GEORGIA’S OUTER LIMITS

FEBRUARY 22, 2016
THREE PACES OF RECOVERY
REDEFINING HOW WE SEE GEORGIA
OUTER LIMITS

HISTORICAL PATTERN
### AVERAGE PRICE HOME SOLD 2016

<table>
<thead>
<tr>
<th>City</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>ALBANY</td>
<td>$132,500</td>
</tr>
<tr>
<td>ATLANTA</td>
<td>$372,250</td>
</tr>
<tr>
<td>ATHENS</td>
<td>$197,000</td>
</tr>
<tr>
<td>AUGUSTA</td>
<td>$194,000</td>
</tr>
<tr>
<td>COLUMBUS</td>
<td>$137,000</td>
</tr>
<tr>
<td>DALTON</td>
<td>$120,000</td>
</tr>
<tr>
<td>MACON</td>
<td>$128,000</td>
</tr>
<tr>
<td>ROME</td>
<td>$120,000</td>
</tr>
<tr>
<td>SAVANNAH</td>
<td>$194,000</td>
</tr>
<tr>
<td>VALDOSTA</td>
<td>$137,000</td>
</tr>
</tbody>
</table>
OUTER LIMITS
MILITARY PORTS
MAJOR JOB ANNOUNCEMENTS
2007-2017

GOVERNORS OFFICE OF ECONOMIC DEVELOPMENT
MSA Housing Permits From 2007-2016

Source: http://www.terry.uga.edu/about/centers-institutes/selig/housing
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WHERE ARE OUR CHILDREN GOING TO LIVE?
GEORGIA HOUSING SINGLE FAMILY PERMITS

SOURCE: COUNTY PLANNING OFFICES
Distressed Property Sales

(\% of Total Sales)

SOURCE NAR
NORTH GEORGIA
SF HOME SALES
PRICE POINT BREAKDOWN

Source: GAMLS / FMLS - 15 COUNTIES INCLUDED: Banks, Barrow, Cherokee, Dawson, Forsyth, Gwinnett, Habersham, Hall, Jackson, Lumpkin, Pickens, Rabun, Stephens, Walton, and White
CHALLENGES AHEAD

• FLIGHT OF MILLENIALS TO URBAN AREAS
• AFFORDABLE HOUSING BECOMING OXYMORON
• NEW HOME COSTRUCTION WEIGHTED TOWARD URBAN AREAS
• INDUSTRIAL GROWTH OUT PACING LABOR BASE- SKILLED & NON SKILLED
• GOVERNMENT CONSTRUCTION REGULATION IS BECOMING ANTI-GROWTH