

# Metro Area Snapshot

## Atlanta-Sandy Springs-Roswell, GA

### Health Indicators

#### Employment Growth

<b>Current Employment</b>	2,842,800
<b>1-Yr</b>	53,500
<b>3-Yr</b>	179,600
<b>5-Yr</b>	341,500

#### Unemployment Rate

Current	3.7%
A Year Ago	4.2%
10-Year Avg	7.1%

#### Annual Permit Activity

<b>Current Total</b>	34,957	↑	1.2%
<b>SF</b>	25,147	↓	-0.7%
<b>MF</b>	9,810	↑	6.5%

#### Monthly Permit Activity

<b>Current Total</b>	2,574	↓	-6.3%
<b>SF</b>	2,236	↓	-7.3%
<b>MF</b>	338	↑	1.2%

#### House Price Index

<b>1Q19 Index</b>	223.14
<b>1 Year Ago</b>	207.45
<b>2 Years Ago</b>	188.34
<b>3 Years Ago</b>	174.42
<b>10-Year Avg</b>	166.46

#### Affordability Index

<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
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%

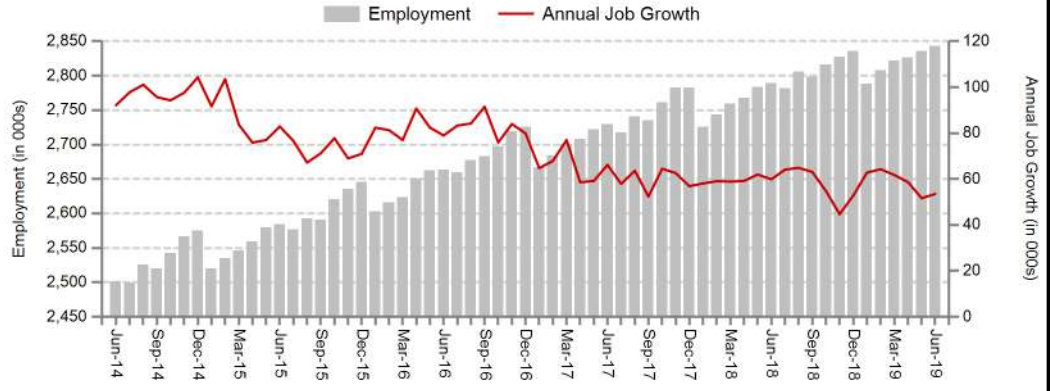
#### Top Age Seg

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%

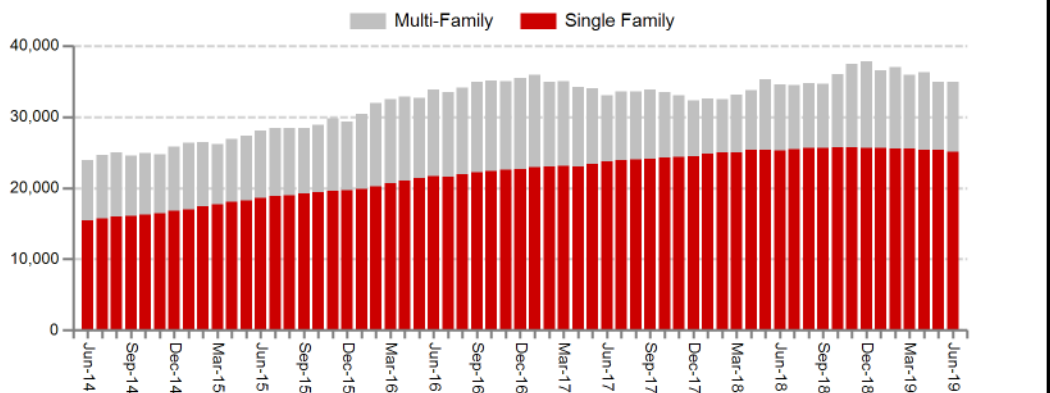
#### Top HHI Seg

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%

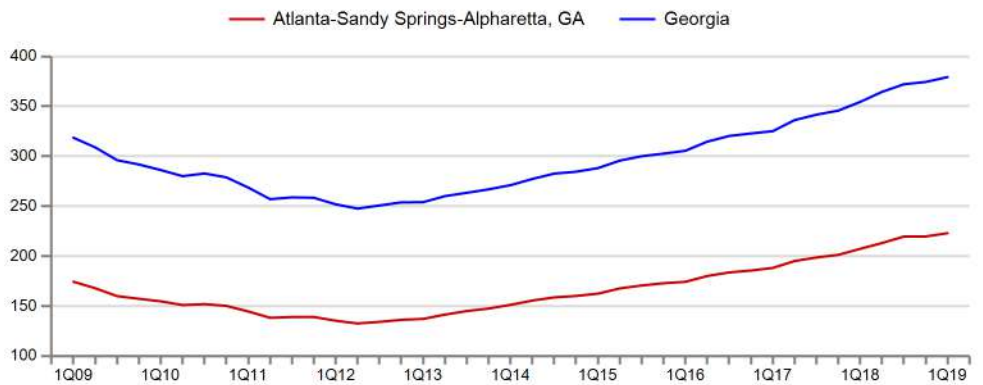
### Employment and Job Growth



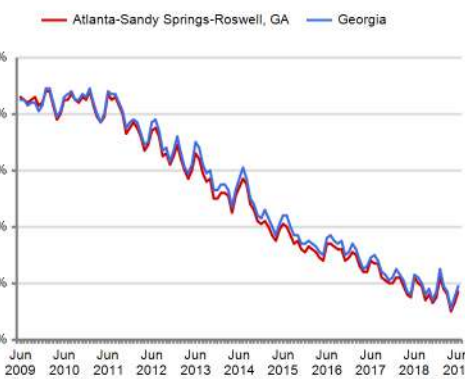
### Annual Permit Activity



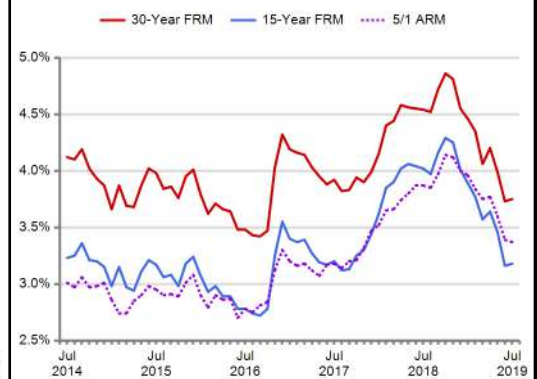
### House Price Index Trend



### Unemployment Rates

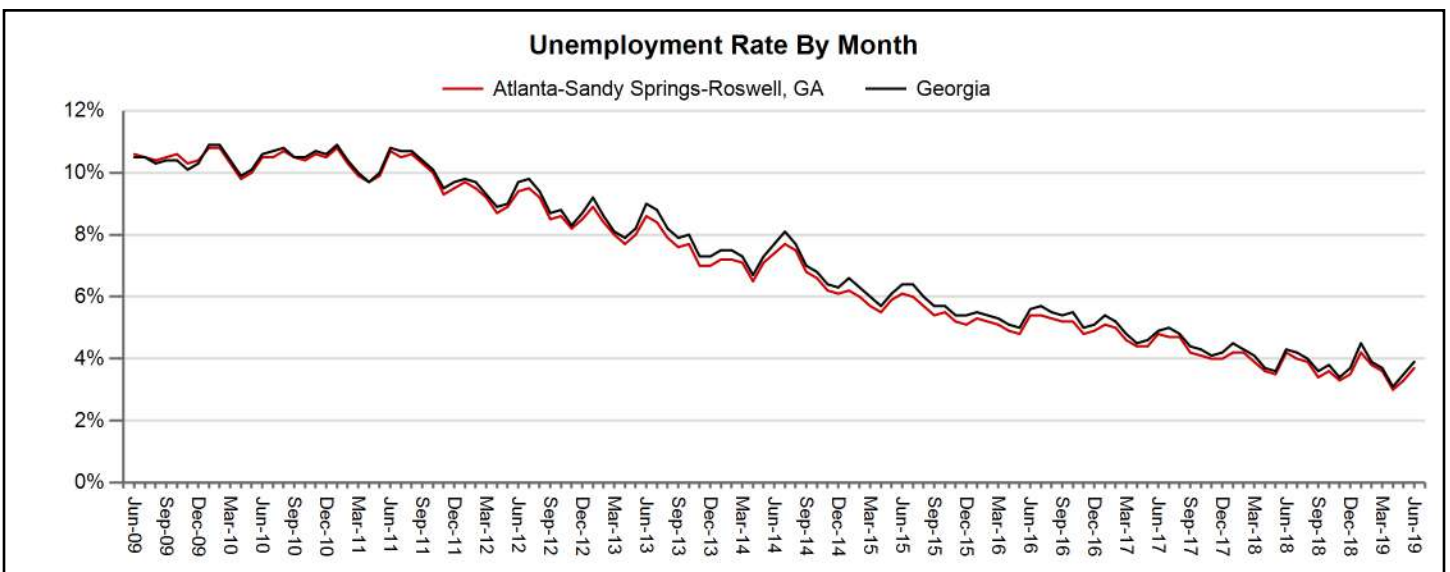
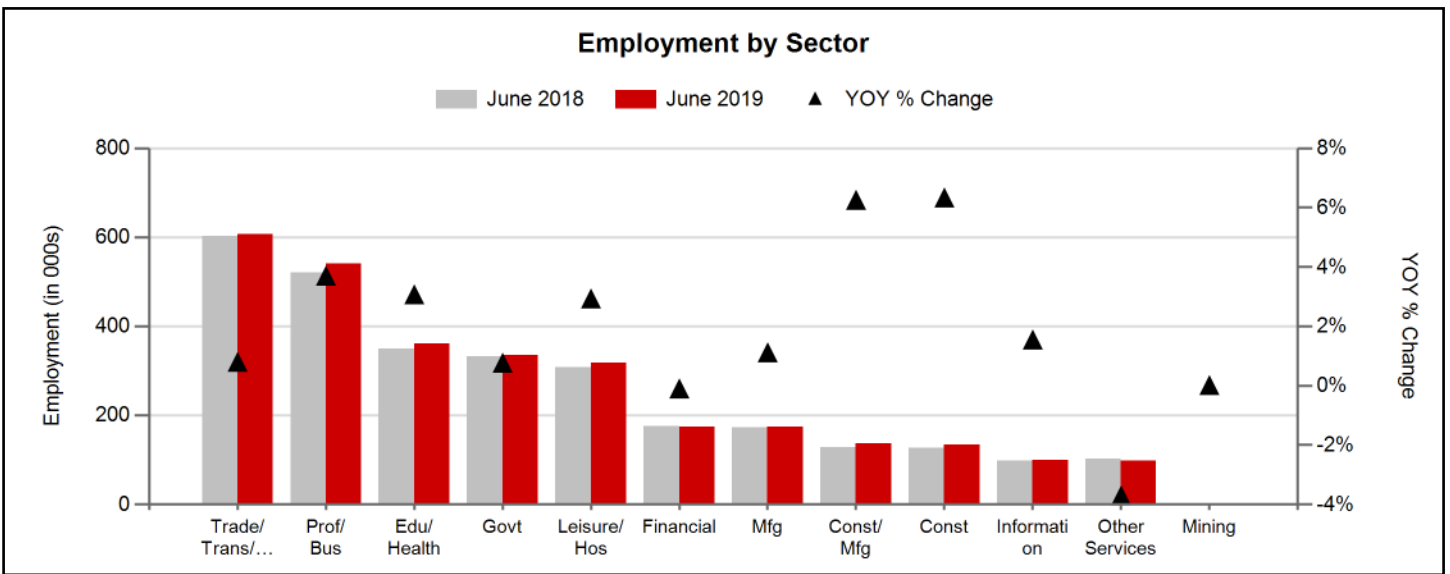
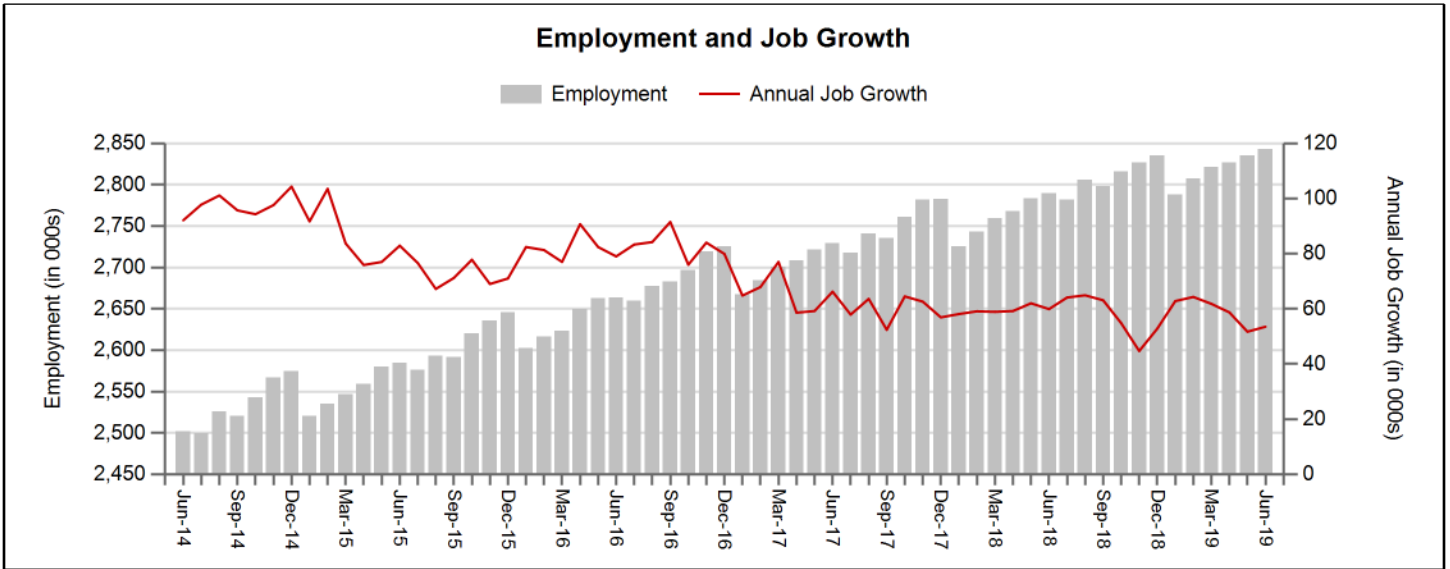


