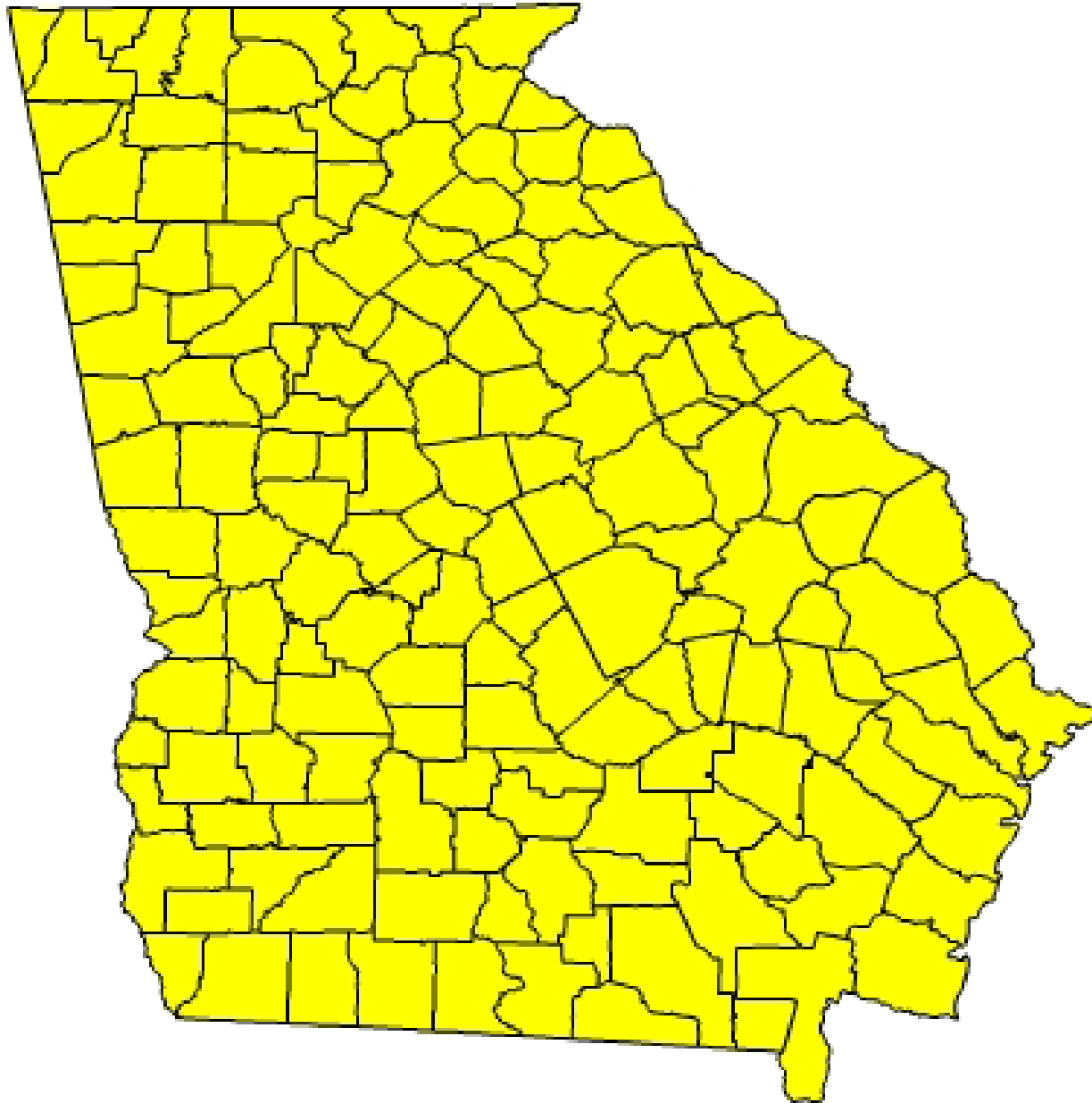




# GEORGIA DEVELOPMENT DYNAMICS

MARCH 11, 2015

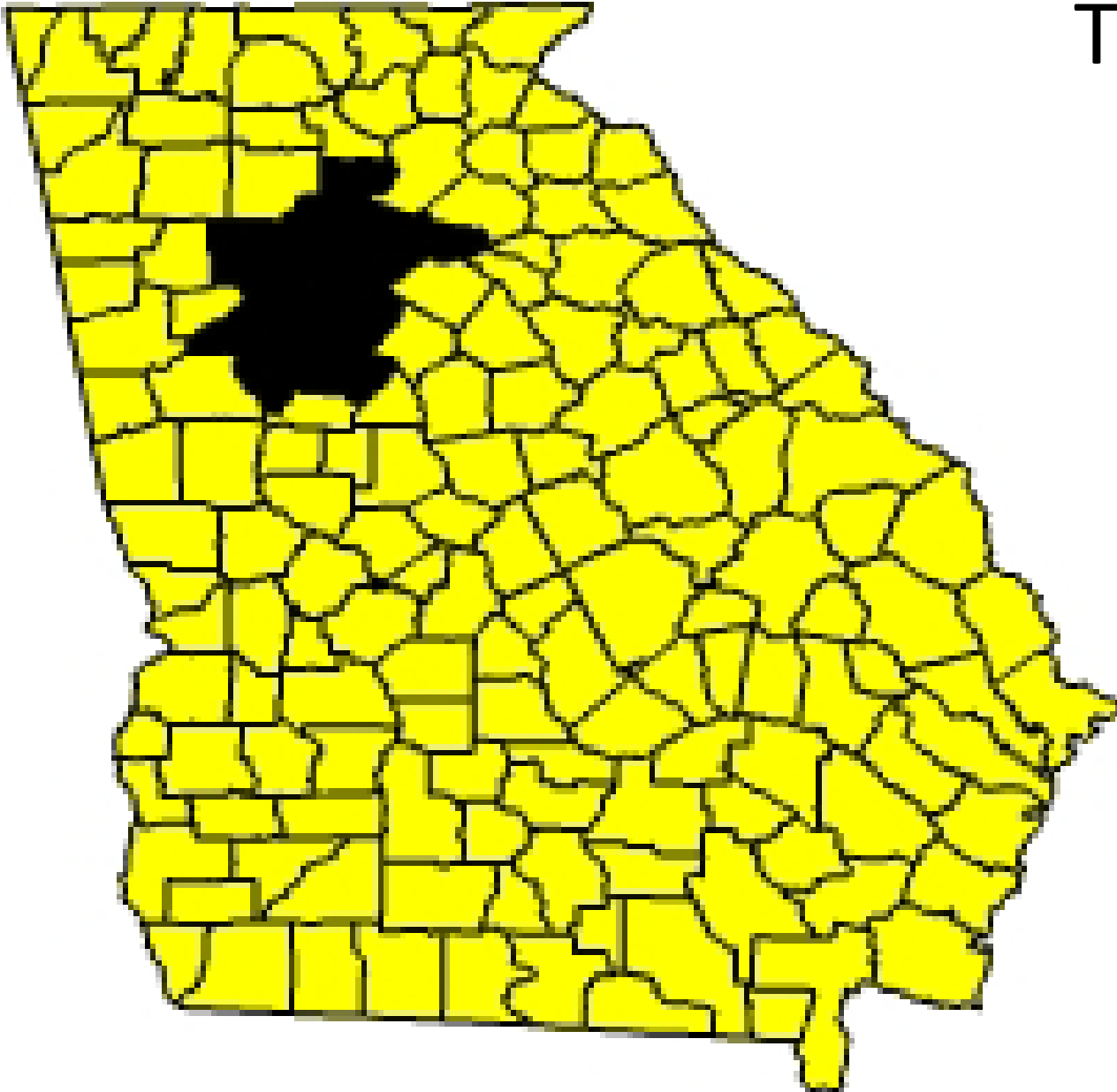




GEORGIA



# THE REST OF GEORGIA



A map of the state of Georgia, showing its geographical outline and major transportation routes. The map is overlaid with numerous red stars, representing the 100th anniversary of the state's founding. The stars are distributed across the state, with a high concentration in the northern and central regions. Major highways, including Interstates 5, 75, 85, 95, 16, 20, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, and 101, are shown as red lines. Major cities and towns are labeled with black text. The map is set against a light beige background.



