

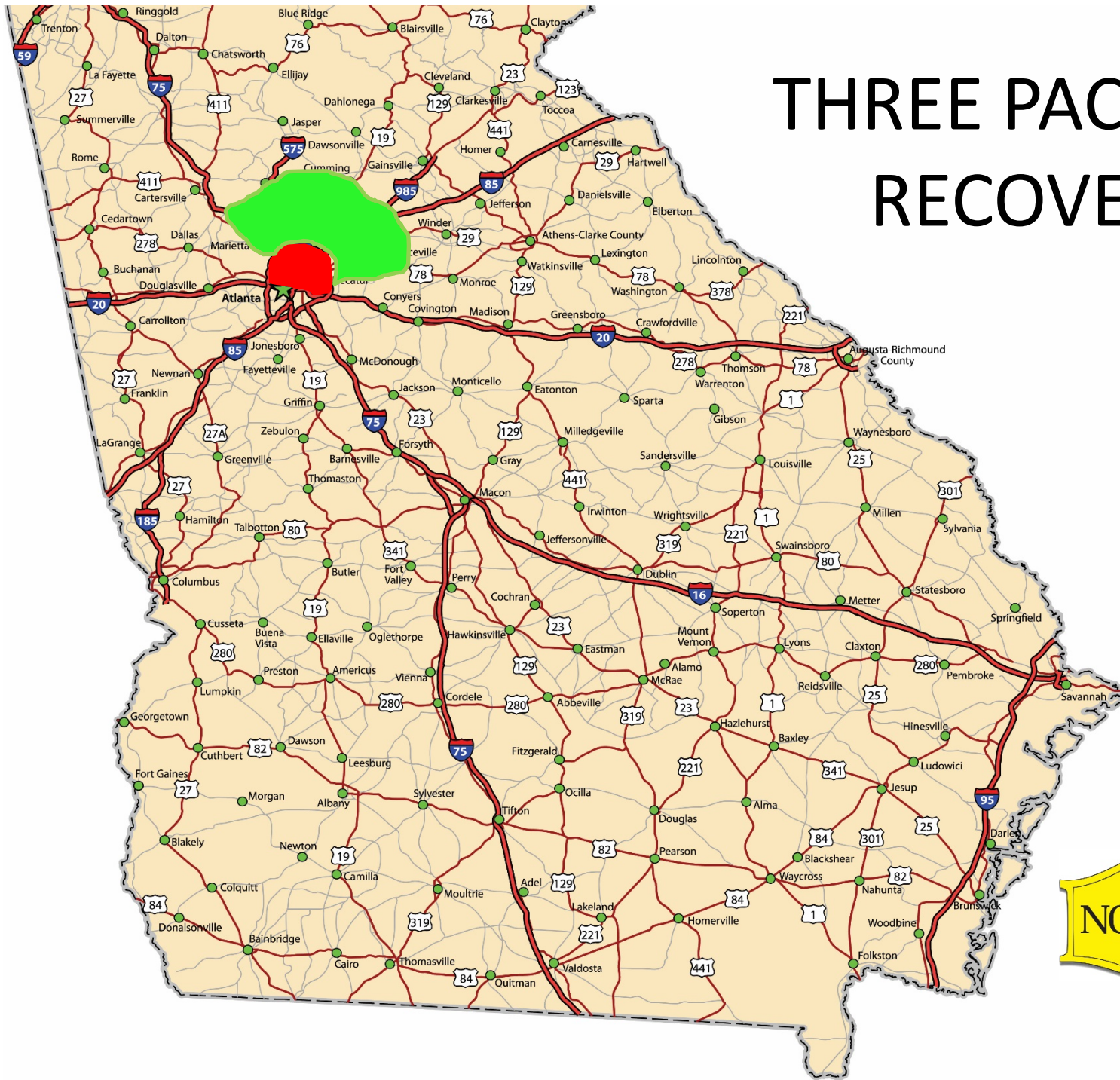


GEORGIA'S OUTER LIMITS

FEBRUARY 22, 2016

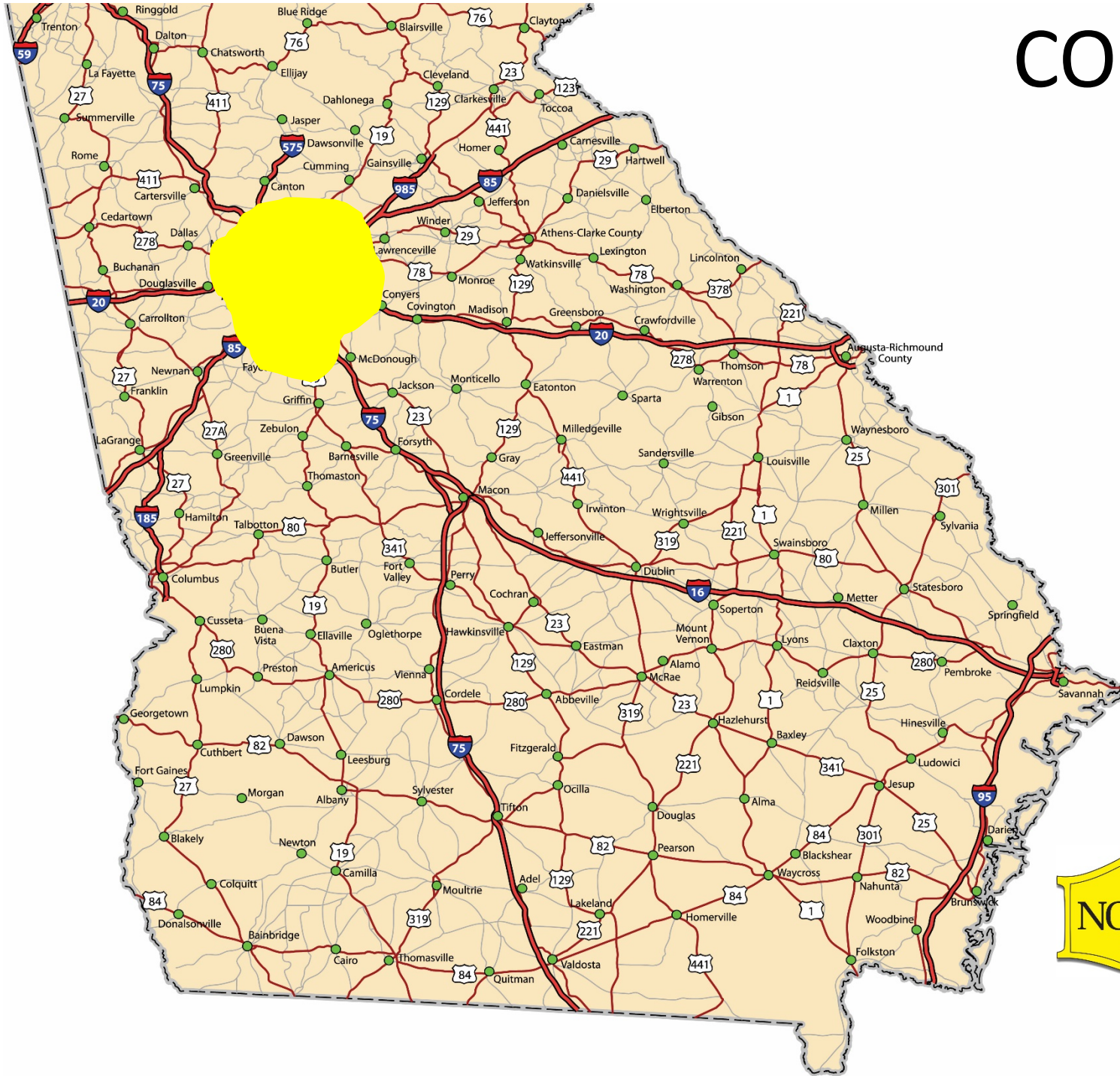


THREE PACES OF RECOVERY



REDEFINING HOW WE SEE GEORGIA

CORE



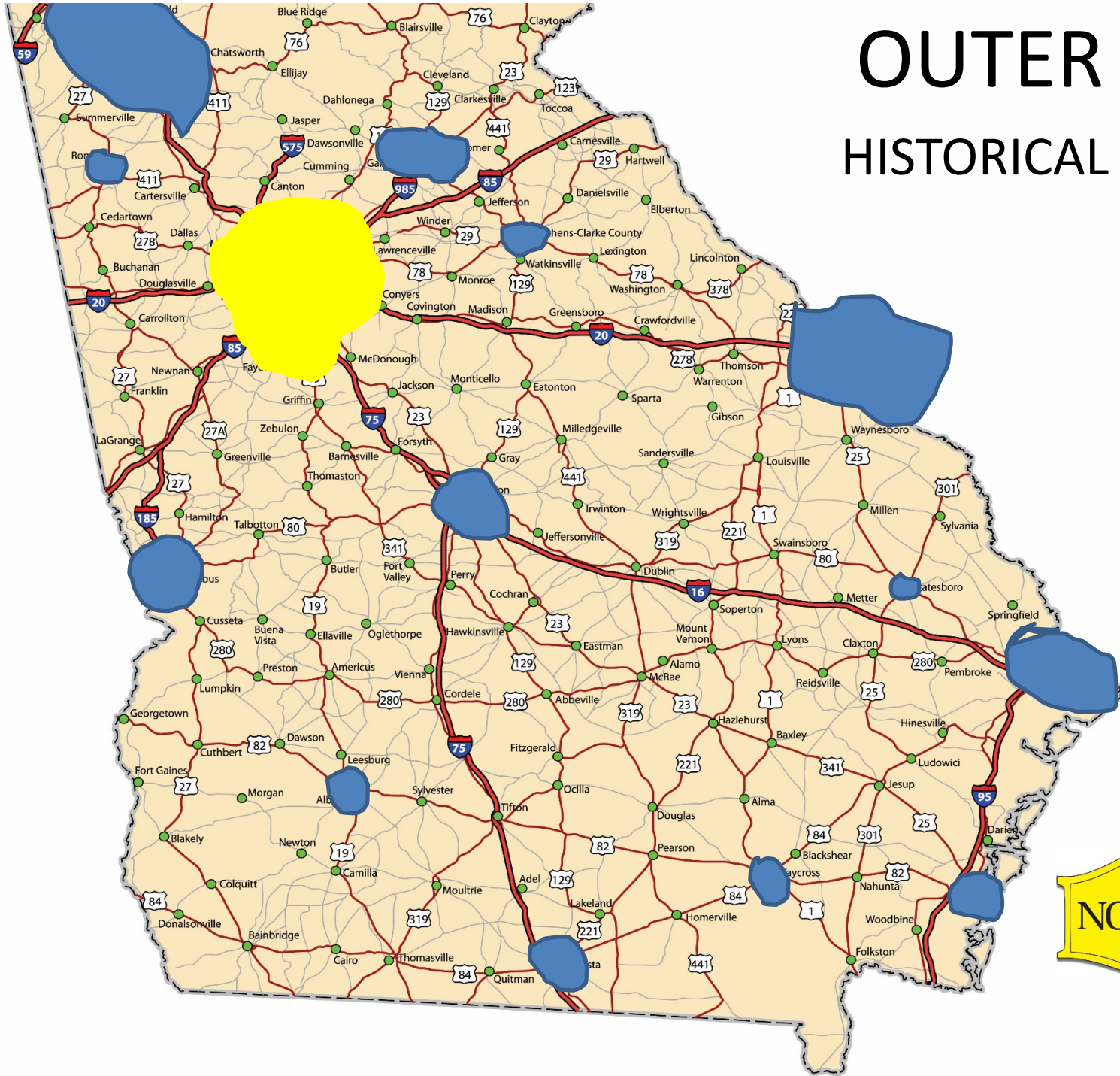
CO
MILLENNIAL M
NO



A map of the state of Georgia, showing major highways (Interstates and US Routes) and numerous cities. A large yellow circle is centered in the northern part of the state, with several red arrows pointing outwards from it in various directions, suggesting a central hub or origin. The map is labeled with city names and highway numbers. The text 'CO' and 'MILLENIAL E' is visible in the top right corner, and a yellow shield with the letters 'NO' is in the bottom right corner.