### Mortgage Rate Trends



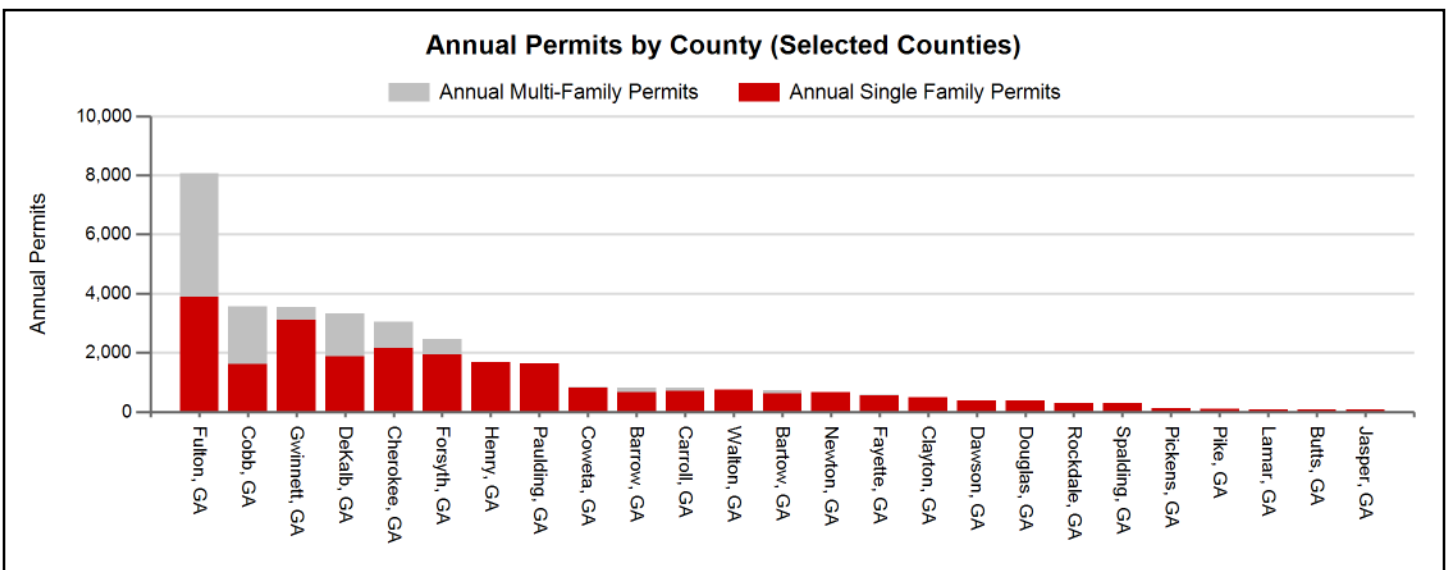
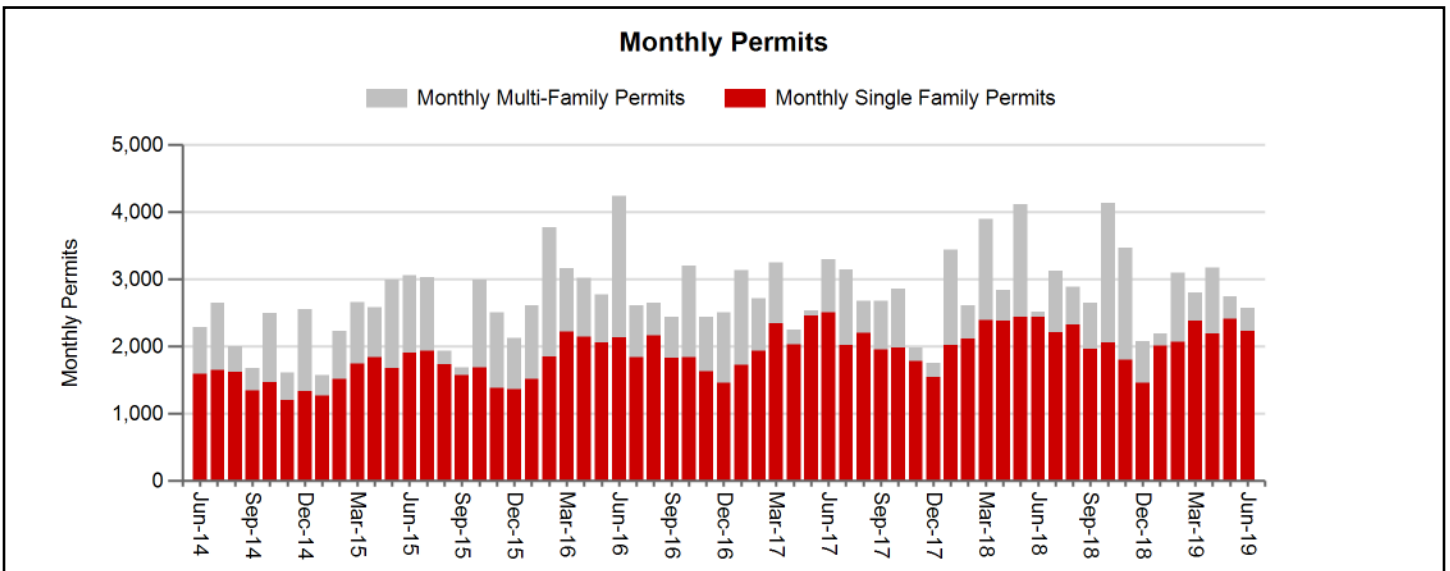
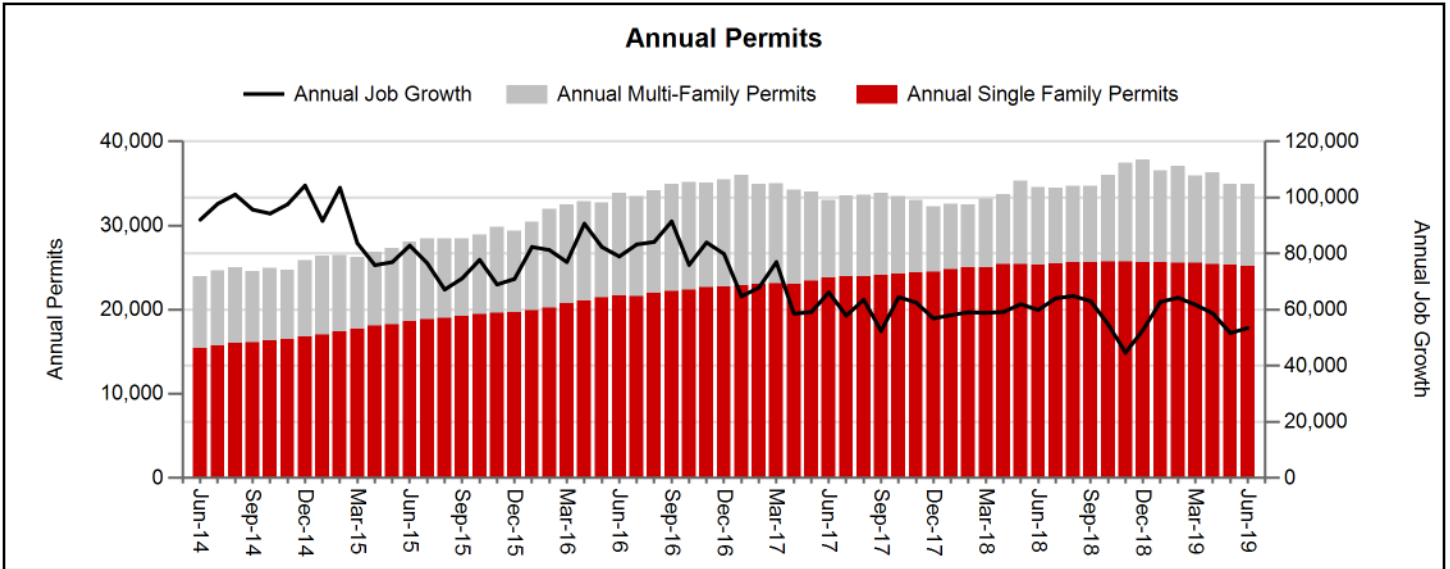
# Employment Summary

