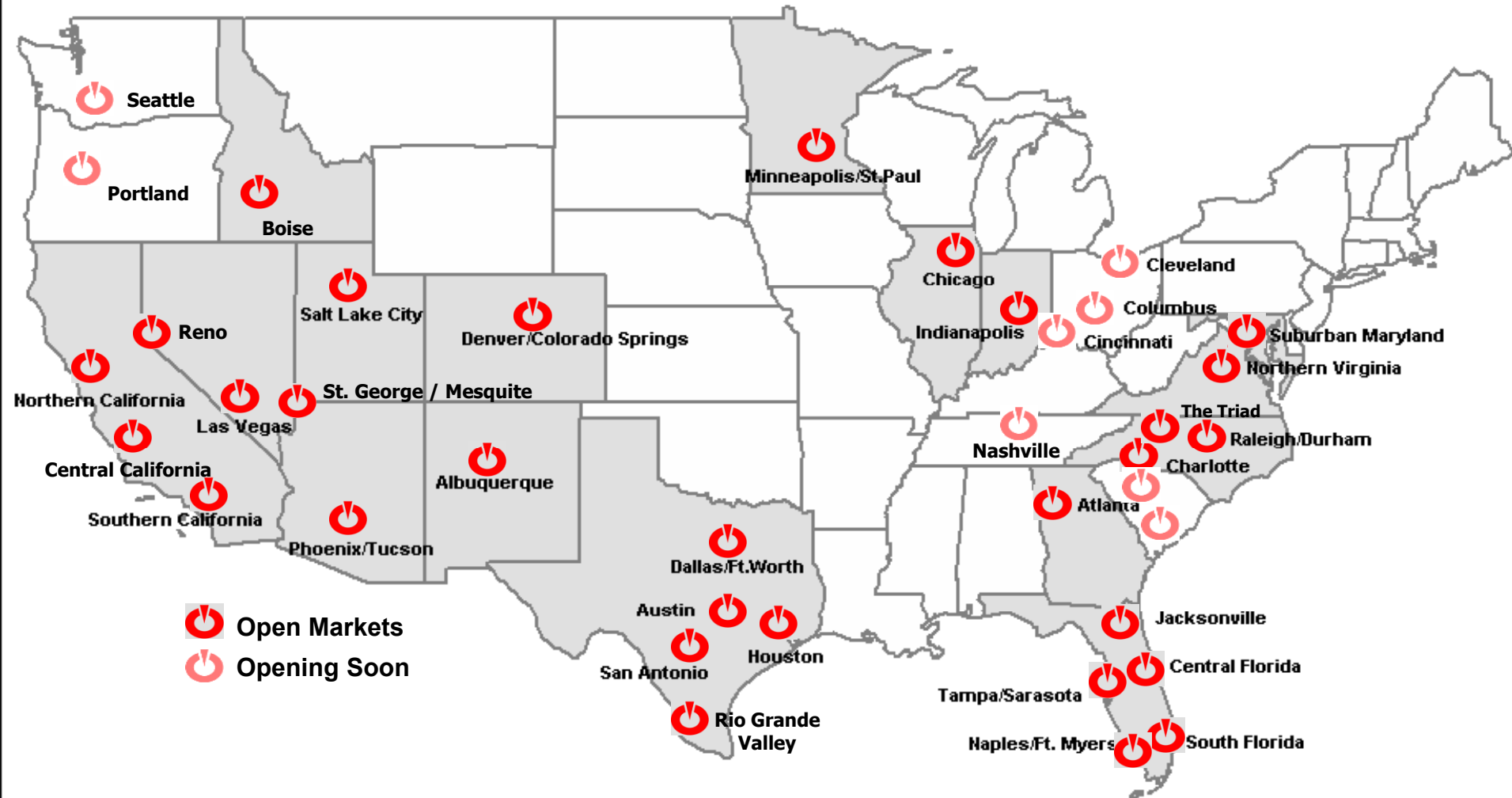




**Atlanta Housing Market
Fourth Quarter 2007
Economic Forecasting
Conference**