OUTER LIMITS HISTORICAL PATTERN



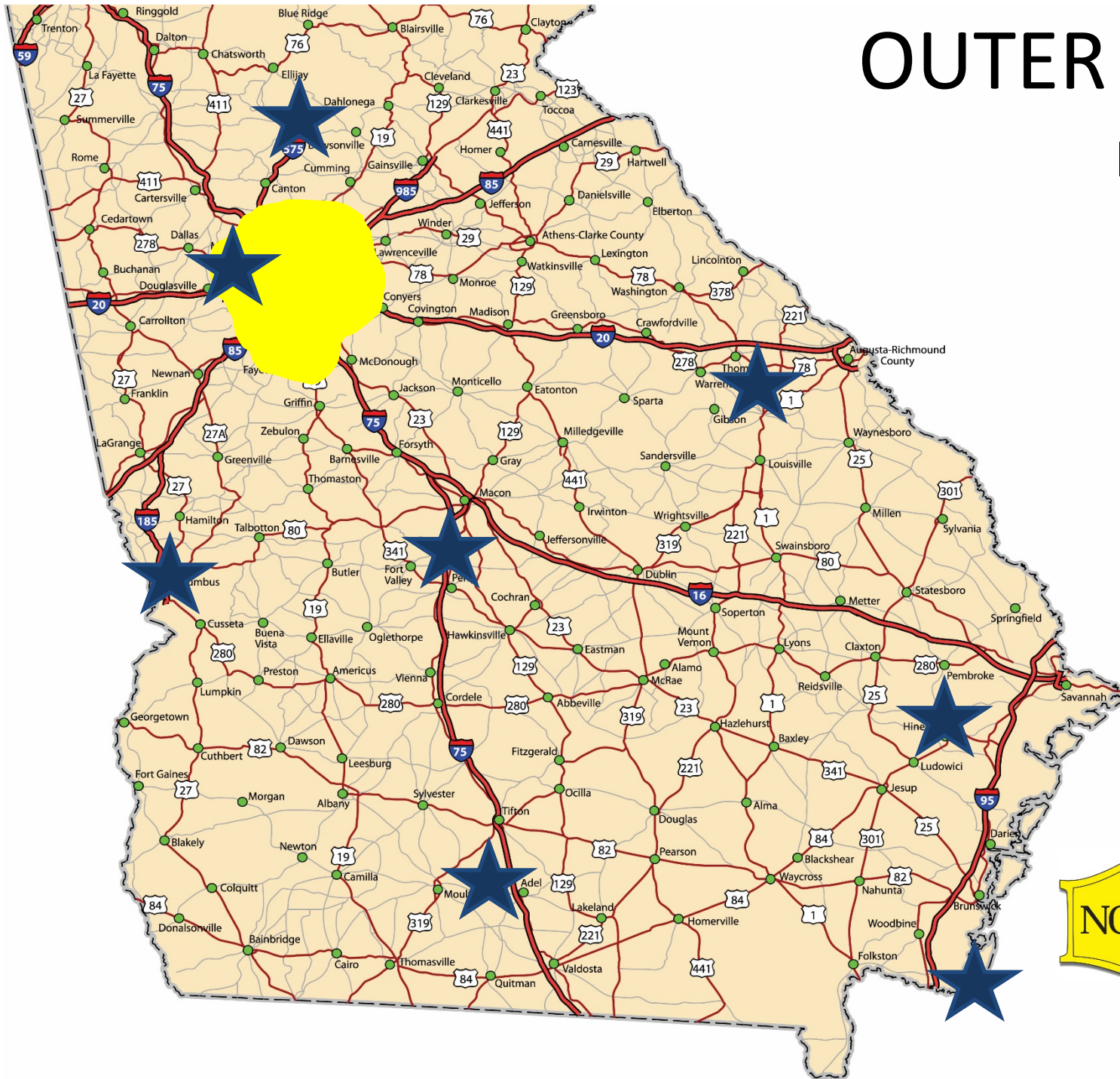
AVERAGE PRICE HOME SOLD 2016

• ALBANY	\$132,500
• ATLANTA	\$372,250
• ATHENS	\$197,000
• AUGUSTA	\$194,000
• COLUMBUS	\$137,000
• DALTON	\$120,000
• MACON	\$128,000
• ROME	\$120,000
• SAVANNAH	\$194,000
• VALDOSTA	\$137,000



