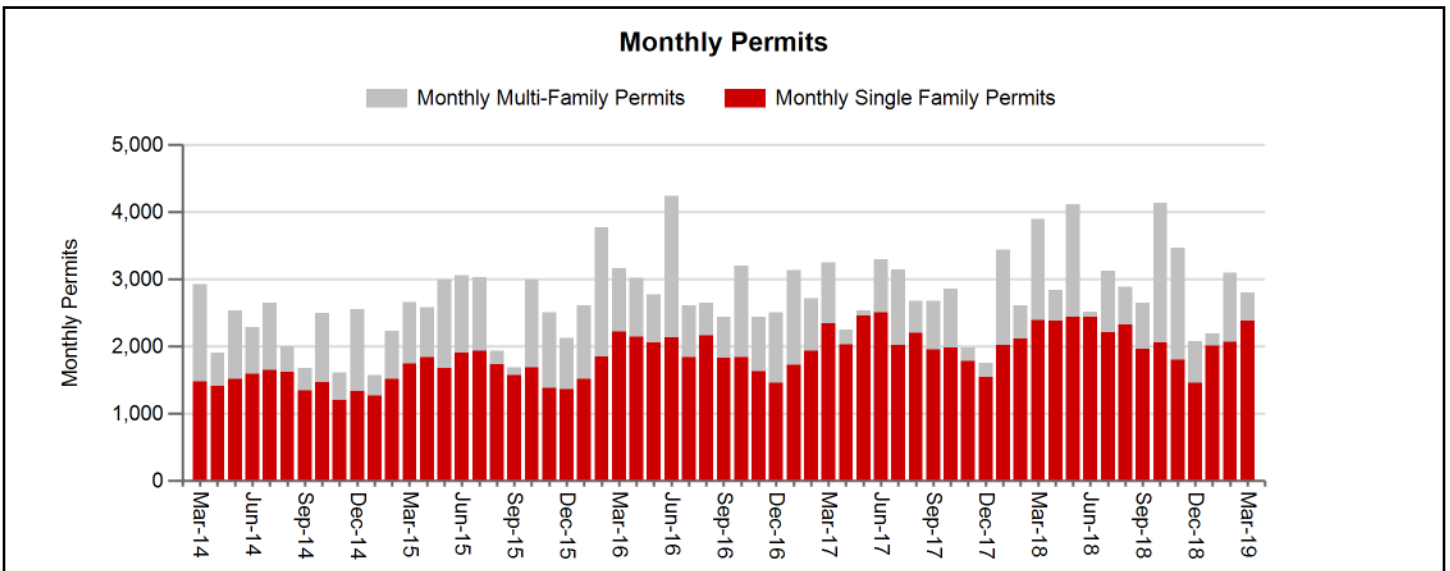
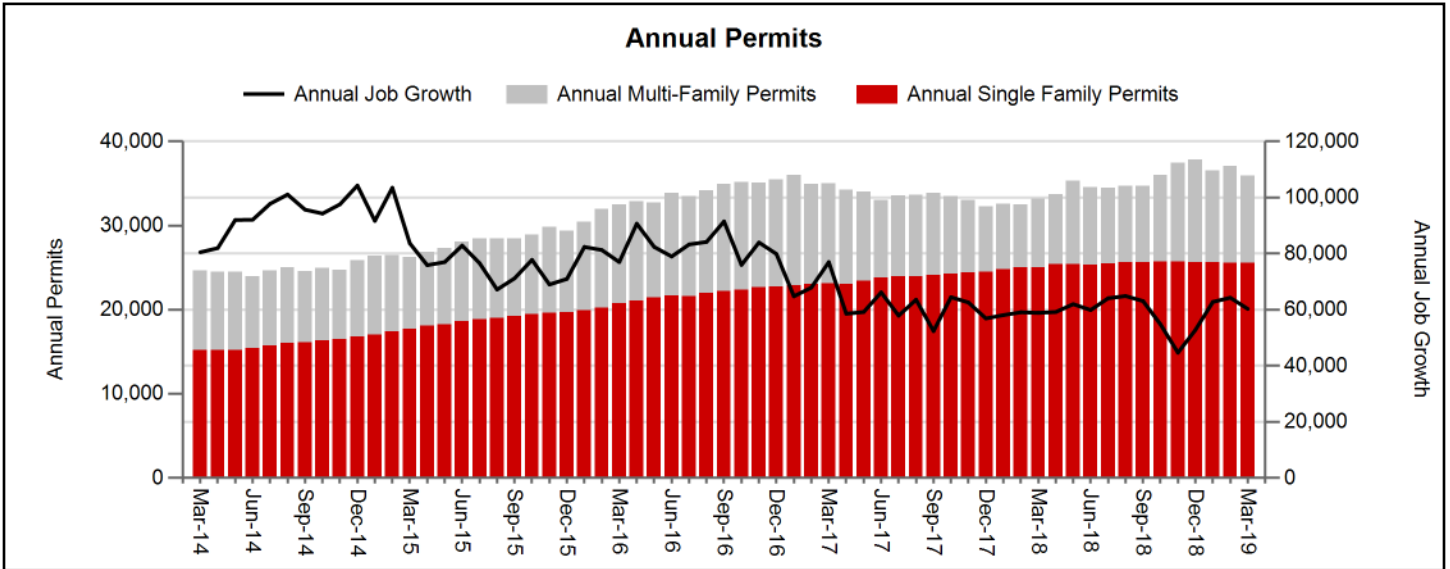
Employment Summary