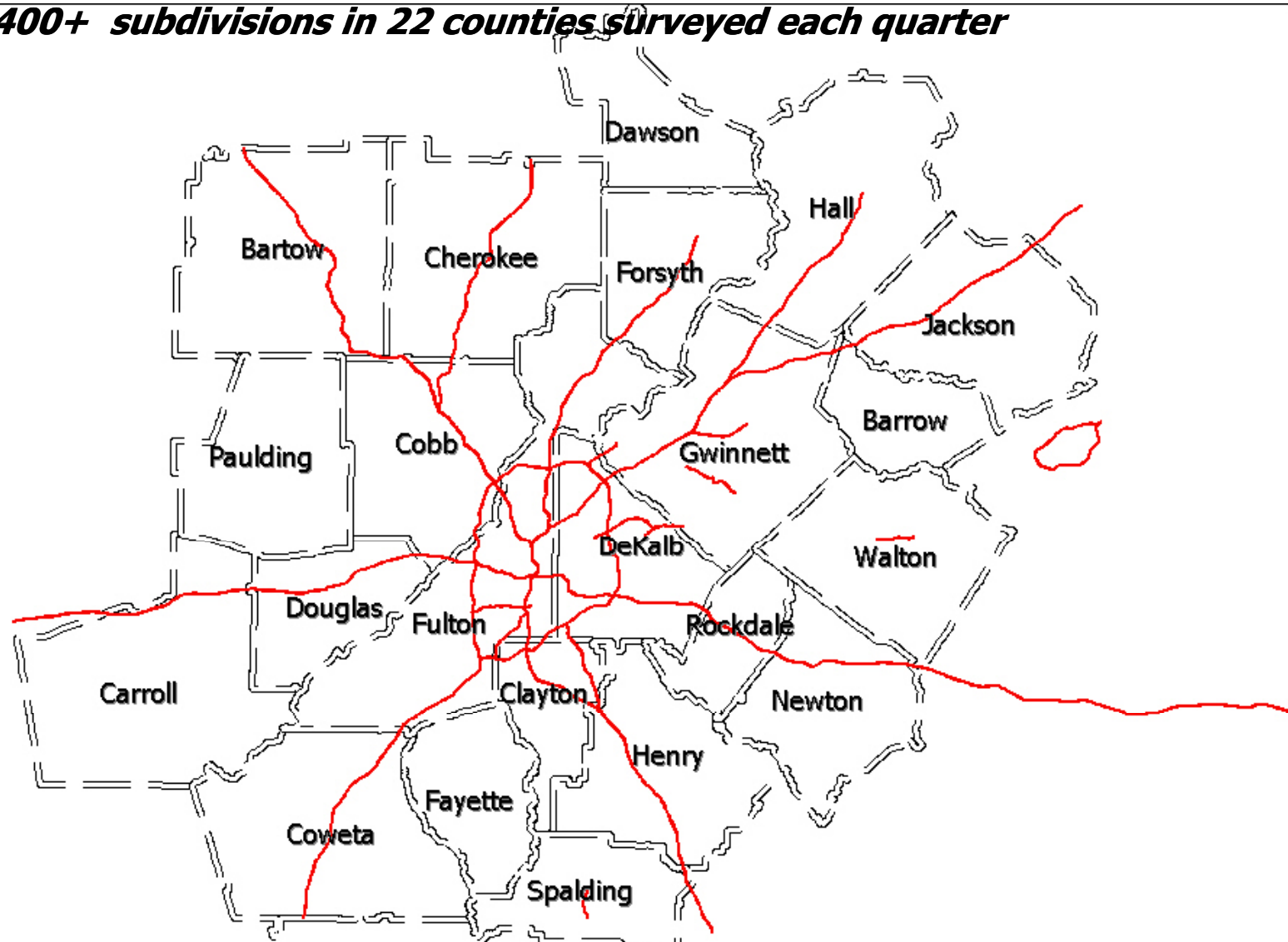
metrostudy

Housing Starts **Here**



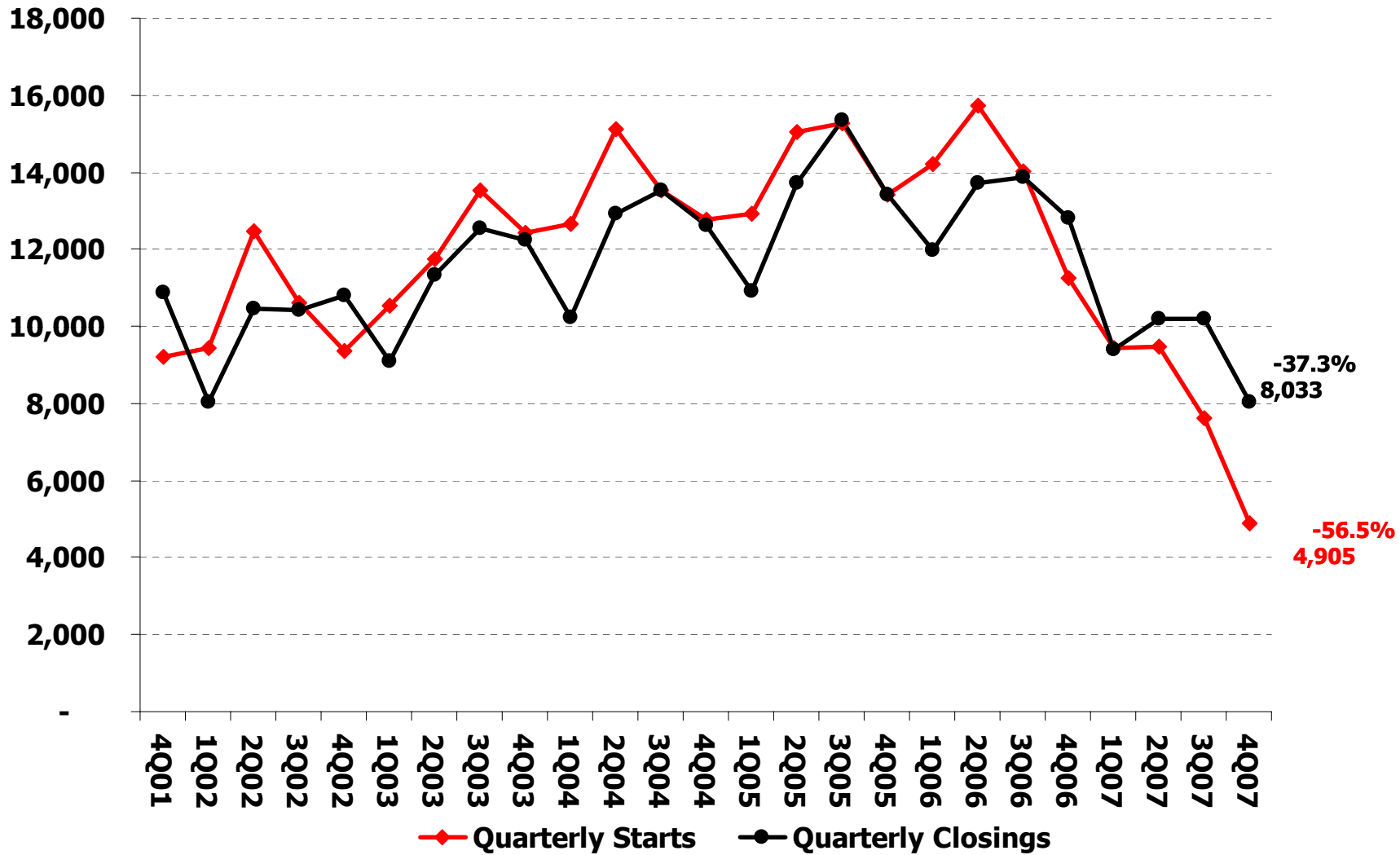
ATLANTA HOUSING MARKET