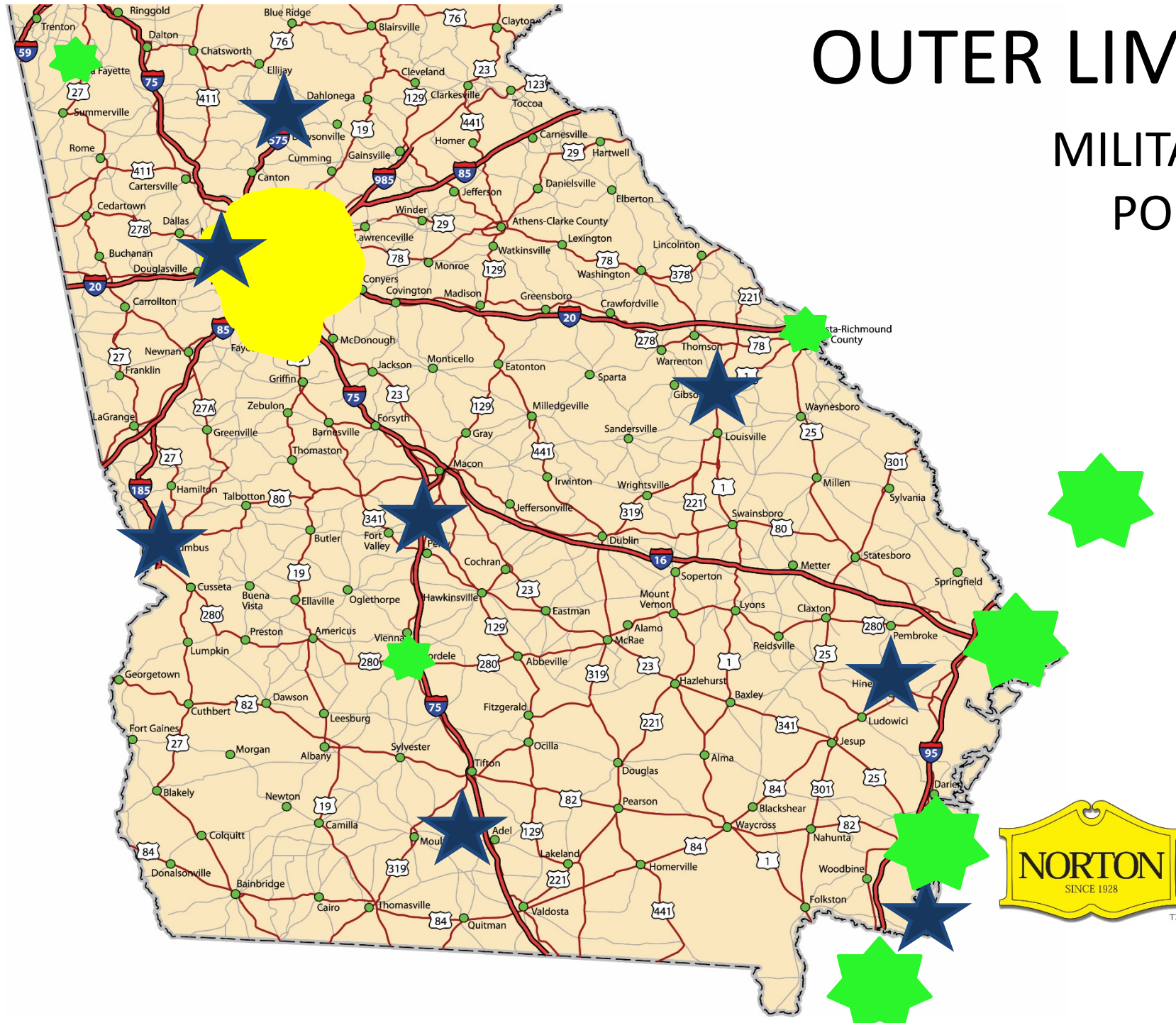
OUTER LIMITS

MILITARY



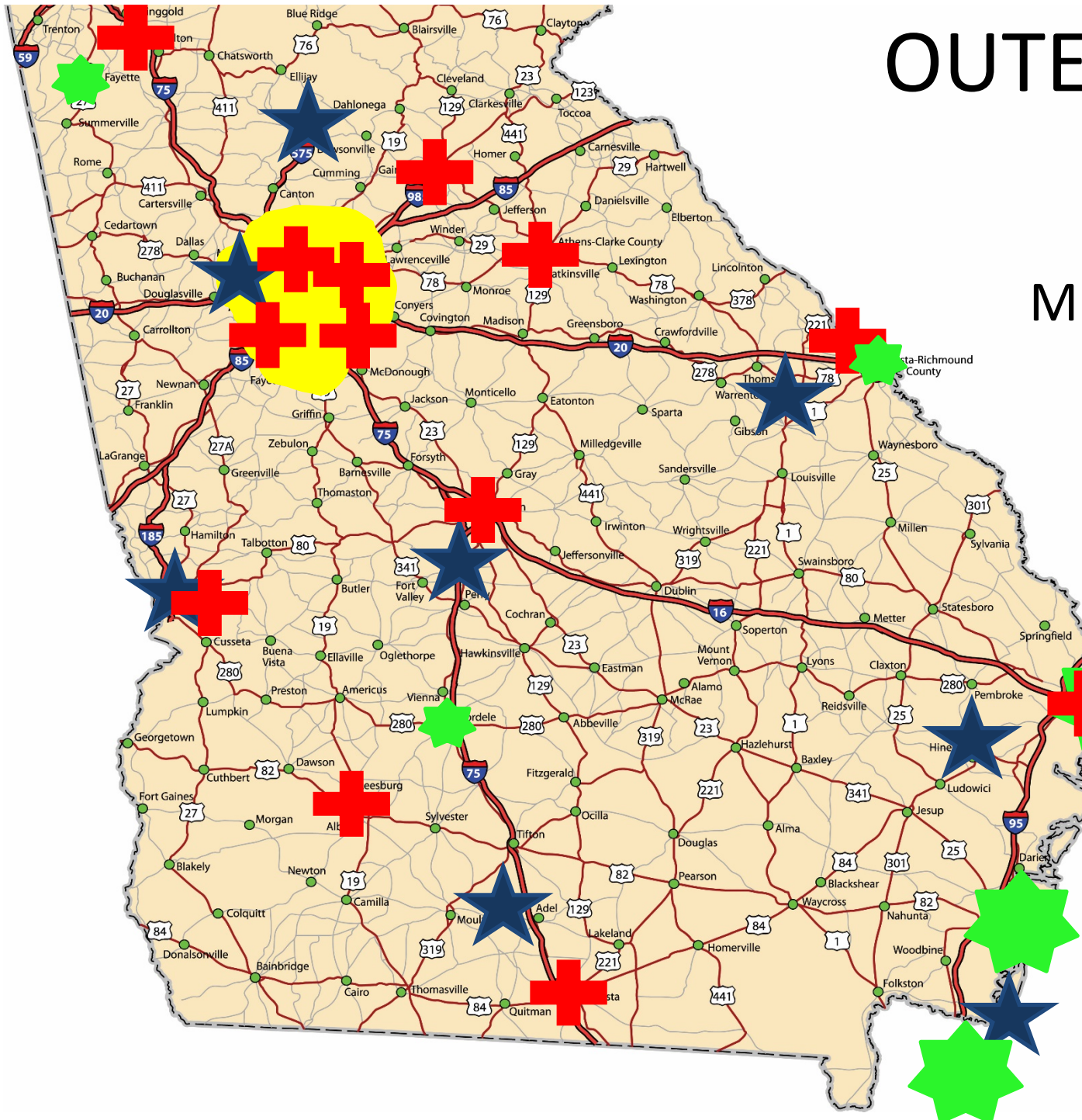
OUTER LIMITS

MILITARY PORTS



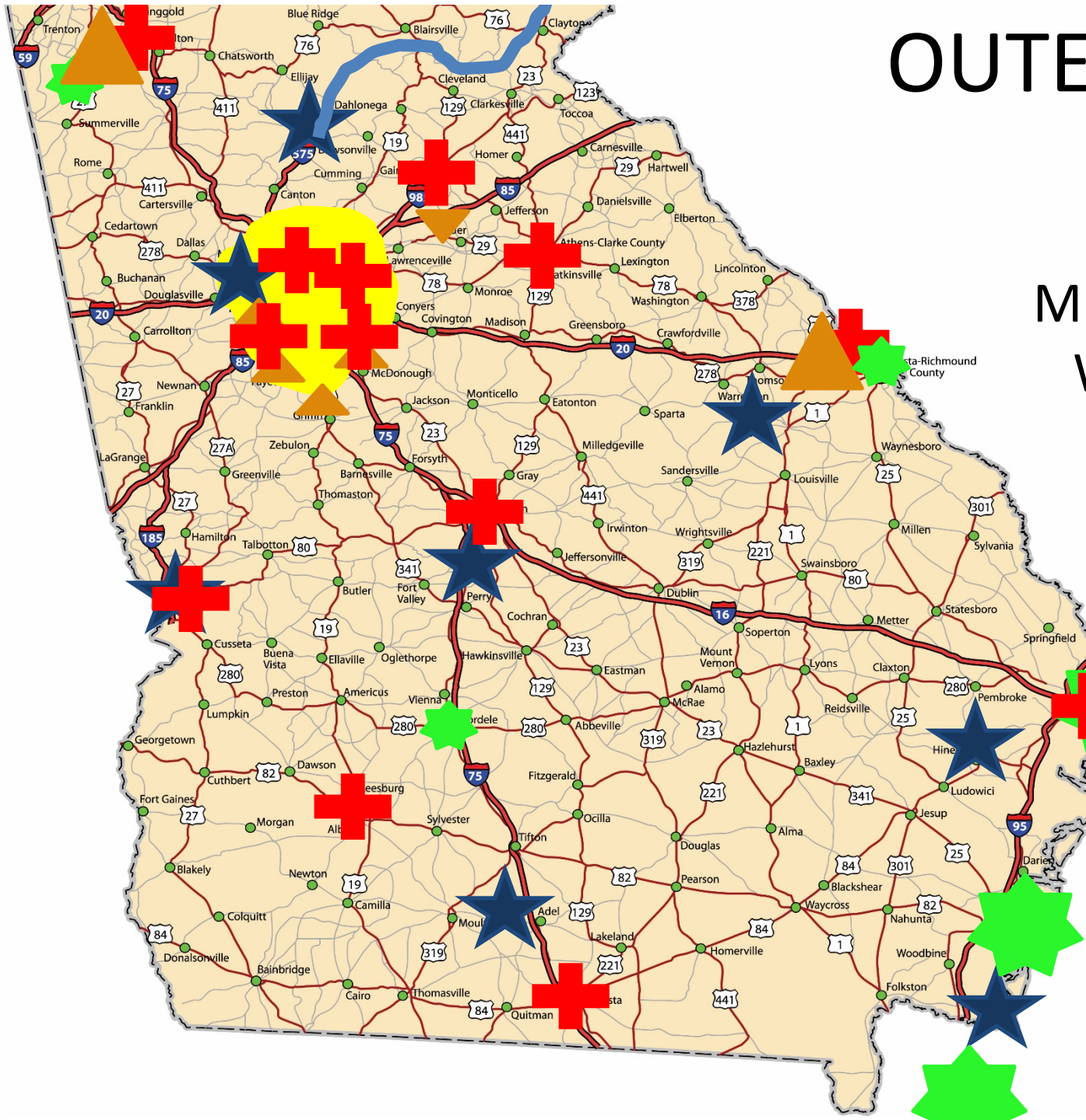
OUTER LIMITS

MILITARY
PORTS
MED CENTERS

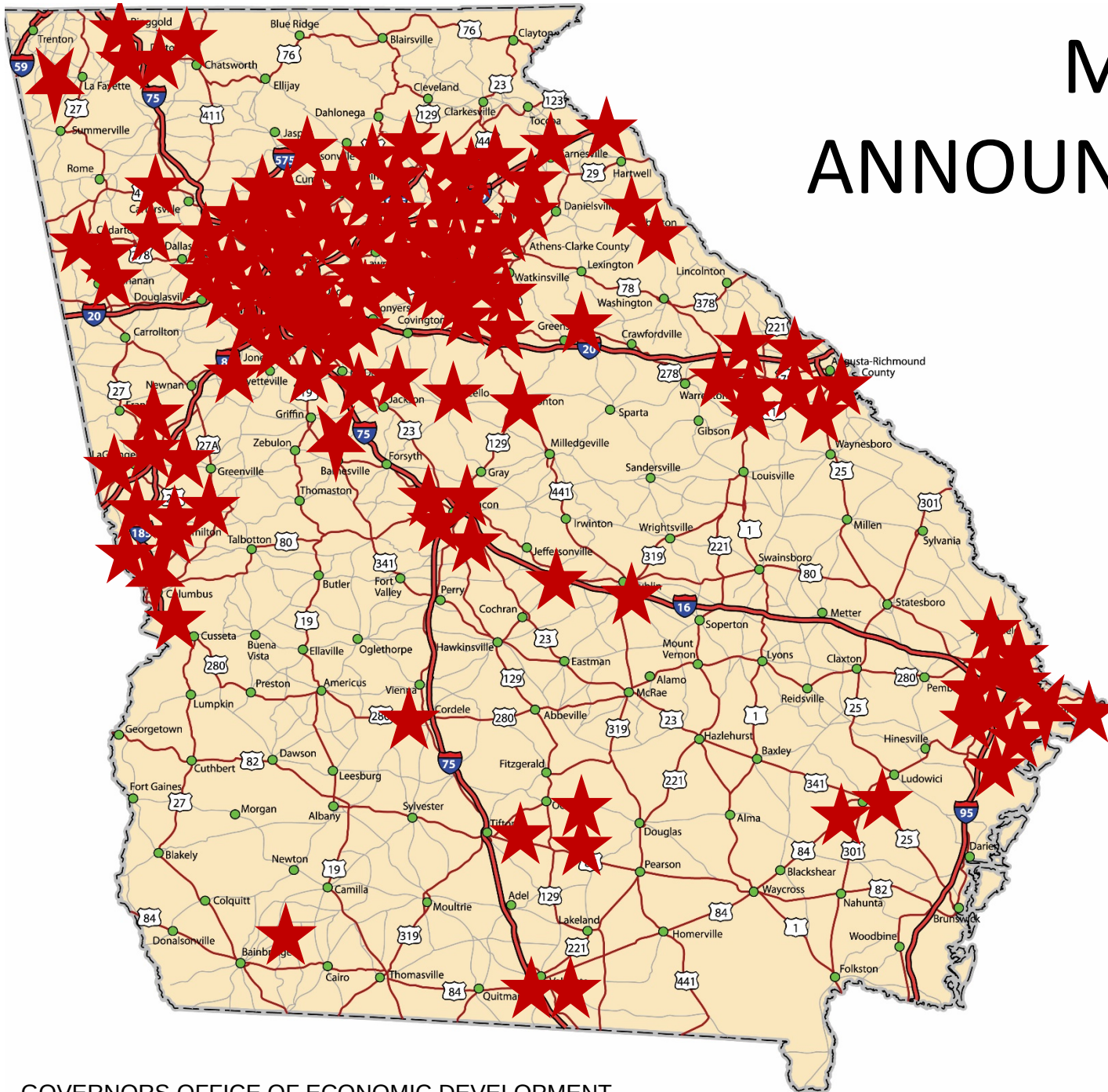


OUTER LIMITS

MILITARY
PORTS
MED CENTERS
WILD CARDS



MAJOR JOB ANNOUNCEMENTS 2007-2017



GOVERNORS OFFICE OF ECONOMIC DEVELOPMENT

The map displays the state of Georgia with its major highways and cities. Red stars are placed across the state to mark the locations of the 100th anniversary of the Georgia Governors' Office of Economic Development. The stars are most densely clustered in the Atlanta area and the northeast, with a few scattered in the west and south. The text '100th ANNOUN' is visible in the top right corner, and 'GOVERNORS OFFICE OF ECONOMIC DEVELOPMENT' is at the bottom.