Atlanta-Sandy Springs-Roswell, GA



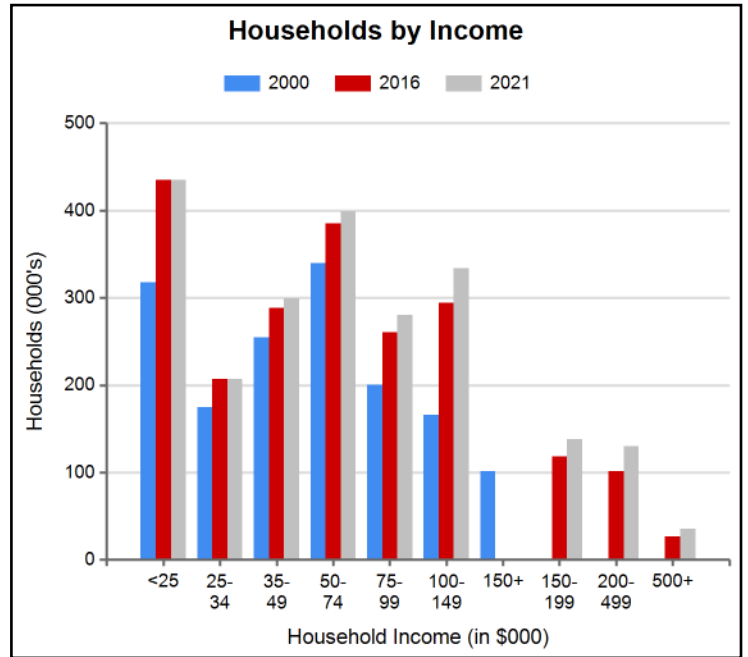
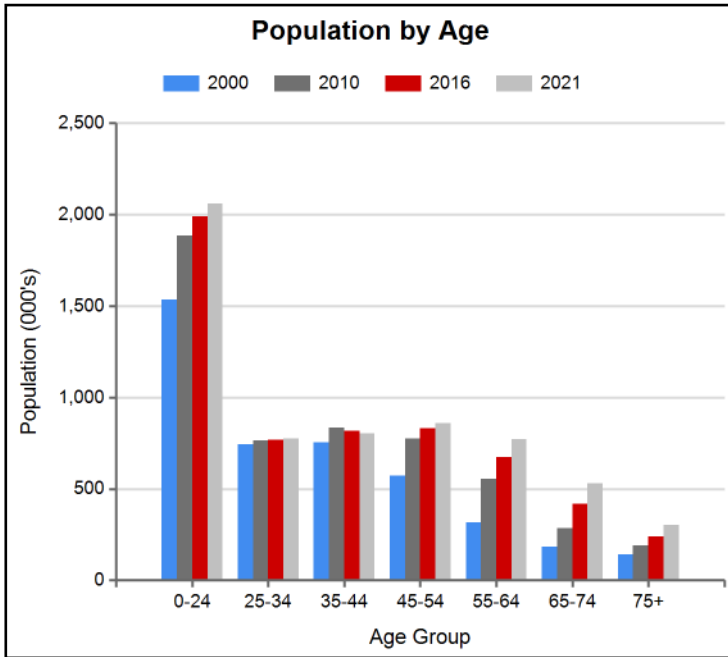
Permit Summary

