

ATLANTA MARKET REPORT

ATL

MARKET INSIGHTS • 3Q23



3.4%

Atlanta Unemployment Rate



19,115

Annual New Home Starts



21,791

Annual New Home Closings



\$492,088

Average New Home Price

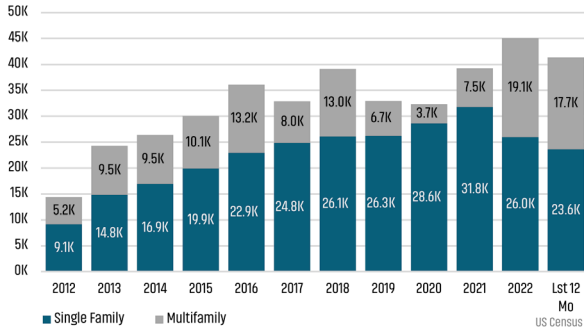


Land Advisors[®]
ORGANIZATION

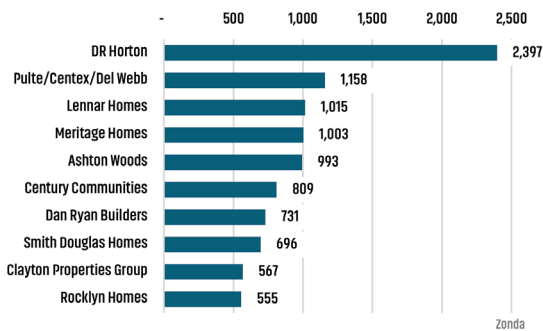
LANDADVISORS.COM

NEW HOUSING TRENDS

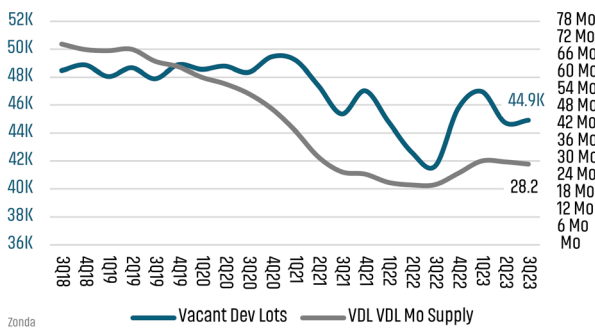
Single & Multi-Family Permits



Homebuilder Ranking by Closings 2020



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS¹



Sep 2022: 23,786
 Sep 2023: 19,115
 -19.6%

ANNUALIZED NEW HOME CLOSINGS¹



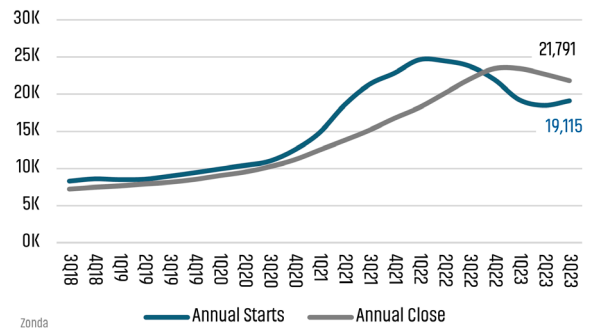
Sep 2022: 21,977
 Sep 2023: 21,791
 -0.8%

AVERAGE NEW HOME PRICE¹



Sep 2022: \$485,035
 Sep 2023: \$492,088
 1.5%

Annual Starts vs Closings



MLS RESALE STATISTICS¹

SF ANNUALIZED CLOSED SALES

Sep 2022: 99,963
 Sep 2023: 69,795
 -30.2%

MONTHS OF INVENTORY

Sep 2022: 2.0 Mo
 Sep 2023: 2.4 Mo
 0.4 Mo

MEDIAN SALE PRICE

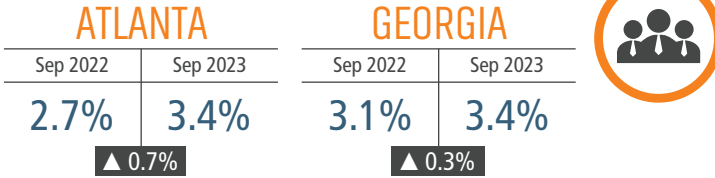
Sep 2022: \$372,085
 Sep 2023: \$384,900
 3.4%

ACTIVE LISTINGS

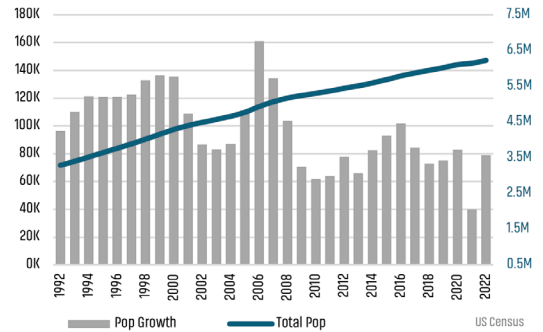
Sep 2022: 15,891
 Sep 2023: 14,850
 -6.6%