HOUSING CHARACTERISTICS

MANUFACTURING

LIGHT ASSEMBLY
TRANSPORTATION
LOGISTICS

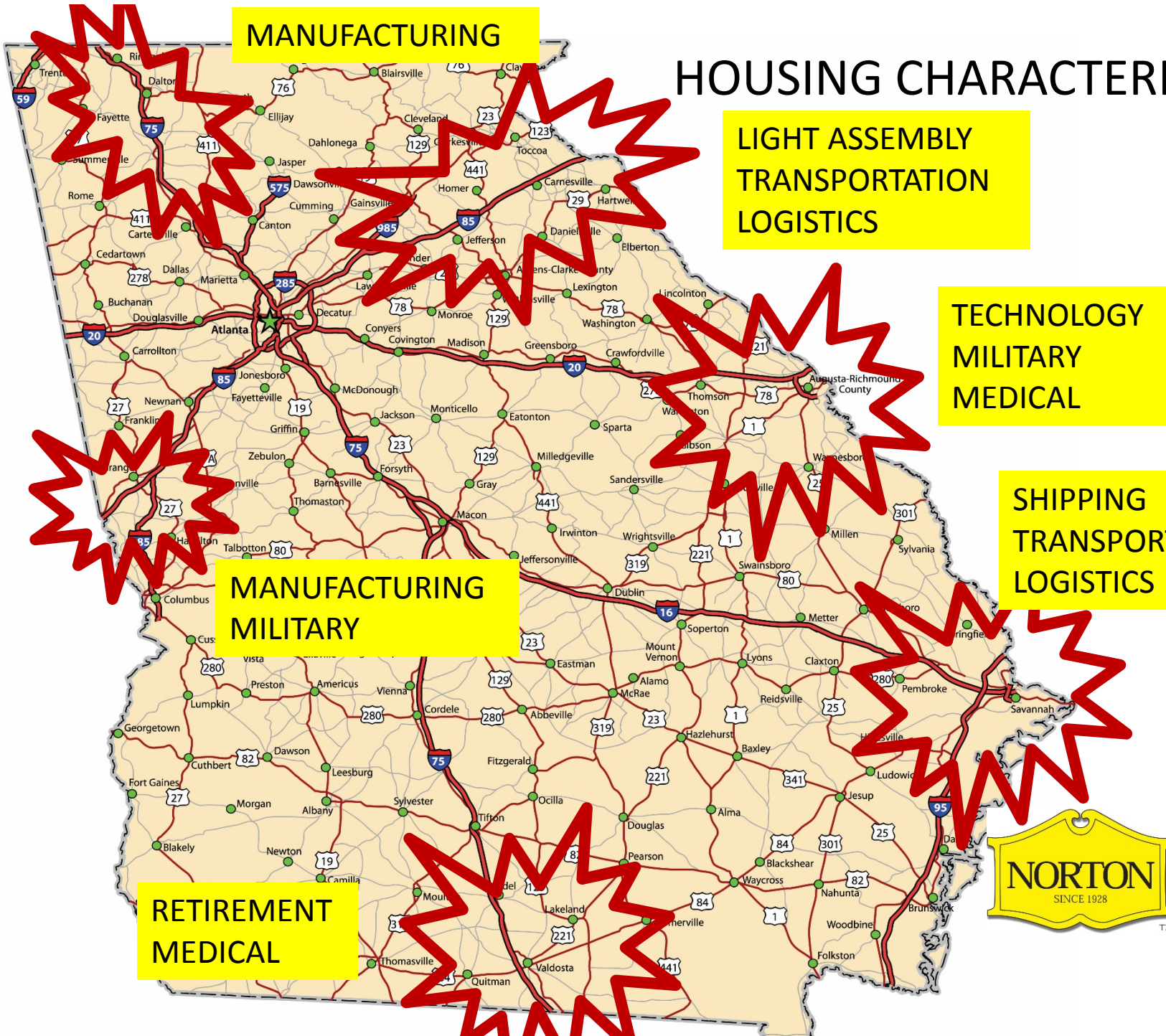
TECHNOLOGY
MILITARY
MEDICAL

SHIPPING
TRANSPORTATION
LOGISTICS

MANUFACTURING
MILITARY

RETIREMENT
MEDICAL

NORTON