Atlanta-Sandy Springs-Roswell, GA



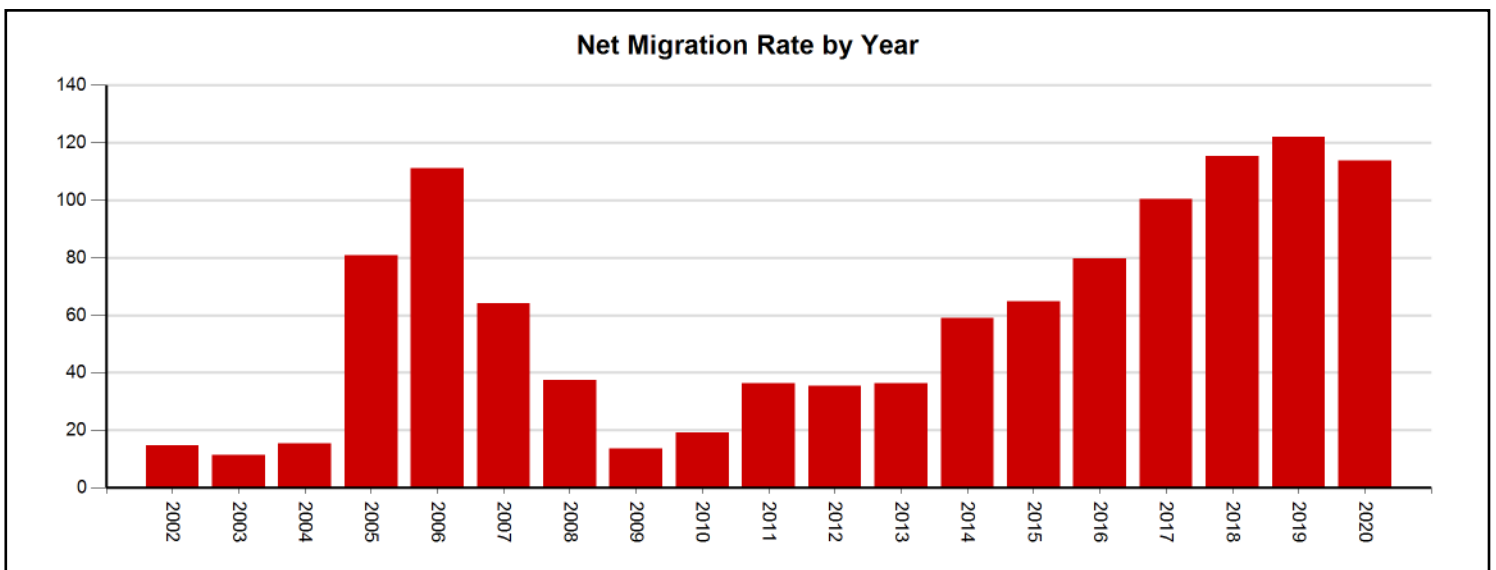
Population, Household, and Migration Summary