5,400+ subdivisions in 22 counties surveyed each quarter

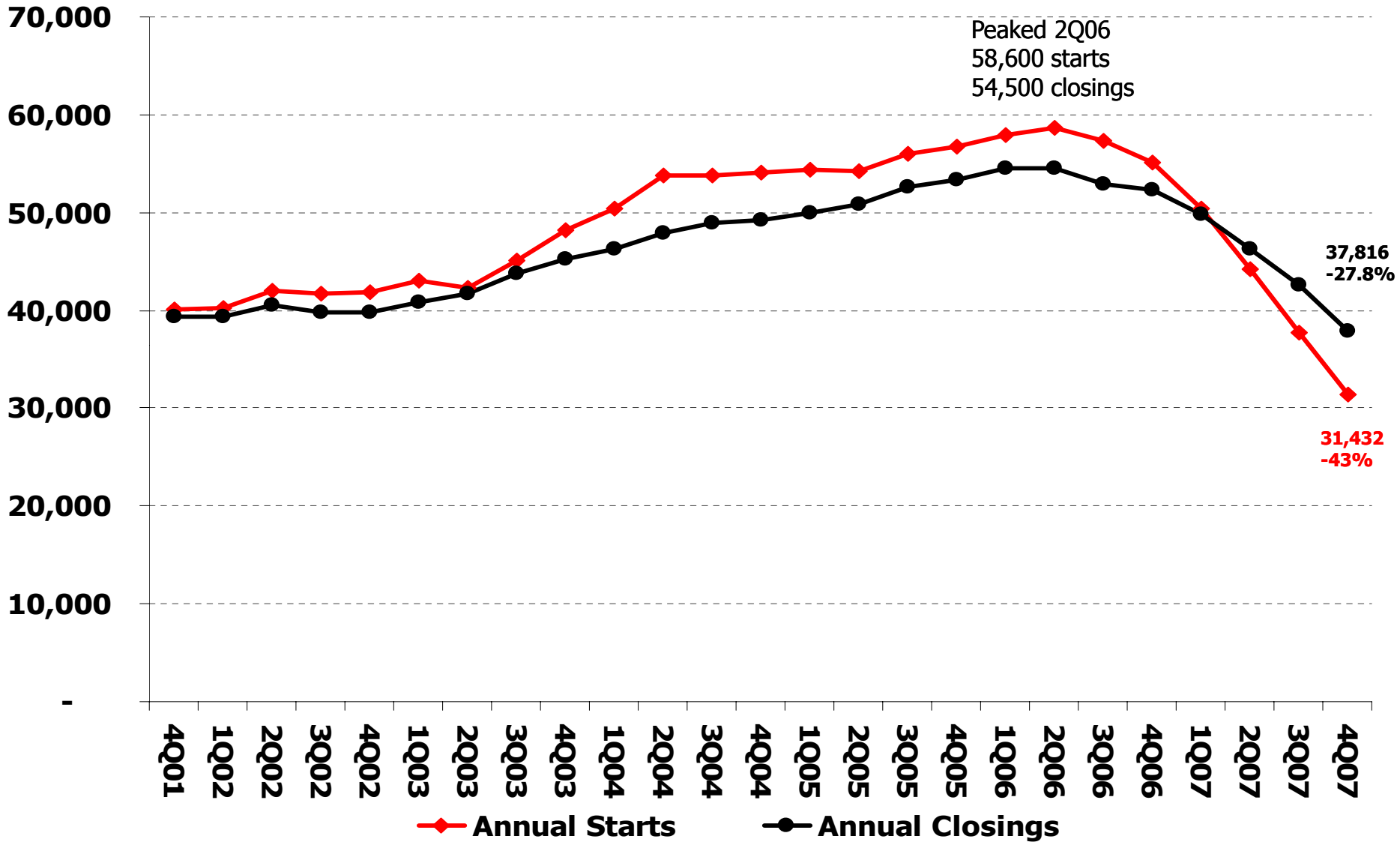


22 COUNTIES

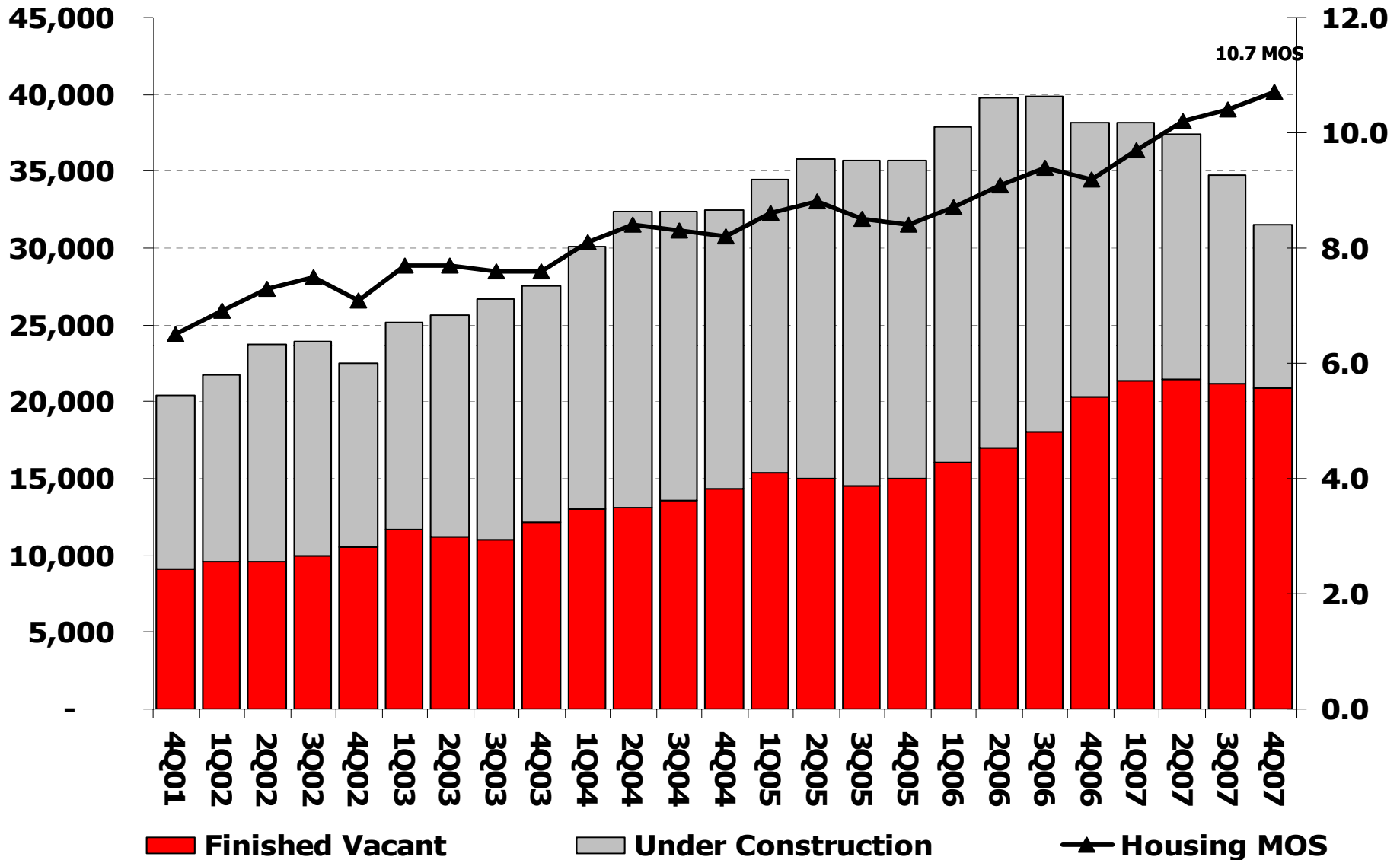