SINCE 1928





5.7 MILLION

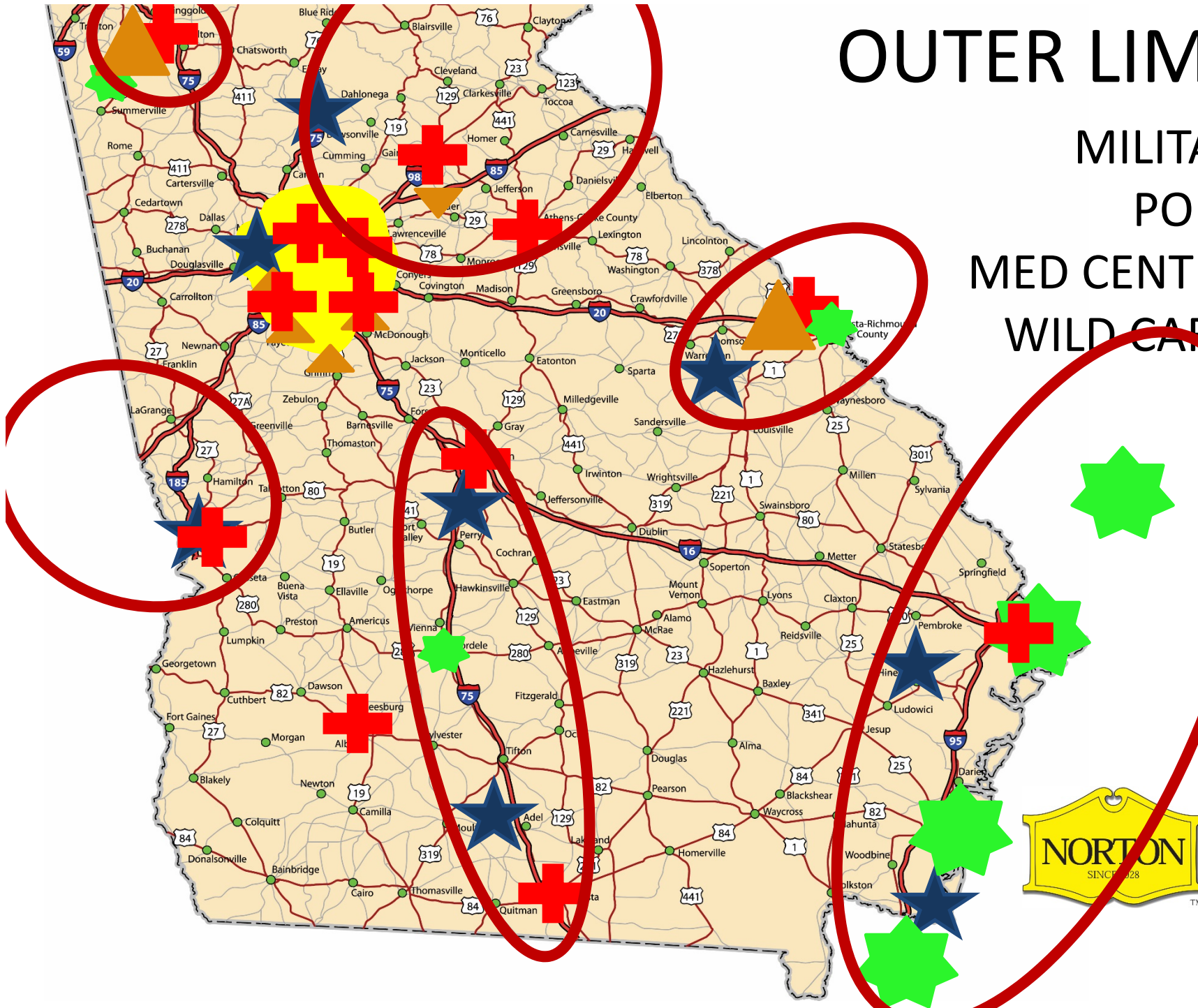
AVAILABLE INDUSTRIAL

12.6 MILLION

5.9 MILLION

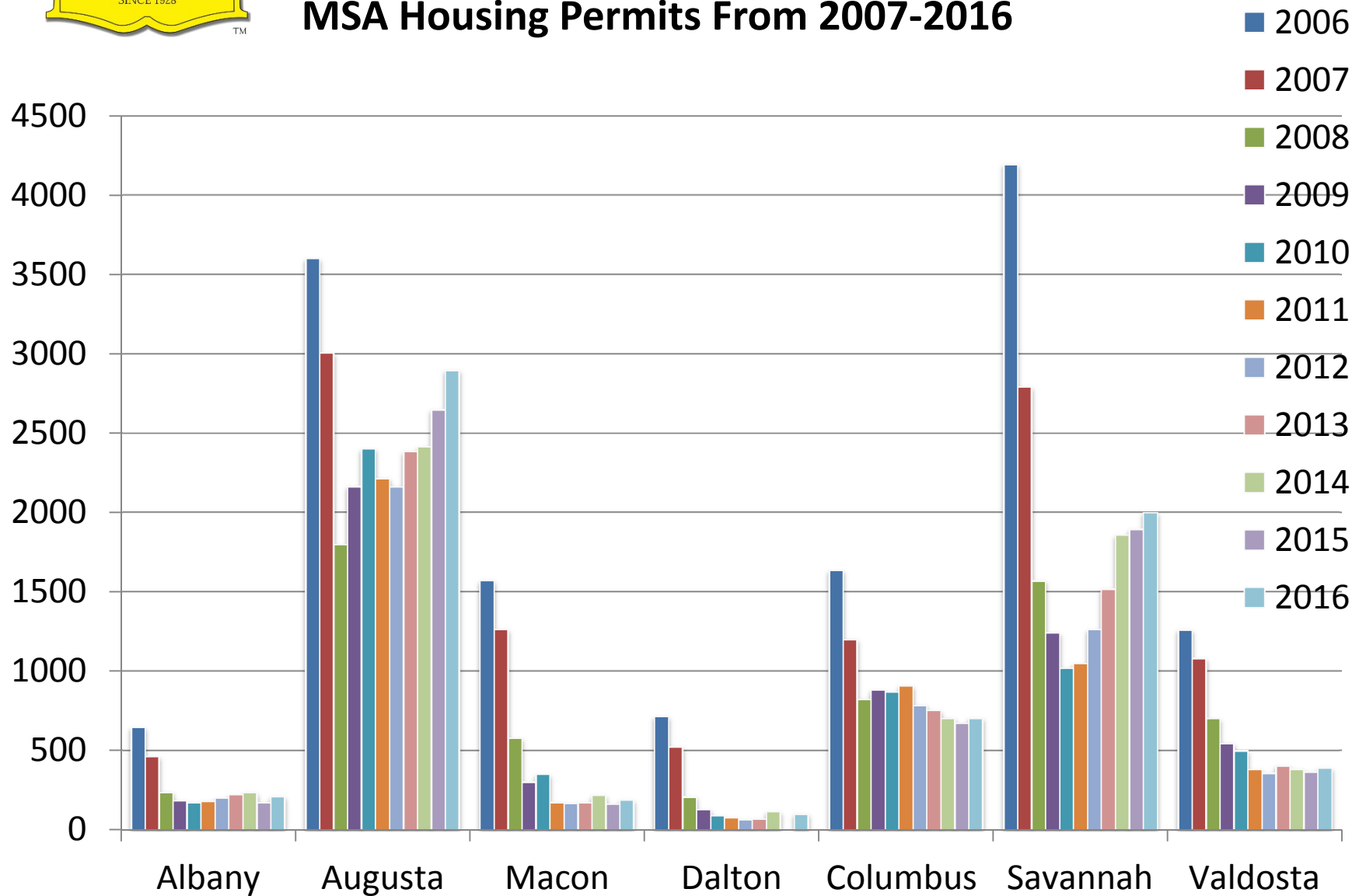


MILITARY
PORTS
MED CENTERS
WILD CARDS



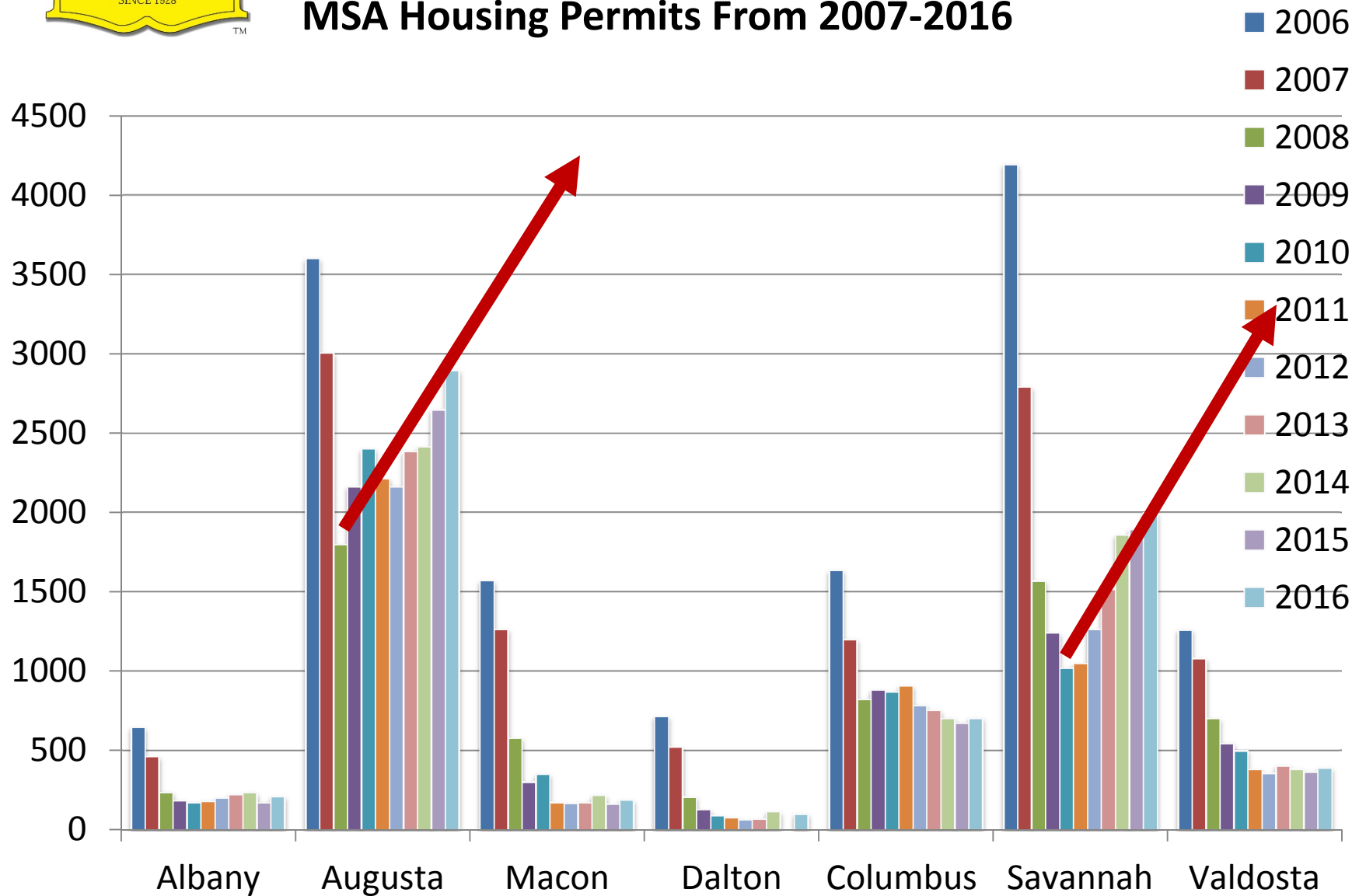