Atlanta-Sandy Springs-Roswell, GA



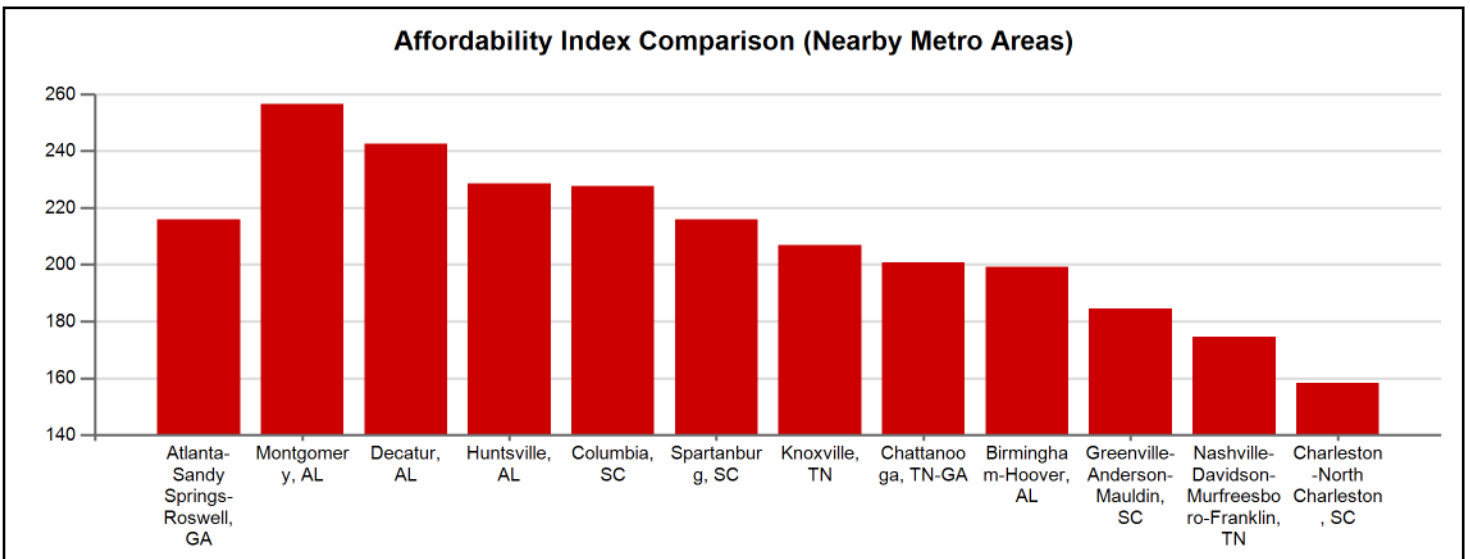
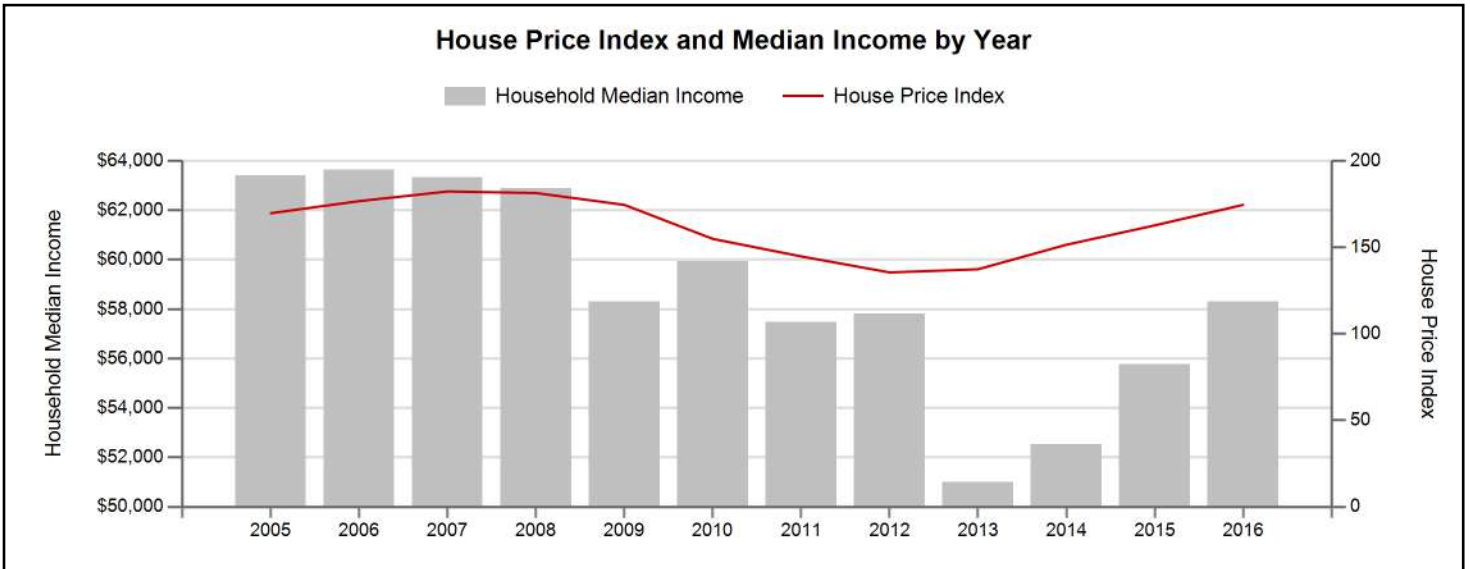
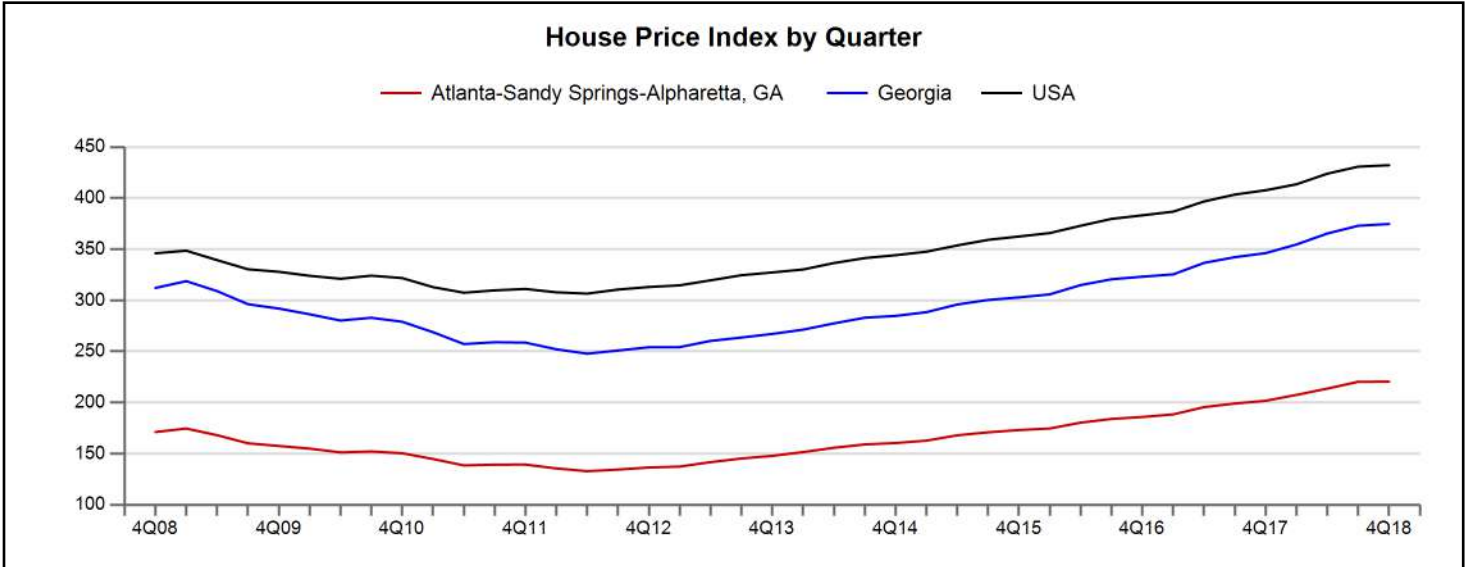
	2000 Census	2010 Census	2016 Estimate	2021 Projection
Population	4,247,981	5,286,728	5,736,343	6,102,347
Ann Change (%)		2.45%	1.42%	1.28%
Households	1,554,154	1,943,885	2,117,123	2,257,369
Ann Change (%)		2.51%	1.49%	1.32%
Avg HH Size	2.68	0.00	2.67	2.66
Age Group	2000	2010	2016	2021
0-24	1,533,876	1,886,055	1,990,209	2,061,450
25-34	744,209	763,177	768,896	775,703
35-44	754,399	833,220	817,549	802,285
45-54	572,609	775,965	830,783	858,392
55-64	316,232	553,784	673,842	772,289
65-74	183,617	284,820	416,577	528,928
75+	143,039	189,707	238,487	303,300
Median Age	33.7	34.9	36.3	37.7