## Atlanta-Sandy Springs-Roswell, GA



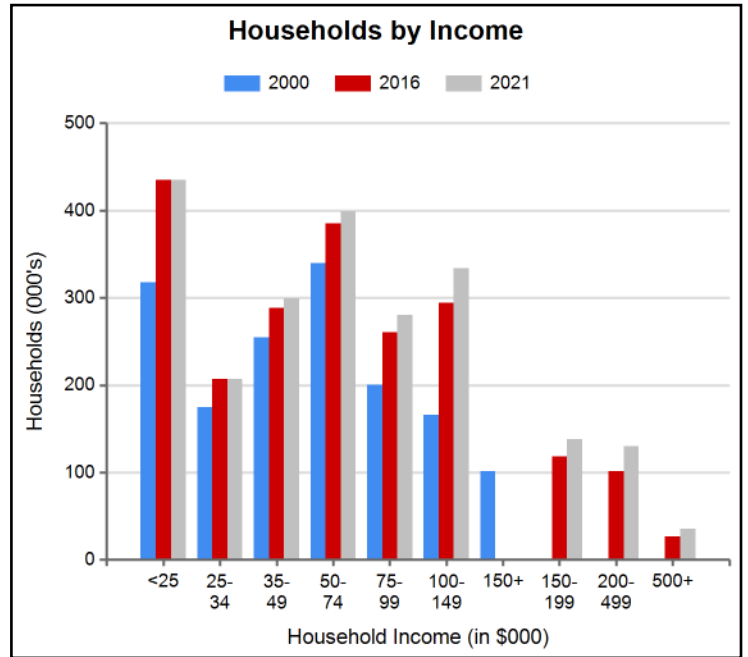
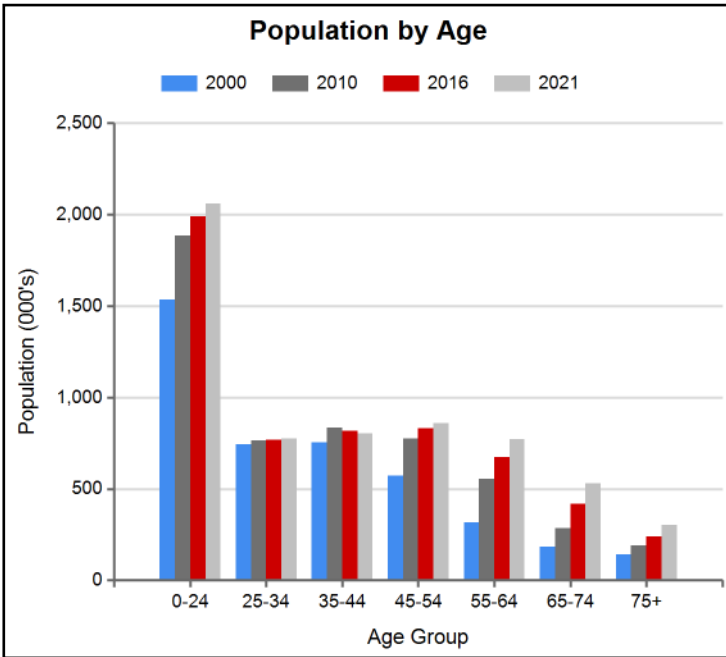
# Permit Summary