ECONOMIC TRENDS³

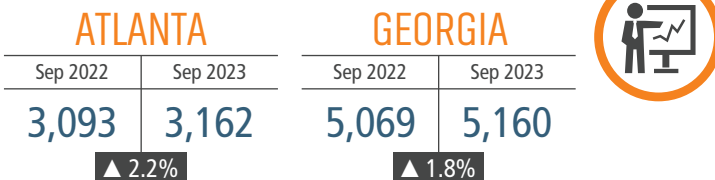
UNEMPLOYMENT RATE (unadjusted)



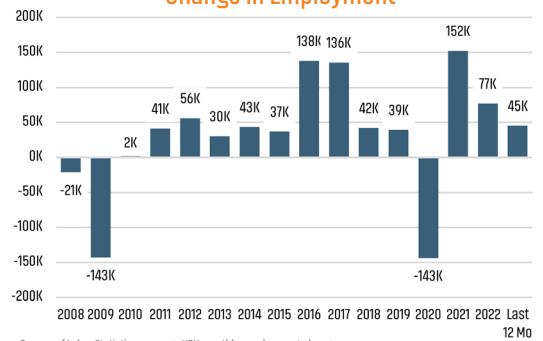
Population Growth & Total Population



TOTAL NONFARM EMPLOYMENT (in thousands)



Change in Employment



EMPLOYMENT CHANGE

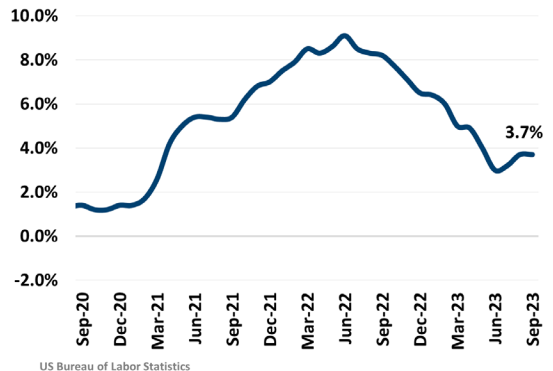


Large employment changes are due to last year's pandemic job recovery.

30 Year Fixed Mortgage Rate

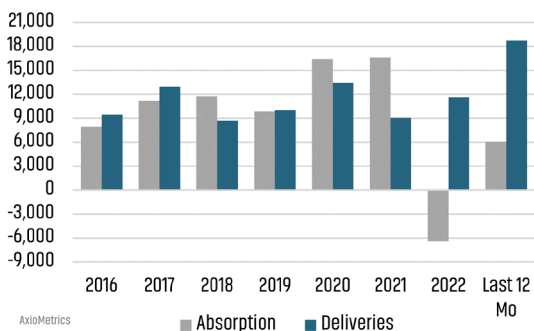


US Inflation Rate

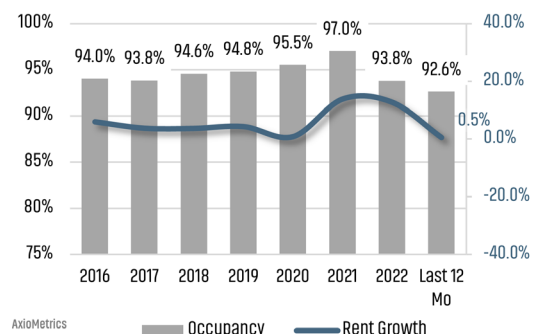


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted

THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

SCOTTSDALE, AZ
CASA GRANDE, AZ
PRESCOTT, AZ
TUCSON, AZ
IRVINE, CA
BAY AREA, CA
PASADENA, CA
ROSEVILLE, CA
SAN DIEGO, CA
SANTA BARBARA, CA
VALENCIA, CA
LODI, CA
JACKSONVILLE, FL
ORLANDO, FL
TAMPA, FL

ATLANTA, GA
BOISE, ID
KANSAS CITY, KS/MO
CHARLOTTE, NC
LAS VEGAS, NV
RENO, NV
GREENVILLE, SC
NASHVILLE, TN
AUSTIN, TX
DALLAS-FORT WORTH, TX
HOUSTON, TX
SALT LAKE CITY, UT
BELLEVUE, WA

FUTURE OFFICES
ALBUQUERQUE, NM
CHARLESTON, SC
DENVER, CO
COLORADO SPRINGS, CO
RALEIGH-DURHAM, NC
SAN ANTONIO, TX

Atlanta Market Advisor

Jay Mason | jmason@landadvisors.com

David Moore | dmore@landadvisors.com

3400 Peachtree Road NE Ste 650 Atlanta, GA 30326

Office: 404.835.0350

LandAdvisors.com