HH Income	2000 Census	2016 Estimate	2021 Projection
Less than \$25,000	318,072	434,998	434,778
\$25,000-\$34,999	174,853	207,272	206,739
\$35,000-\$49,999	254,687	288,180	299,494
\$50,000-\$74,999	339,607	385,415	399,213
\$75,000-\$99,999	200,522	260,456	280,039
\$100,000-\$149,999	166,073	294,576	333,767
\$150,000 and Over	101,045	N/A	N/A
\$150,000-\$199,999	N/A	117,909	137,702
\$200,000-\$499,999	N/A	101,716	129,978
\$500,000 and Over	N/A	26,601	35,659
Median Income	\$55,842	\$58,310	\$61,753
Average Income	\$66,956	\$80,325	\$85,821



Housing Affordability Summary

Atlanta-Sandy Springs-Roswell, GA



Metro Area Rankings

Atlanta-Sandy Springs-Roswell, GA

Job Growth (Top 10)			
Rank	Metro Area	AnnJG	AnnJG%
1	Reno, NV	13,900	5.9%
2	Myrtle Beach-Conway-North Myrtle Beach, SC-	7,500	4.5%
3	Fresno, CA	13,500	3.9%
4	Orlando-Kissimmee-Sanford, FL	47,400	3.7%
5	Boise City, ID	11,900	3.6%
6	Trenton, NJ	9,500	3.6%
7	Provo-Orem, UT	9,200	3.5%
8	Lakeland-Winter Haven, FL	7,700	3.4%
9	Palm Bay-Melbourne-Titusville, FL	7,400	3.3%
10	Fort Collins, CO	5,300	3.2%
36	Atlanta-Sandy Springs-Roswell, GA	60,300	2.2%

Job Growth (Bottom 10)			
Rank	Metro Area	AnnJG	AnnJG%
153	Youngstown-Warren-Boardman, OH-PA	-3,400	-1.6%
152	Shreveport-Bossier City, LA	-1,900	-1.1%
151	Huntington-Ashland, WV-KY-OH	-900	-0.7%
150	Lincoln, NE	-1,000	-0.5%
149	Scranton--Wilkes-Barre--Hazleton, PA	-1,300	-0.5%
148	Anchorage, AK	-800	-0.5%
147	Toledo, OH	-1,400	-0.5%
146	Greensboro-High Point, NC	-1,500	-0.4%
145	Lansing-East Lansing, MI	-900	-0.4%
144	York-Hanover, PA	-500	-0.3%
36	Atlanta-Sandy Springs-Roswell, GA	60,300	2.2%