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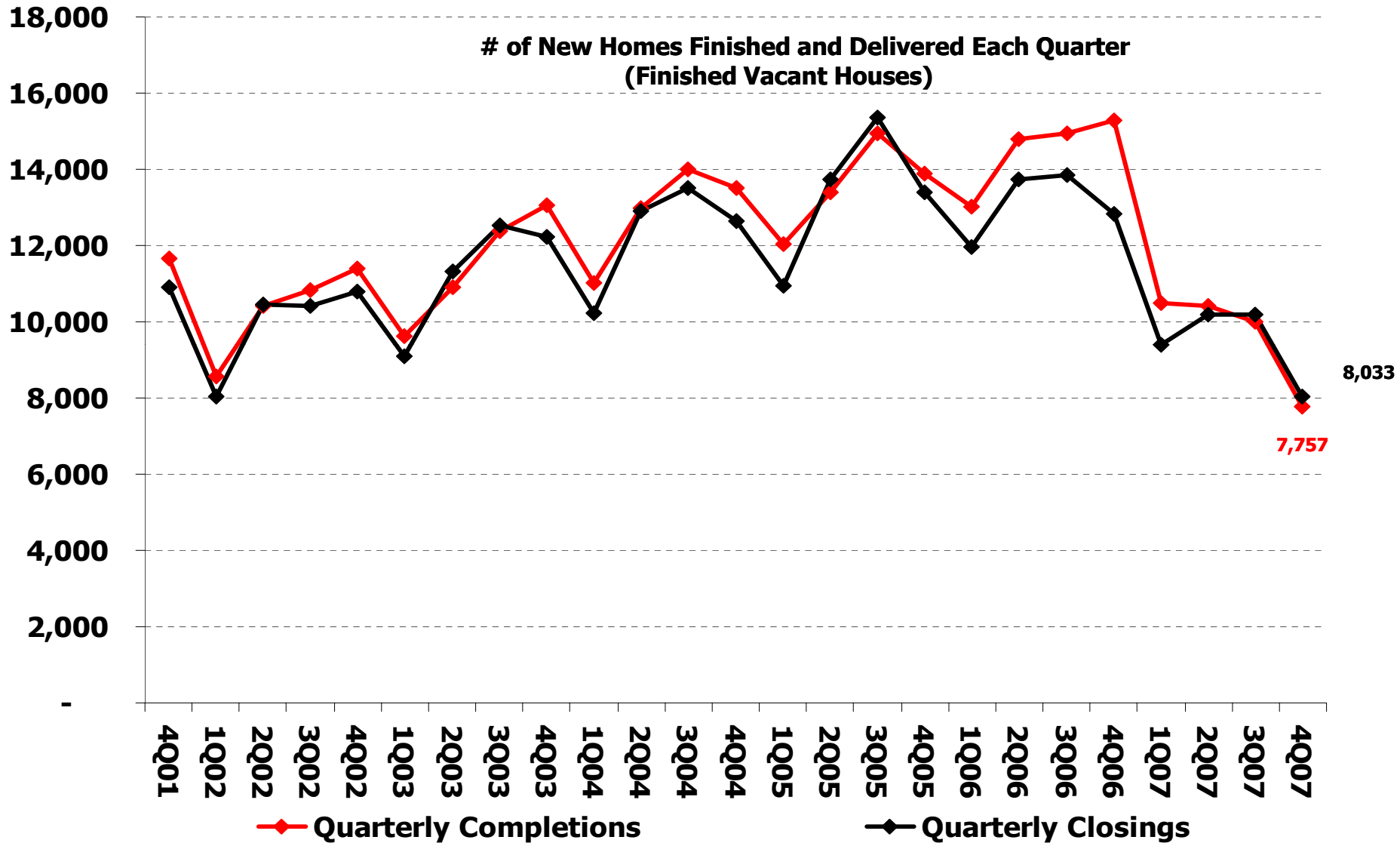
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