## Atlanta-Sandy Springs-Roswell, GA



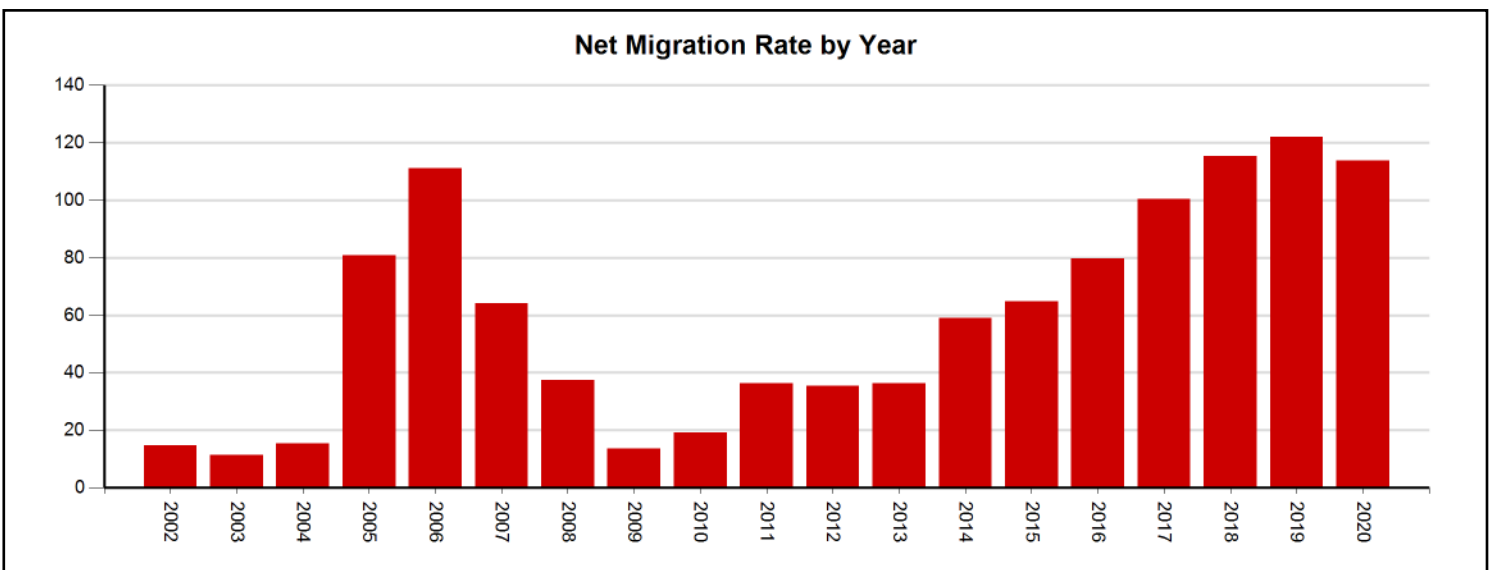
# Population, Household, and Migration Summary