Permit Growth Ratio (Top 10)				
Rank	Metro Area	AnnPerm	TotPop	Ratio
1	Austin-Round Rock, TX	28,407	2,006,327	14.16
2	Cape Coral-Fort Myers, FL	9,828	697,666	14.09
3	Myrtle Beach-Conway-North Myrtle	6,110	433,835	14.08
4	Boise City, ID	8,470	683,525	12.39
5	North Port-Sarasota-Bradenton, FL	9,317	764,693	12.18
6	Naples-Immokalee-Marco Island, FL	4,216	357,278	11.80
7	Provo-Orem, UT	6,881	586,798	11.73
8	Raleigh, NC	14,594	1,274,181	11.45
9	Orlando-Kissimmee-Sanford, FL	27,232	2,389,635	11.40
10	Jacksonville, FL	15,126	1,450,789	10.43
39	Atlanta-Sandy Springs-Roswell, GA	35,936	5,736,343	6.26

Permit Growth Ratio (Bottom 10)				
Rank	Metro Area	AnnPerm	TotPop	Ratio
162	Roanoke, VA	0	315,329	0.00
161	Kingsport-Bristol-Bristol, TN-VA	13	308,353	0.04
160	Reading, PA	22	414,134	0.05
159	Modesto, CA	39	540,102	0.07
158	Springfield, MA	53	630,835	0.08
157	Scranton--Wilkes-Barre--Hazleton, PA	81	557,187	0.15
156	Hickory-Lenoir-Morganton, NC	70	362,997	0.19
155	Kalamazoo-Portage, MI	81	336,638	0.24
154	Peoria, IL	99	379,345	0.26
153	Worcester, MA-CT	245	934,850	0.26
39	Atlanta-Sandy Springs-Roswell, GA	35,936	5,736,343	6.26

E-P Ratio				
Rank	Metro Area	AnnJG	AnnPerm	Ratio
1	Kingsport-Bristol-Bristol, TN-VA	900	13	69.23
2	Reading, PA	1,000	22	45.45
3	Peoria, IL	2,800	99	28.28
4	Modesto, CA	800	39	20.51
5	Trenton, NJ	9,500	525	18.10
6	Hickory-Lenoir-Morganton, NC	1,100	70	15.71
7	Santa Maria-Santa Barbara, CA	5,000	349	14.33
8	Kalamazoo-Portage, MI	1,100	81	13.58
9	Salinas, CA	4,000	334	11.98
10	Syracuse, NY	5,700	744	7.66
67	Atlanta-Sandy Springs-Roswell, GA	60,300	35,936	1.68

Unemployment Rate		
Rank	Metro Area	Rate
153	Visalia-Porterville, CA	11.4%
152	Salinas, CA	10.3%
151	Bakersfield, CA	9.3%
150	Fresno, CA	8.9%
149	Modesto, CA	7.1%
148	Stockton-Lodi, CA	7.0%
147	McAllen-Edinburg-Mission, TX	6.7%
145	Anchorage, AK	6.5%
145	Spokane-Spokane Valley, WA	6.5%
144	Rockford, IL	6.4%
69	Atlanta-Sandy Springs-Roswell, GA	3.8%

Net Migration Rate (Top 10)		
Rank	Metro Area	2018
1	Atlanta-Sandy Springs-Roswell, GA	115.34
2	Miami-Fort Lauderdale-West Palm Beach, FL	107.37
3	Dallas-Fort Worth-Arlington, TX	94.96
4	Phoenix-Mesa-Scottsdale, AZ	83.83
5	Houston-The Woodlands-Sugar Land, TX	77.15
6	Orlando-Kissimmee-Sanford, FL	72.88
7	Tampa-St. Petersburg-Clearwater, FL	57.58
8	Charlotte-Concord-Gastonia, NC-SC	54.69
9	Las Vegas-Henderson-Paradise, NV	47.59
10	Austin-Round Rock, TX	45.26