MSA Housing Permits From 2007-2016





MSA Housing Permits From 2007-2016



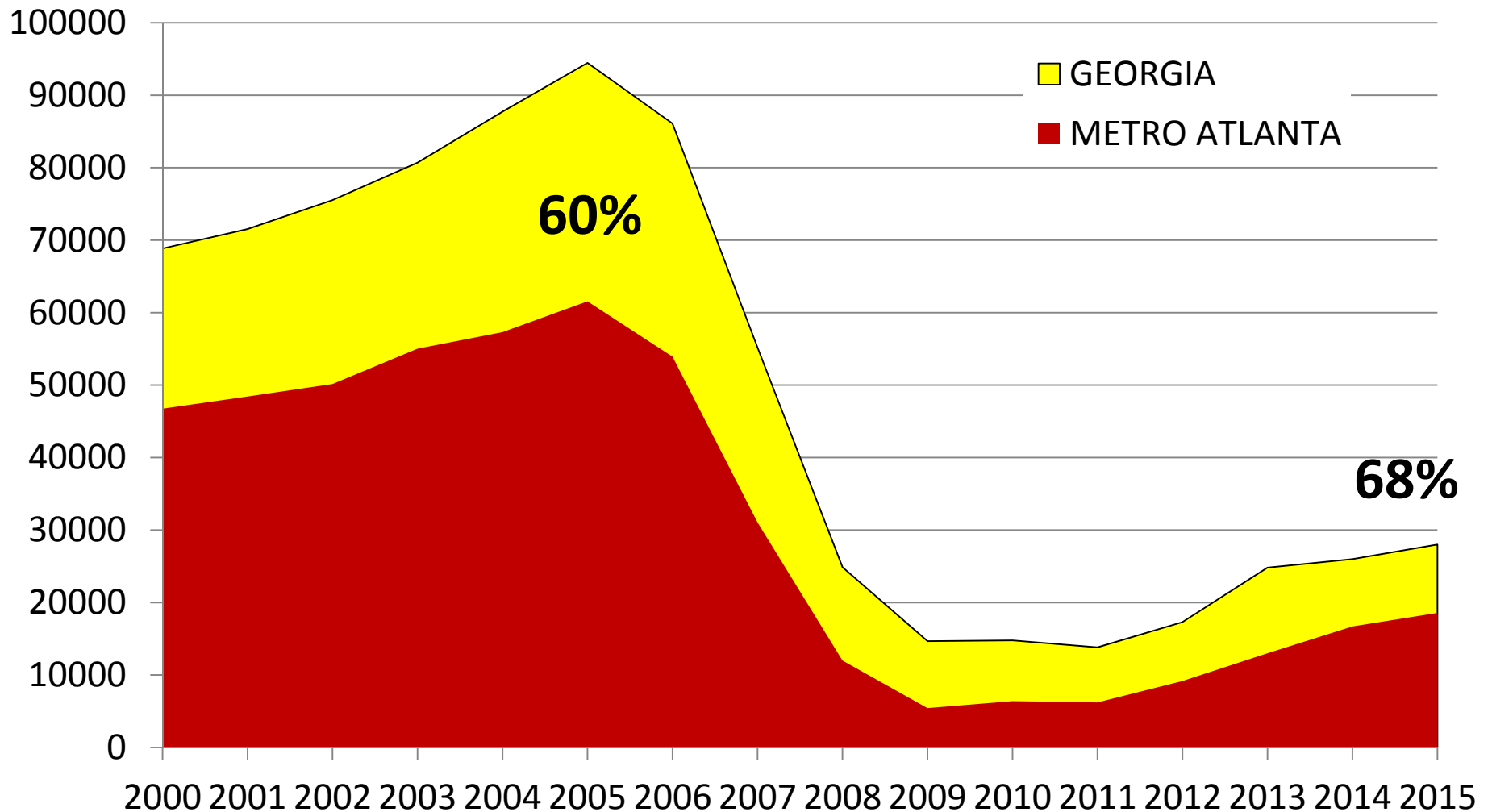
Source: <http://www.terry.uga.edu/about/centers-institutes/selig/housing>

WHERE ARE OUR
CHILDREN
GOING TO LIVE?