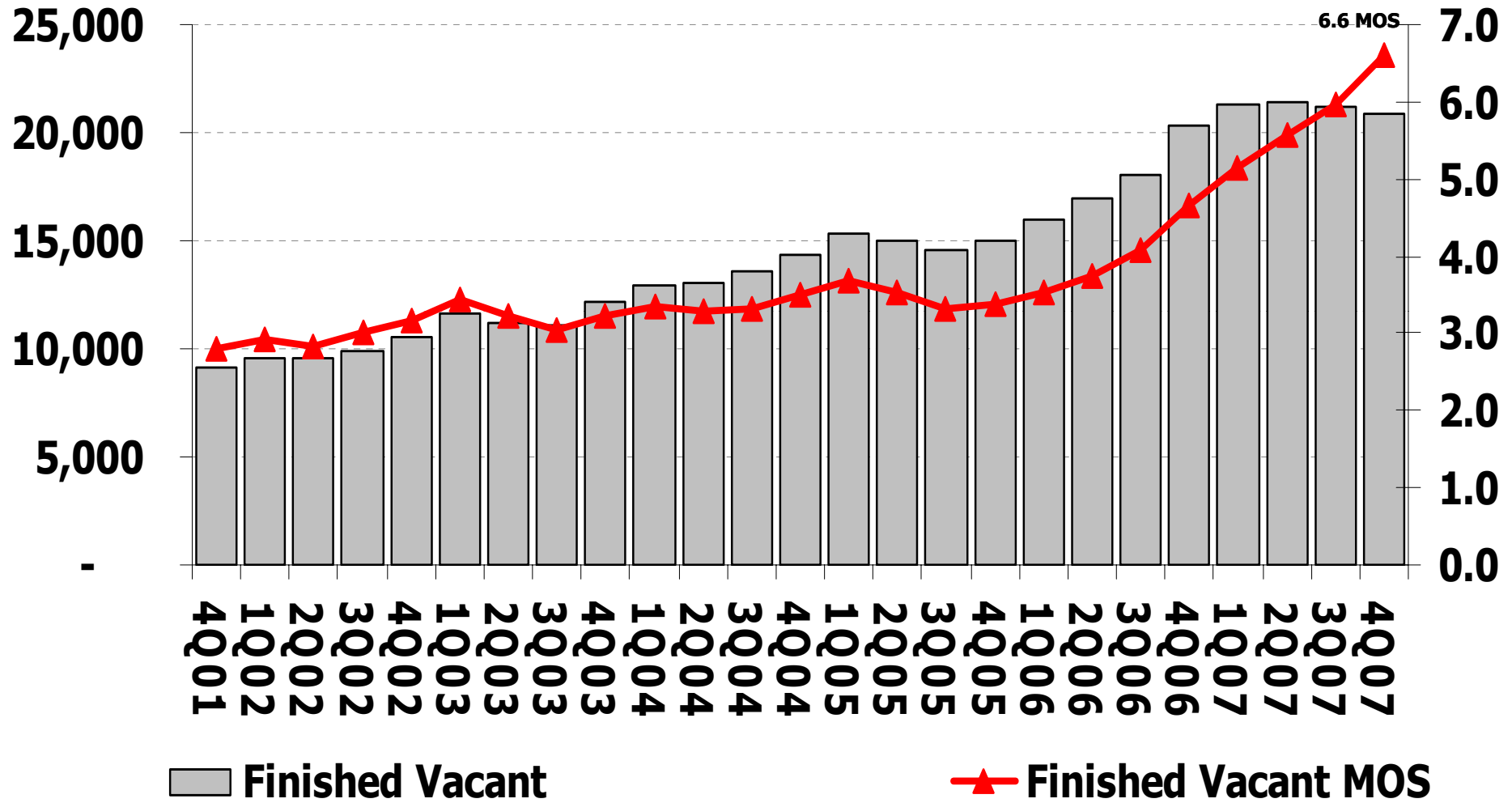
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ATLANTA HOUSING MARKET