## Atlanta-Sandy Springs-Roswell, GA



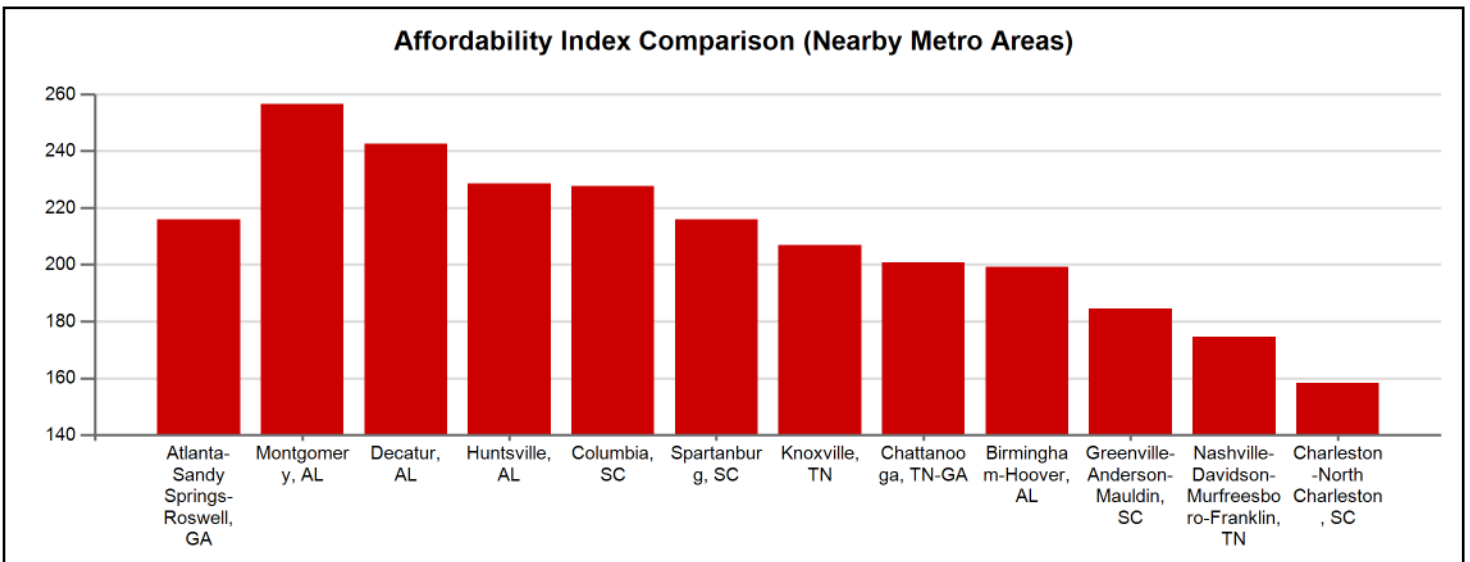
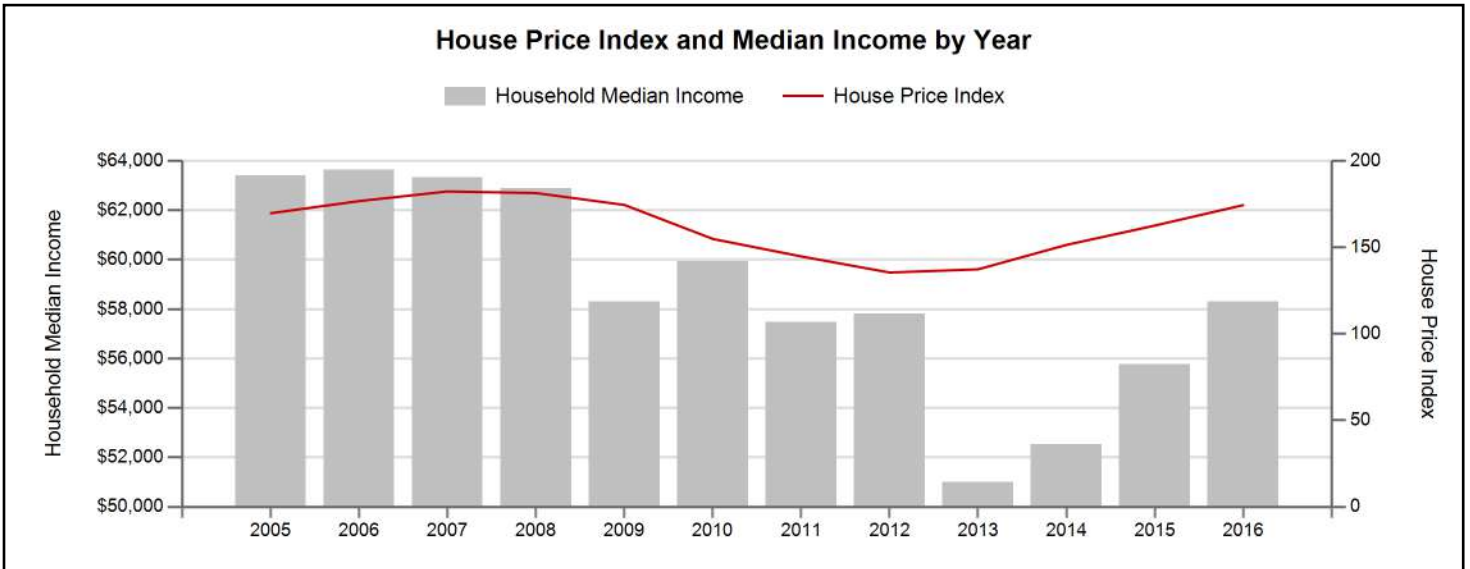
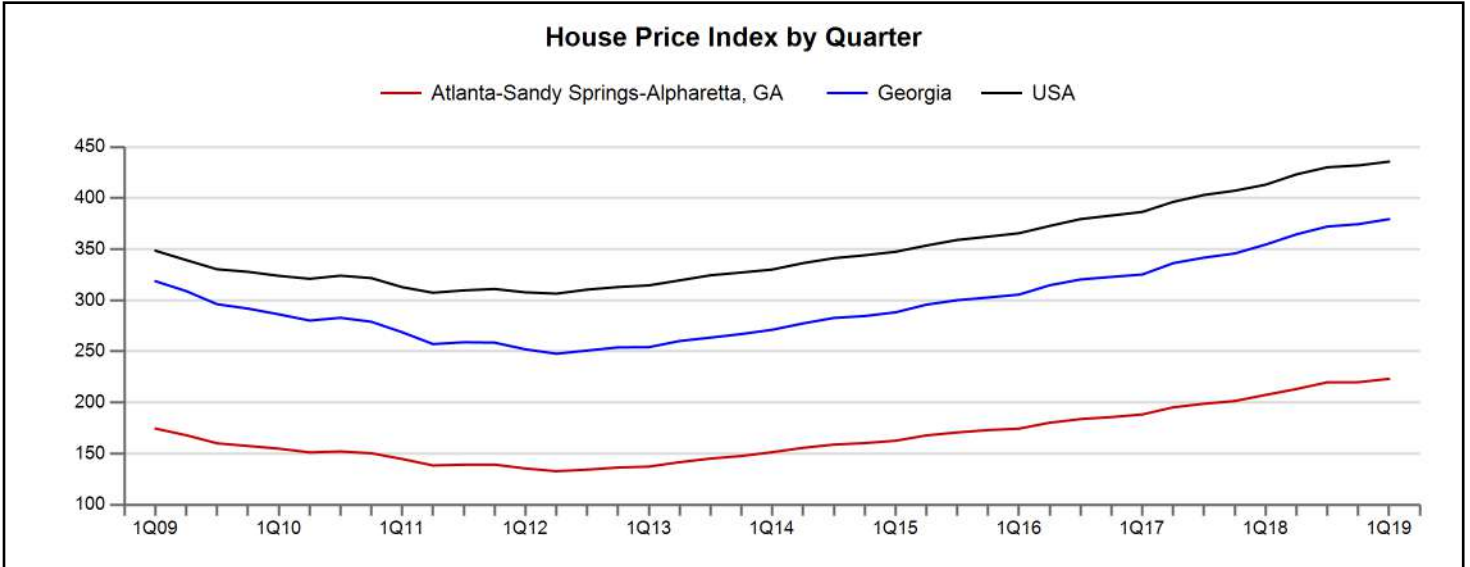
	2000 Census	2010 Census	2016 Estimate	2021 Projection
<b>Population</b>	4,247,981	5,286,728	5,736,343	6,102,347
Ann Change (%)		2.45%	1.42%	1.28%
<b>Households</b>	1,554,154	1,943,885	2,117,123	2,257,369
Ann Change (%)		2.51%	1.49%	1.32%
Avg HH Size	2.68	0.00	2.67	2.66
<b>Age Group</b>	<b>2000</b>	<b>2010</b>	<b>2016</b>	<b>2021</b>
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	15,000	6.2%
2	Cape Coral-Fort Myers, FL	10,100	3.8%
2	Asheville, NC	7,500	3.8%
4	Ogden-Clearfield, UT	10,000	3.8%
5	Orlando-Kissimmee-Sanford, FL	48,600	3.8%
6	Provo-Orem, UT	9,600	3.7%
7	Boise City, ID	12,200	3.7%
8	Naples-Immokalee-Marco Island, FL	5,200	3.5%
9	Phoenix-Mesa-Scottsdale, AZ	68,400	3.3%
10	Dallas-Fort Worth-Arlington, TX	120,000	3.3%
59	Atlanta-Sandy Springs-Roswell, GA	53,500	1.9%