# NON ATLANTA BANK CLOSURES 2007-2015





# THREE PACES OF RECOVERY



# MAJOR JOB ANNOUNCEMENTS 2007-2015





A detailed map of the state of Georgia, showing its major highways and cities. The map is overlaid with numerous red stars, which represent the locations of manufacturing plants. These stars are distributed across the entire state, with a higher concentration in the northern and central regions, particularly around the Atlanta metropolitan area. The stars are of varying sizes, suggesting different scales of manufacturing activity. The map includes labels for major cities like Atlanta, Savannah, and Augusta, as well as various highway numbers (e.g., I-75, I-95, I-20, I-85, I-16, I-27, I-29, I-30, I-35, I-40, I-45, I-50, I-55, I-60, I-65, I-70, I-75, I-80, I-85, I-90, I-95, I-100, I-105, I-110, I-115, I-120, I-125, I-130, I-135, I-140, I-145, I-150, I-155, I-160, I-165, I-170, I-175, I-180, I-185, I-190, I-195, I-200, I-205, I-210, I-215, I-220, I-225, I-230, I-235, I-240, I-245, I-250, I-255, I-260, I-265, I-270, I-275, I-280, I-285, I-290, I-295, I-300, I-305, I-310, I-315, I-320, I-325, I-330, I-335, I-340, I-345, I-350, I-355, I-360, I-365, I-370, I-375, I-380, I-385, I-390, I-395, I-400, I-405, I-410, I-415, I-420, I-425, I-430, I-435, I-440, I-445, I-450, I-455, I-460, I-465, I-470, I-475, I-480, I-485, I-490, I-495, I-500, I-505, I-510, I-515, I-520, I-525, I-530, I-535, I-540, I-545, I-550, I-555, I-560, I-565, I-570, I-575, I-580, I-585, I-590, I-595, I-600, I-605, I-610, I-615, I-620, I-625, I-630, I-635, I-640, I-645, I-650, I-655, I-660, I-665, I-670, I-675, I-680, I-685, I-690, I-695, I-700, I-705, I-710, I-715, I-720, I-725, I-730, I-735, I-740, I-745, I-750, I-755, I-760, I-765, I-770, I-775, I-780, I-785, I-790, I-795, I-800, I-805, I-810, I-815, I-820, I-825, I-830, I-835, I-840, I-845, I-850, I-855, I-860, I-865, I-870, I-875, I-880, I-885, I-890, I-895, I-900, I-905, I-910, I-915, I-920, I-925, I-930, I-935, I-940, I-945, I-950, I-955, I-960, I-965, I-970, I-975, I-980, I-985, I-990, I-995, I-1000, I-1005, I-1010, I-1015, I-1020, I-1025, I-1030, I-1035, I-1040, I-1045, I-1050, I-1055, I-1060, I-1065, I-1070, I-1075, I-1080, I-1085, I-1090, I-1095, I-1100, I-1105, I-1110, I-1115, I-1120, I-1125, I-1130, I-1135, I-1140, I-1145, I-1150, I-1155, I-1160, I-1165, I-1170, I-1175, I-1180, I-1185, I-1190, I-1195, I-1200, I-1205, I-1210, I-1215, I-1220, I-1225, I-1230, I-1235, I-1240, I-1245, I-1250, I-1255, I-1260, I-1265, I-1270, I-1275, I-1280, I-1285, I-1290, I-1295, I-1300, I-1305, I-1310, I-1315, I-1320, I-1325, I-1330, I-1335, I-1340, I-