NON ATLANTA BANK CLOSURES 2007-2015

THREE PACES OF RECOVERY
HOUSING CHARACTERISTICS

LIGHT ASSEMBLY
TRANSPORTATION
LOGISTICS

TECHNOLOGY
MILITARY
MEDICAL

TRANSPORTATION
LOGISTICS

MANUFACTURING
MILITARY

MANUFACTURING
MEDICAL

RETIRED MEDICAL

AVERAGE PRICE HOME SOLD 2015

- ALBANY $122,500
- ATLANTA $236,250
- ATHENS $155,000
- AUGUSTA $174,000
- COLUMBUS $134,400
- DALTON $118,000
- MACON $125,500
- ROME $119,787
- SAVANNAH $178,500
- VALDOSTA $139,000
GEORGIA POPULATION TREND

- 1970 4,589,000 PEOPLE
- 1980 5,489,000 PEOPLE
- 1990 6,464,000 PEOPLE
- 2000 8,186,000 PEOPLE
- 2010 9,687,856 PEOPLE

US CENSUS

GEORGIA HOUSING TRENDS

- FROM 1970-1979 275,000 PERMITS
- FROM 1980-1989 436,000 PERMITS
- FROM 1990-1999 518,000 PERMITS
- FROM 2000-2009 654,000 PERMITS
- FROM 2010-2015 138,000 PERMITS
CHALLENGES AHEAD

• INDUSTRIAL GROWTH OUT PACING LABOR BASE - SKILLED & NON SKILLED

5.9 MILLION

AVAILABLE INDUSTRIAL

12.2 MILLION

5.4 MILLION
AVAILABLE INDUSTRIAL
800,000+

RIPPLE AFFECTS ON ECONOMY & HOUSING

- KUBOTA
- BAXTER
- CATERPILLAR
- GA PORTS
- KIA
- NSA
- ENGINEERED FLOORS
CHALLENGES AHEAD

• INDUSTRIAL GROWTH OUT PACING LABOR BASE- SKILLED & NON SKILLED
• AFFORDABLE HOUSING IS EVAPORATING

GEORGIA AVERAGE SINGLE FAMILY DETACHED SALE PRICE

- 2011 $162,220
- 2012 $154,662
- 2013 $203,090
- 2014 $223,300
- 2015 $247,000
RETHINK HOUSING

• NEW LOT DEVELOPMENT $25-45,000
• 1/3 1/3 1/3 FORMULA
• DENSITY PREJUDICE
• NEW BUILDING SYSTEMS
  – MODULAR
  – COMPONATE SYSTEM
• EXPECTATIONS

CHALLENGES AHEAD

• INDUSTRIAL GROWTH OUT PACING LABOR BASE- SKILLED & NON SKILLED
• AFFORDABLE HOUSING IS EVAPORATING
• GOVERNMENT REGULATION IS BECOMING ANTI-GROWTH