GEORGIA HOUSING SINGLE FAMILY PERMITS

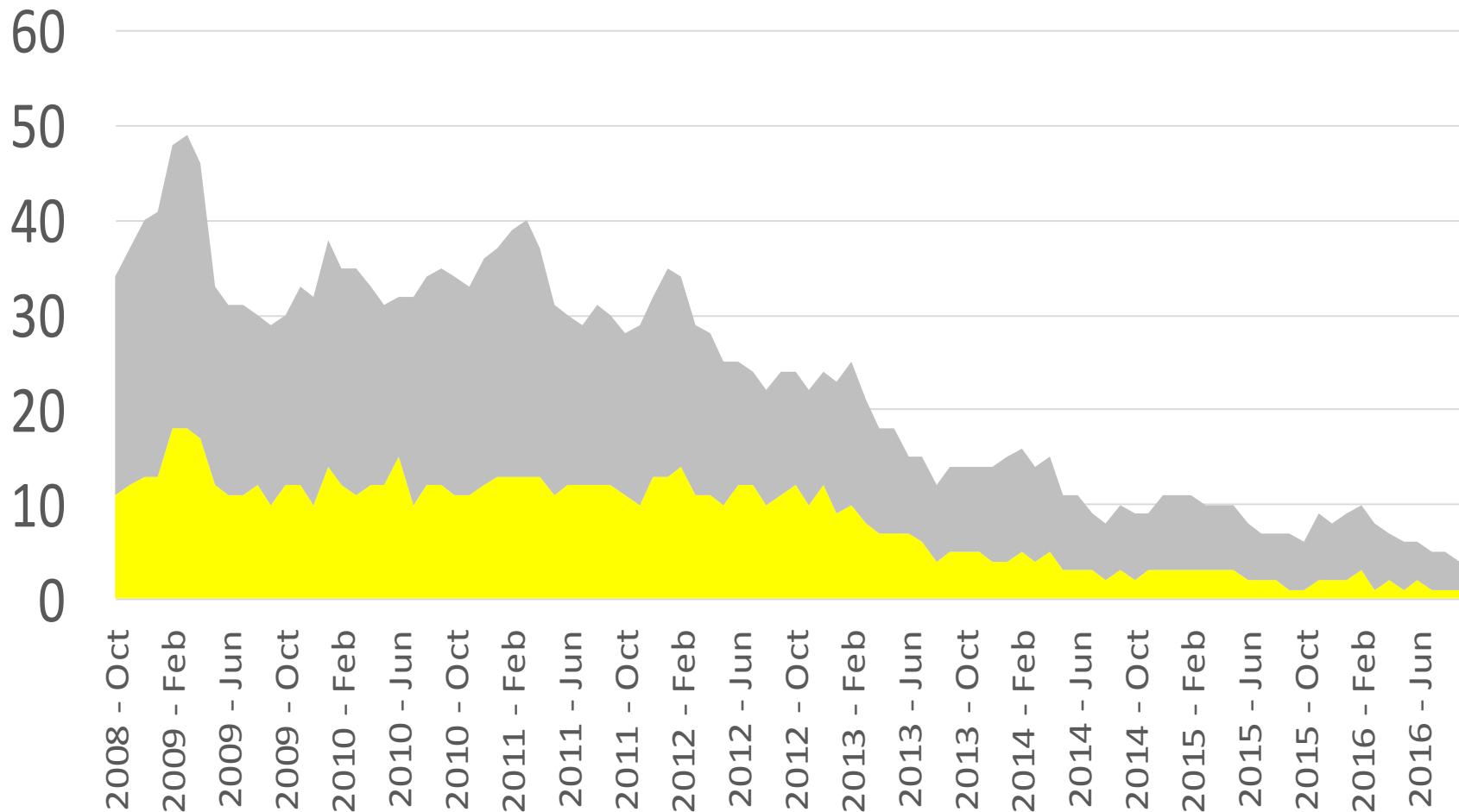


SOURCE :COUNTY PLANNING OFFICES



Distressed Property Sales

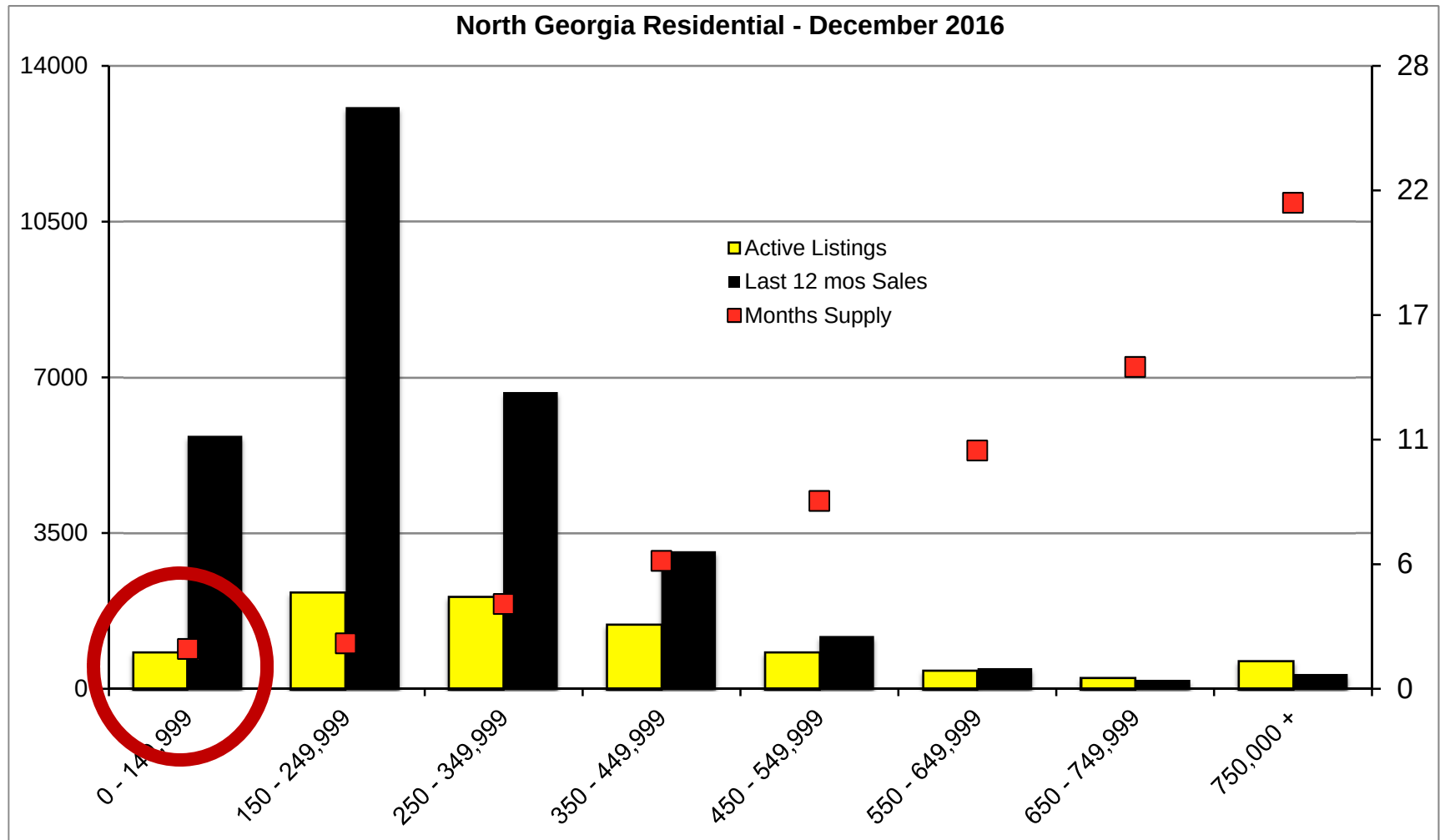
■ Short Sale ■ Foreclosure (% of Total Sales)



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