1345, I-1350, I-1355, I-1360, I-1365, I-1370, I-1375, I-1380, I-1385, I-1390, I-1395, I-1400, I-1405, I-1410, I-1415, I-1420, I-1425, I-1430, I-1435, I-1440, I-1445, I-1450, I-1455, I-1460, I-1465, I-1470, I-1475, I-1480, I-1485, I-1490, I-1495, I-1500, I-1505, I-1510, I-1515, I-1520, I-1525, I-1530, I-1535, I-1540, I-1545, I-1550, I-1555, I-1560, I-1565, I-1570, I-1575, I-1580, I-1585, I-1590, I-1595, I-1600, I-1605, I-1610, I-1615, I-1620, I-1625, I-1630, I-1635, I-1640, I-1645, I-1650, I-1655, I-1660, I-1665, I-1670, I-1675, I-1680, I-1685, I-1690, I-1695, I-1700, I-1705, I-1710, I-1715, I-1720, I-1725, I-1730, I-1735, I-1740, I-1745, I-1750, I-1755, I-1760, I-1765, I-1770, I-1775, I-1780, I-1785, I-1790, I-1795, I-1800, I-1805, I-1810, I-1815, I-1820, I-1825, I-1830, I-1835, I-1840, I-1845, I-1850, I-1855, I-1860, I-1865, I-1870, I-1875, I-1880, I-1885, I-1890, I-1895, I-1900, I-1905, I-1910, I-1915, I-1920, I-1925, I-1930, I-1935, I-1940, I-1945, I-1950, I-1955, I-1960, I-1965, I-1970, I-1975, I-1980, I-1985, I-1990, I-1995, I-2000, I-2005, I-2010, I-2015, I-2020, I-2025, I-2030, I-2035, I-2040, I-2045, I-2050, I-2055, I-2060, I-2065, I-2070, I-2075, I-2080, I-2085, I-2090, I-2095, I-2100, I-2105, I-2110, I-2115, I-2120, I-2125, I-2130, I-2135, I-2140, I-2145, I-2150, I-2155, I-2160, I-2165, I-2170, I-2175, I-2180, I-2185, I-2190, I-2195, I-2200, I-2205, I-2210, I-2215, I-2220, I-2225, I-2230, I-2235, I-2240, I-2245, I-2250, I-2255, I-2260, I-2265, I-2270, I-2275, I-2280, I-2285, I-2290, I-2295, I-2300, I-2305, I-2310, I-2315, I-2320, I-2325, I-2330, I-2335, I-2340, I-2345, I-2350, I-2355, I-2360, I-2365, I-2370, I-2375, I-2380, I-2385, I-2390, I-2395, I-2400, I-2405, I-2410, I-2415, I-2420, I-2425, I-2430, I-2435, I-2440, I-2445, I-2450, I-2455, I-2460, I-2465, I-2470, I-2475, I-2480, I-2485, I-2490, I-2495, I-2500, I-2505, I-2510, I-2515, I-2520, I-2525, I-2530, I-2535, I-2540, I-2545, I-2550, I-2555, I-2560, I-2565, I-2570, I-2575, I-2580, I-2585, I-2590, I-2595, I-2600, I-2605, I-2610, I-2615, I-2620, I-2625, I-2630, I-2635, I-2640, I-2645, I-2650, I-2655, I-2660, I-2665, I-2670, I-2675, I-2680, I-2685, I-2690, I-2695, I-2700, I-2705, I-2710, I-2715, I-2720, I-2725, I-2730, I-2735, I-2740, I-2745, I-2750, I-2755, I-2760, I-2765, I-2770, I-2775, I-2780, I-2785, I-2790, I-2795, I-2800, I-2805, I-2810, I-2815, I-2820, I-2825, I-2830, I-2835, I-2840, I-2845, I-2850, I-2855, I-2860, I-2865, I-2870, I-2875, I-2880, I-2885, I-2890, I-2895, I-2900, I-2905, I-2910, I-2915, I-2920, I-2925, I-2930, I-2935, I-2940, I-2945, I-2950, I-2955, I-2960, I-2965, I-2970, I