Net Migration Rate (Bottom 10)		
Rank	Metro Area	2018
162	New York-Newark-Jersey City, NY-NJ-PA	-31.71
161	Chicago-Naperville-Elgin, IL-IN-WI	-9.77
160	Cleveland-Elyria, OH	-5.61
159	Detroit-Warren-Dearborn, MI	-5.03
158	Buffalo-Cheektowaga-Niagara Falls, NY	-4.82
157	Davenport-Moline-Rock Island, IA-IL	-2.33
156	Flint, MI	-1.96
155	Syracuse, NY	-1.91
154	Milwaukee-Waukesha-West Allis, WI	-1.79
153	Peoria, IL	-1.77
1	Atlanta-Sandy Springs-Roswell, GA	115.34

Metrosearch USA Definitions & Methodology

Atlanta-Sandy Springs-Roswell, GA

- HOUSING STARTS HERE -

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Colorado Springs	San Antonio
Dallas-Ft. Worth	San Diego
Denver	Sarasota-Bradenton
Houston	Seattle
Indianapolis	South Florida
Jacksonville	Southern California
Las Vegas	St. George-Mesquite
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Employment and Job Growth is provided by the US Bureau of Labor Statistics and is reported without seasonal adjustment. For more information, visit <http://www.bls.gov/bls/employment.htm>

Unemployment Rates are provided by the US Bureau of Labor Statistics and is reported without seasonal adjustment. For more information, visit <http://www.bls.gov/bls/unemployment.htm>

Building Permits are provided by the US Census Building Permit Survey, types 101, and 103-105, estimates with imputation. For more information, visit <http://www.census.gov/construction/bps/>

Demographic Trends have been derived from Nielsen Claritas Market Research. Trending exhibit includes 2000 US Census data, as well as current year estimates and 5-year forward projection based on the Claritas' forecasting model. For more information, visit <http://en-us.nielsen.com/>

Net Migration Rates are provided by Moody's Economy.com and originate from the US Census Bureau. The rate reflects combined international and domestic population inflow minus population outflow, in thousands. Positive numbers indicate more people moving into the area than those leaving.

Housing Price Indexes or "HPI" are derived from the Federal Housing Finance Authority (FHFA)'s quarterly HPI. The FHFA's index is a broad measure of the movement of single family home prices and is based on transactions involving conforming, conventional mortgages purchased or securitized by Fannie Mae or Freddie Mac. The "All-Transaction Indexes (Estimated using Sales Prices and Appraisal Data)" are not seasonally adjusted and are provided at the state, metro area, and U.S. levels on this report. Data for metropolitan areas are normalized to the first quarter of 1995. That is, the HPI equals 100 for all MSAs in the first quarter of 1995. States and U.S. data are normalized to 100 in the first quarter of 1980. For more information, visit <http://www.fhfa.gov>

Mortgage Rates include 30-year fixed, 15-year fixed, and 5/1-year adjustable rate mortgages. All information has been collected from the Primary Mortgage Market Survey, conducted through Freddie Mac. For more information, visit <http://www.freddiemac.com/pmms/abtpmms.htm>

Housing Affordability Indices are provided by the NATIONAL ASSOCIATION OF REALTORS®. The index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the [Federal Housing Finance Board](http://www.federalhousingfinanceboard.com) and [HSH Associates](http://www.hshassociates.com). These components are used to determine if the median income family can qualify for a mortgage on a typical home. To interpret the indices, a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. The calculation assumes a down payment of 20 percent of the home price and a qualifying ratio of 25 percent. That means the monthly P&I payment cannot exceed 25 percent of the median family monthly income. For more information, visit <http://www.realtor.org/topics/metropolitan-median-area-prices-and-affordability>

Median Income By Year is provided by Nielsen-Claritas and updated once/year.