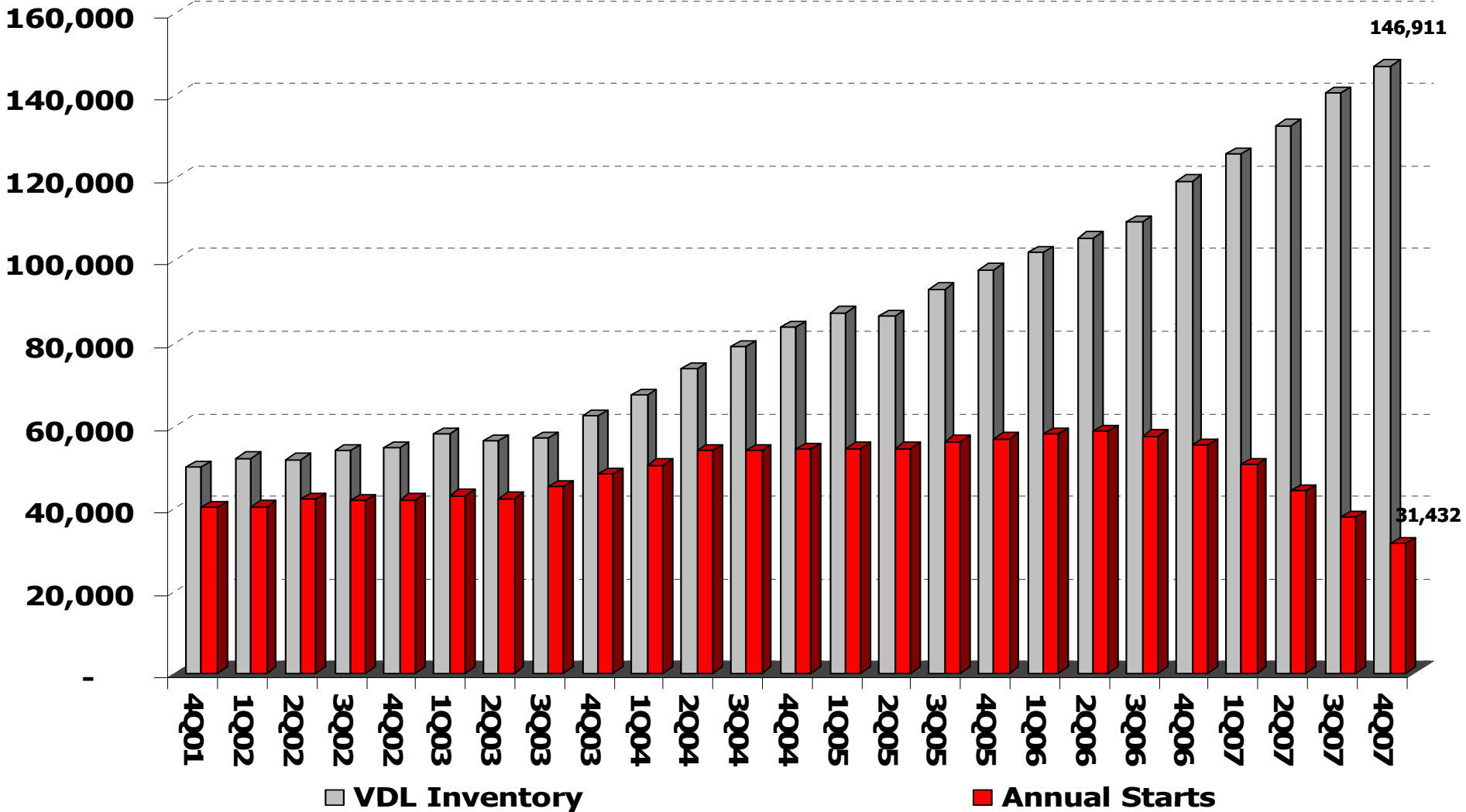
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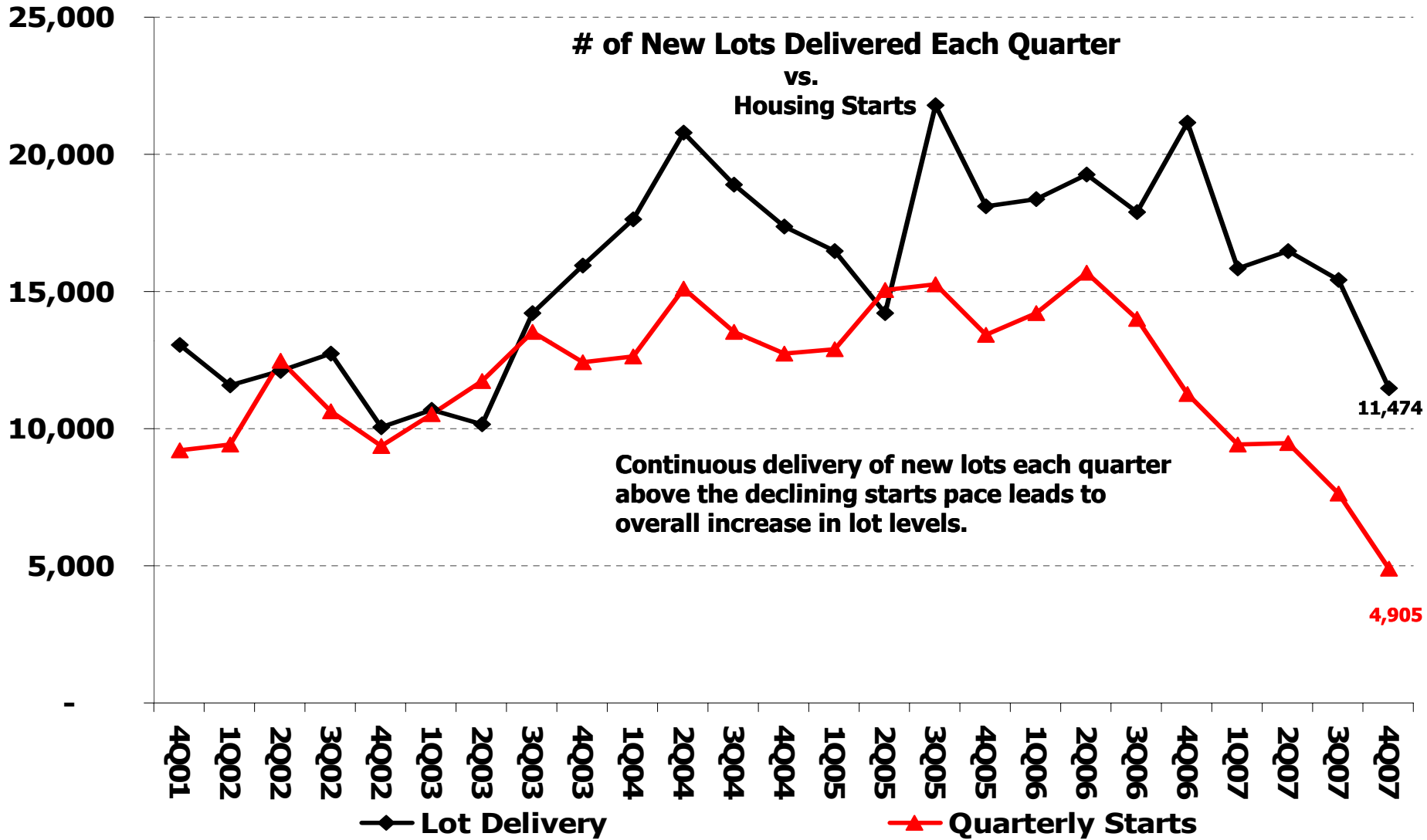