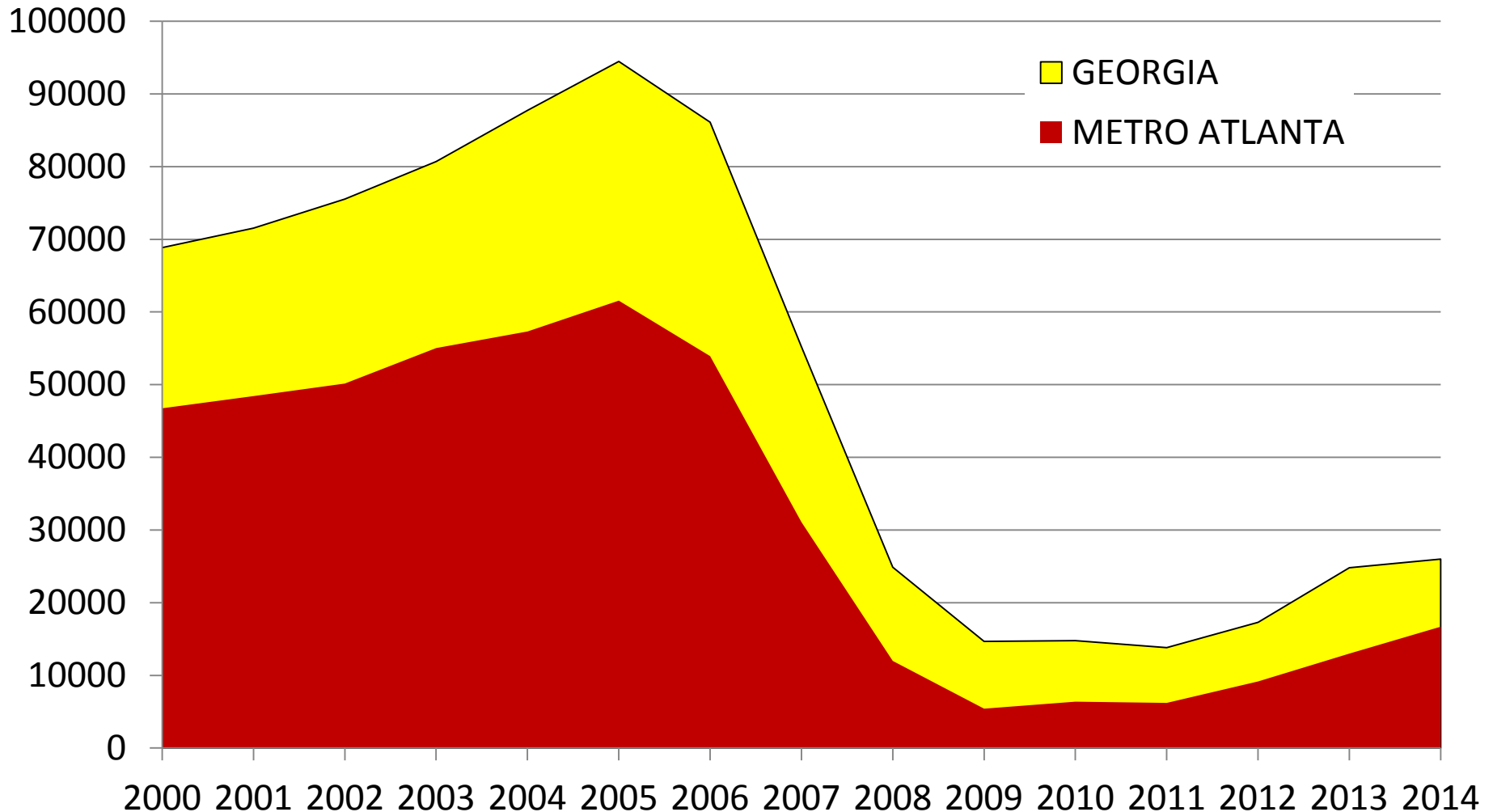


GOVERNORS OFFICE OF ECONOMIC DEVELOPMENT





# GEORGIA HOUSING SINGLE FAMILY PERMITS



SOURCE :COUNTY PLANNING OFFICES

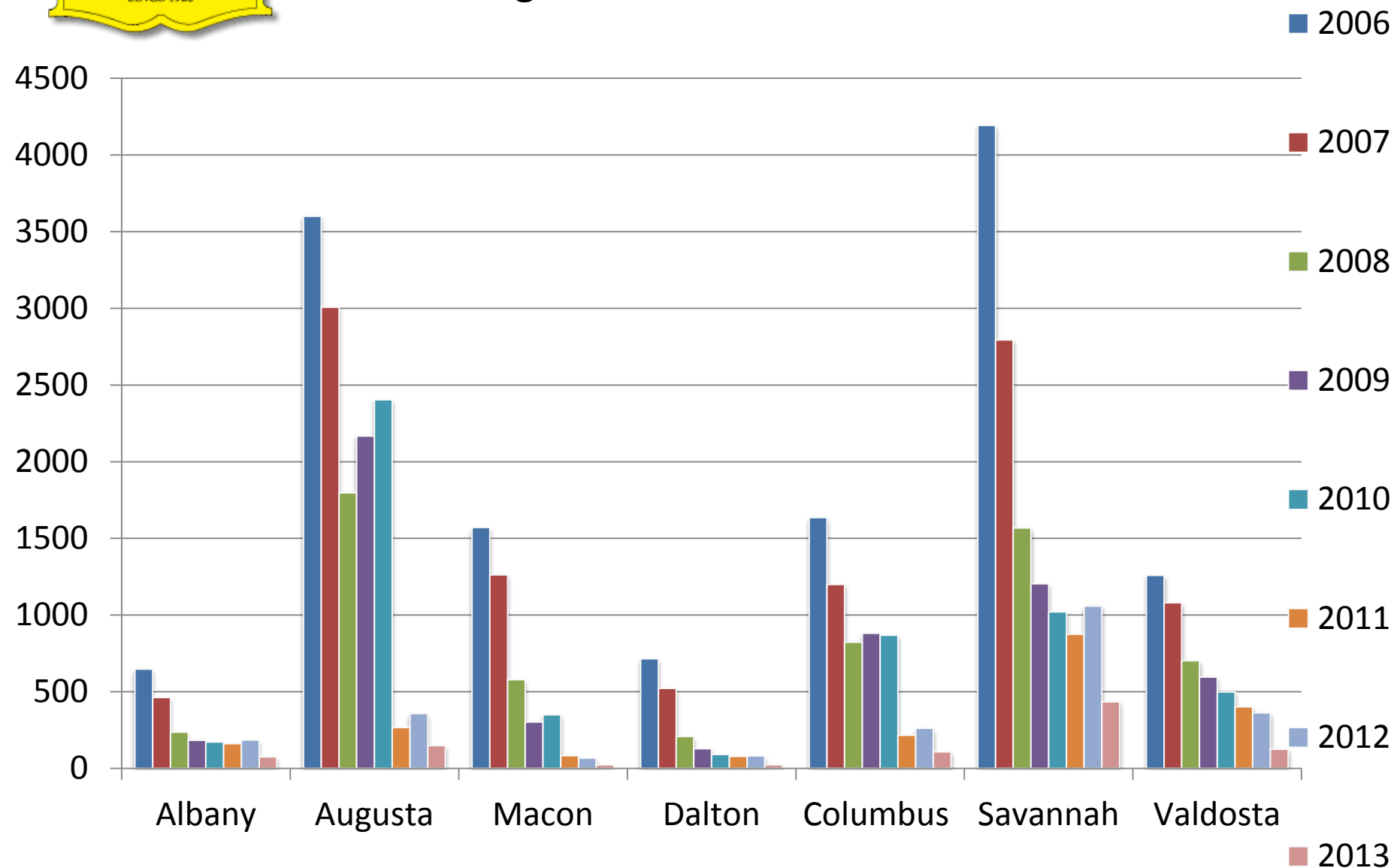
# AVERAGE PRICE HOME SOLD 2014

- ALBANY \$100,676
- ATLANTA \$266,050
- ATHENS \$174,214
- AUGUSTA \$158,000
- COLUMBUS \$113,900
- DALTON \$98,900
- MACON \$103,304
- ROME \$97,890
- SAVANNAH \$158,156
- VALDOSTA \$158,136