Job Growth (Bottom 10)			
Rank	Metro Area	AnnJG	AnnJG%
153	Youngstown-Warren-Boardman, OH-PA	-3,100	-1.4%
152	Huntington-Ashland, WV-KY-OH	-1,800	-1.3%
151	Shreveport-Bossier City, LA	-2,100	-1.2%
150	Salisbury, MD-DE	-1,800	-1.0%
149	Tulsa, OK	-2,100	-0.5%
148	Scranton--Wilkes-Barre--Hazleton, PA	-900	-0.3%
147	Columbus, GA-AL	-400	-0.3%
146	Greensboro-High Point, NC	-700	-0.2%
145	Madison, WI	-700	-0.2%
144	Hickory-Lenoir-Morganton, NC	-200	-0.1%
59	Atlanta-Sandy Springs-Roswell, GA	53,500	1.9%

Permit Growth Ratio (Top 10)				
Rank	Metro Area	AnnPerm	TotPop	Ratio
1	Myrtle Beach-Conway-North Myrtle	6,288	433,835	14.49
2	Austin-Round Rock, TX	27,613	2,006,327	13.76
3	Cape Coral-Fort Myers, FL	9,272	697,666	13.29
4	Boise City, ID	8,627	683,525	12.62
5	North Port-Sarasota-Bradenton, FL	9,149	764,693	11.96
6	Raleigh, NC	15,134	1,274,181	11.88
7	Provo-Orem, UT	6,891	586,798	11.74
8	Reno, NV	4,955	450,875	10.99
9	Naples-Immokalee-Marco Island, FL	3,914	357,278	10.96
10	Jacksonville, FL	15,392	1,450,789	10.61
41	Atlanta-Sandy Springs-Roswell, GA	34,957	5,736,343	6.09

Permit Growth Ratio (Bottom 10)				
Rank	Metro Area	AnnPerm	TotPop	Ratio
162	Roanoke, VA	0	315,329	0.00
161	Modesto, CA	27	540,102	0.05
160	Reading, PA	24	414,134	0.06
159	Kingsport-Bristol-Bristol, TN-VA	21	308,353	0.07
158	Springfield, MA	54	630,835	0.09
157	Scranton--Wilkes-Barre--Hazleton, PA	76	557,187	0.14
156	Hickory-Lenoir-Morganton, NC	72	362,997	0.20
155	Kalamazoo-Portage, MI	83	336,638	0.25
154	Lancaster, PA	140	538,207	0.26
153	Peoria, IL	100	379,345	0.26
41	Atlanta-Sandy Springs-Roswell, GA	34,957	5,736,343	6.09

E-P Ratio				
Rank	Metro Area	AnnJG	AnnPerm	Ratio
1	Kingsport-Bristol-Bristol, TN-VA	2,200	21	104.76
2	Reading, PA	1,400	24	58.33
3	Peoria, IL	4,000	100	40.00
4	Modesto, CA	900	27	33.33
5	Lancaster, PA	2,300	140	16.43
6	Santa Maria-Santa Barbara, CA	4,200	290	14.48
7	Salinas, CA	4,400	315	13.97
8	Trenton, NJ	5,100	416	12.26
9	South Bend-Mishawaka, IN-MI	3,300	310	10.65
10	Syracuse, NY	7,100	732	9.70
84	Atlanta-Sandy Springs-Roswell, GA	53,500	34,957	1.53

Unemployment Rate		
Rank	Metro Area	Rate
153	Visalia-Porterville, CA	8.2%
152	Bakersfield, CA	7.2%
151	Fresno, CA	6.4%
148	Anchorage, AK	5.6%
148	Flint, MI	5.6%
148	Modesto, CA	5.6%
146	Fayetteville, NC	5.2%
146	Rockford, IL	5.2%
144	Spokane-Spokane Valley, WA	5.1%
144	Stockton-Lodi, CA	5.1%
77	Atlanta-Sandy Springs-Roswell, GA	3.3%

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 -

Metrostudy is the leading provider of primary and secondary market information to the housing and related industries nationwide.

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Boise	Portland
Central California	Raleigh-Durham
Central Florida	Reno
Charlotte	Rio Grande Valley
Chicago	Salt Lake City
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
N Jersey-NY Suburbs	Suburban Maryland
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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.