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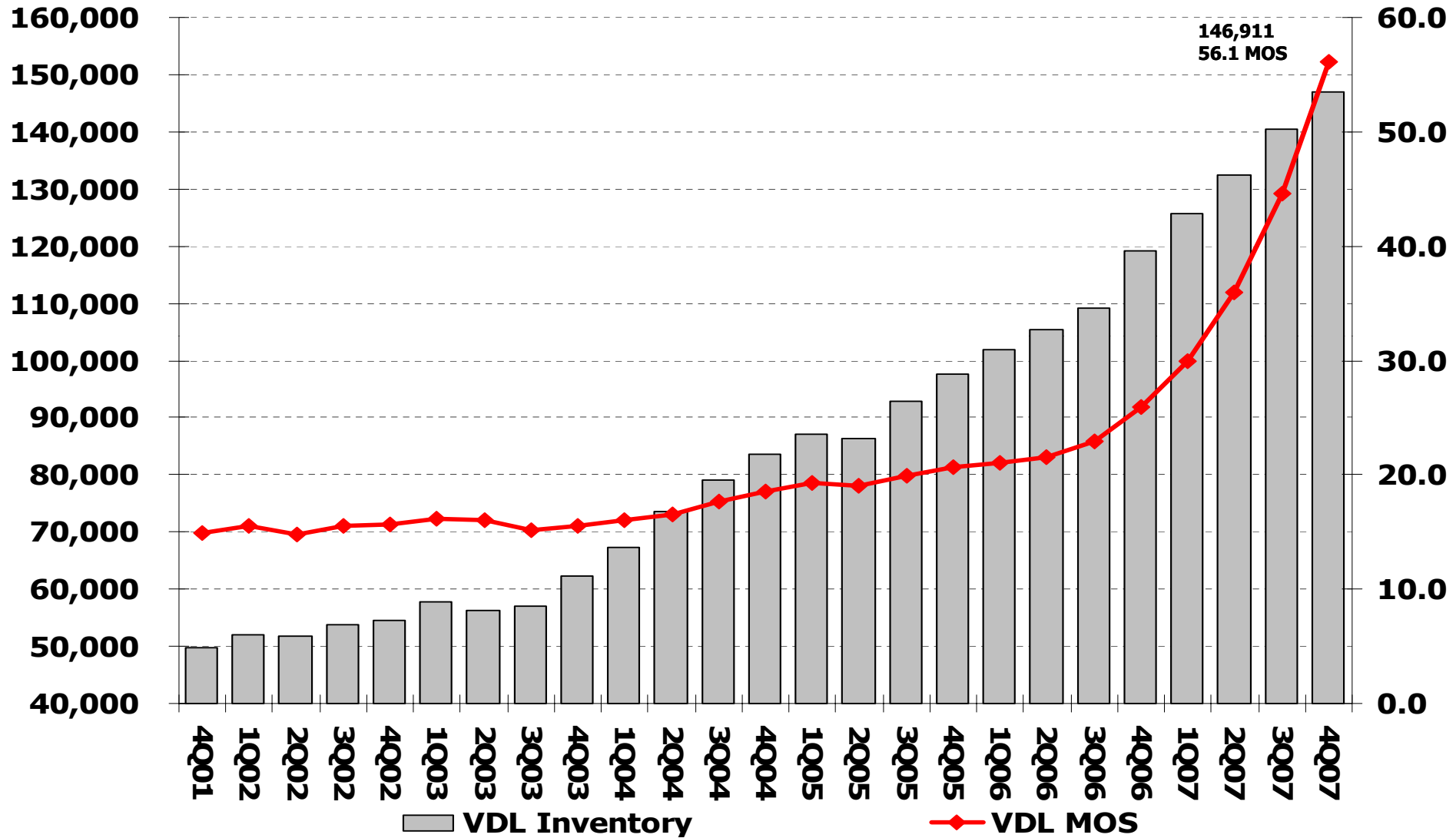
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