## MSA Housing Permits From 2007-2014





2010-2014  
HOT SPOTS



# 2ND HOMES FOR MILLENIALS

## DISTRIBUTION

2015-2020  
*WILD CARDS*

BAXTER

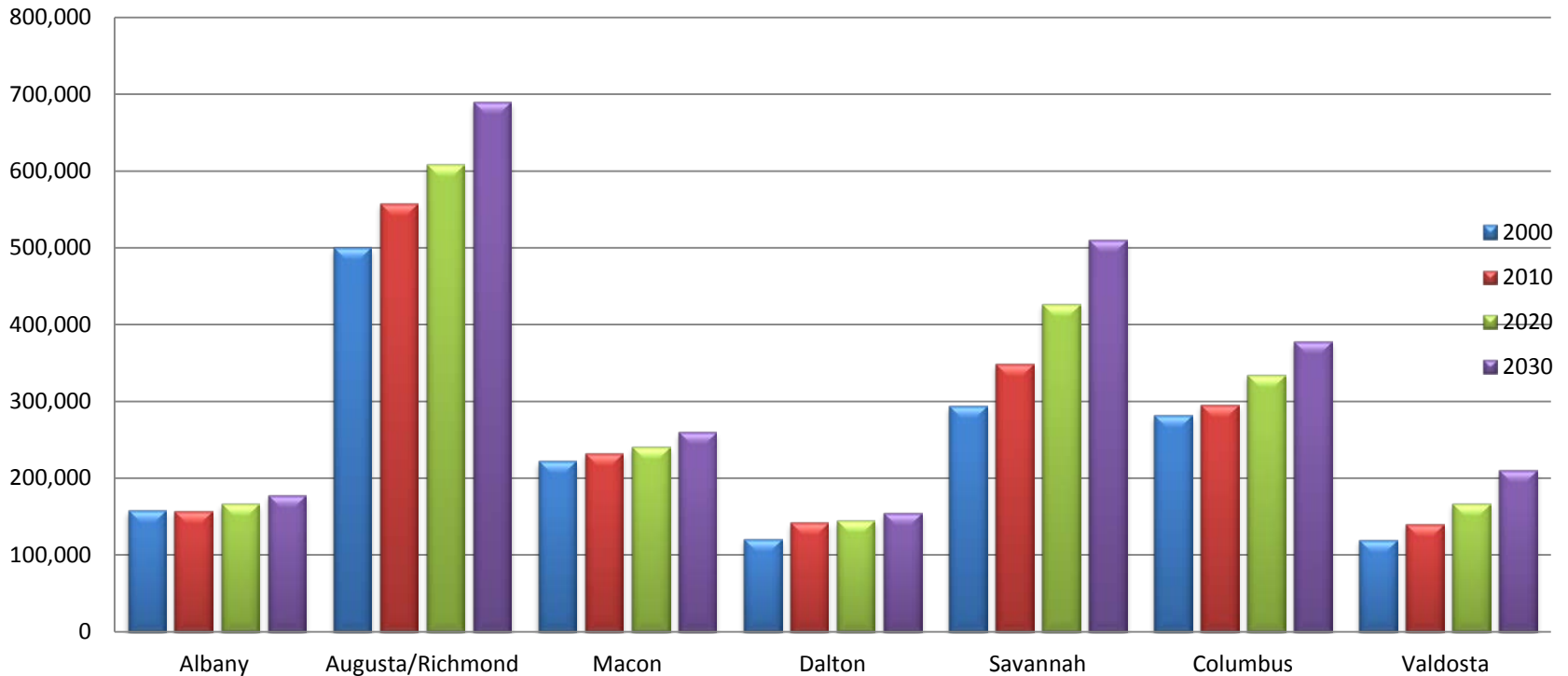
NSA FORT GORDON

POOLER MEGA SITE



# GEORGIA POPULATION GROWTH 2000-2030

## M.S.A. Population Growth In Select Cities





# 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



# METRO ATLANTA 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 2010-2014 **109,000** PERMITS



WITHOUT A SINGLE  
FAMILY CONSTRUCTION  
BOOM WE WILL BE

**300-350,000**

HOUSING UNITS SHORT BY  
2020

IN GEORGIA **430,000**



# AVERAGE SINGLE FAMILY DETACHED SALE PRICE

|        |           |
|--------|-----------|
| ■ 2011 | \$162,220 |
| ■ 2012 | \$154,662 |
| ■ 2013 | \$203,090 |
| ■ 2014 | \$223,300 |



# POPULATION SEGMENTS 2014



**Gen. Y ('81 - '04)    Gen X. ('65 - '80)    Baby Boom ('45-'64)**

**2,772,391**

**2,120,201**

**2,094,149**

**1,026,466**

**825,226**

**1,084,218**



# WHAT NEXT

- HOUSING SHORTAGE WHEN CONSIDERING INDUSTRIAL BUSINESS GROWTH
  - SEVER WORKFORCE HOUSING SHORTAGE
- LABOR SHORTAGE WHEN CONSIDERING THE INDUSTRIAL RECRUITMENT ACTIVITY
- MILLENNIUM POPULATION
  - CHANGES EVERYTHING