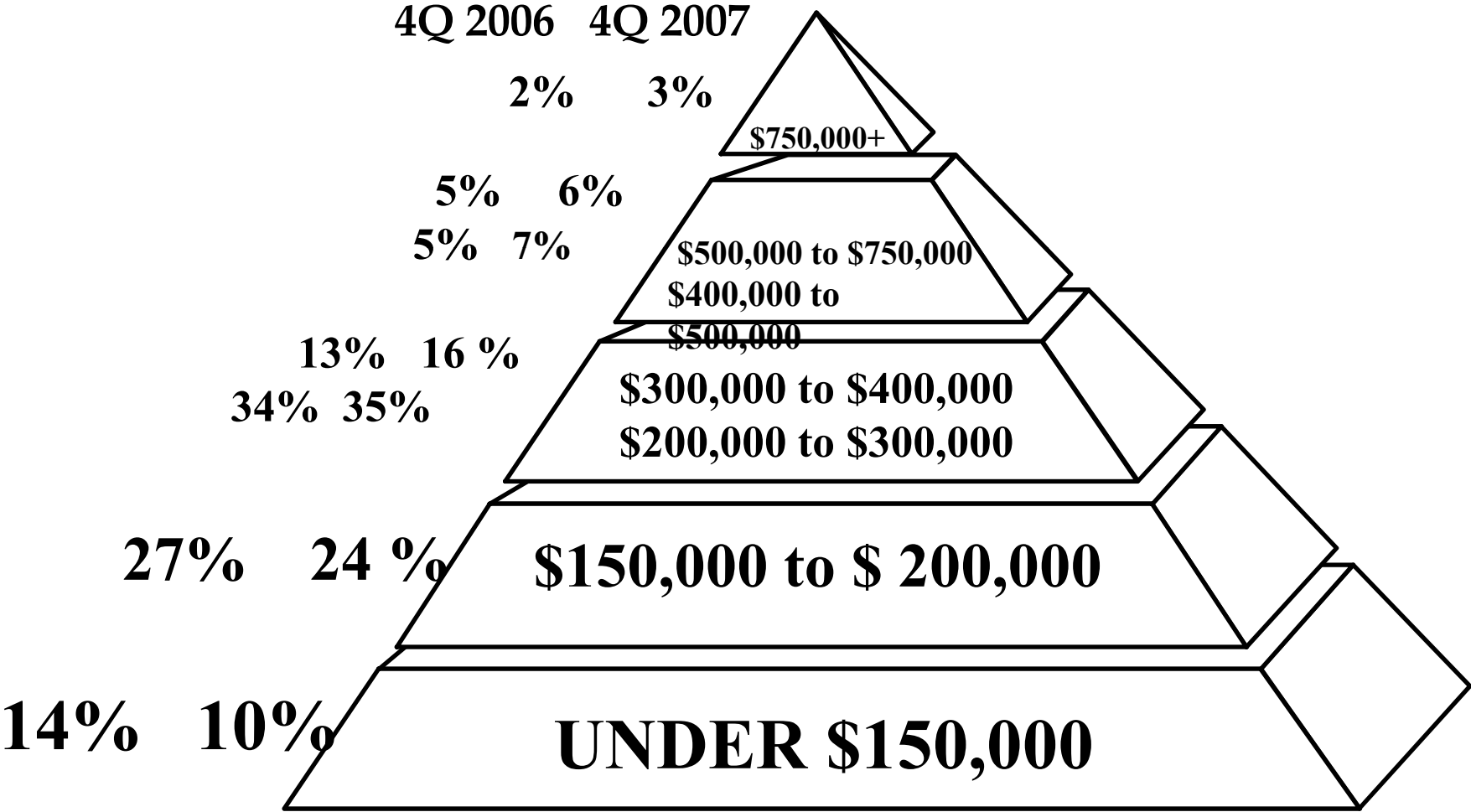
ATLANTA HOUSING MARKET



ATLANTA HOUSING MARKET



ATLANTA CLOSINGS



ATLANTA TOP COMMUNITIES RANKED BY CLOSINGS

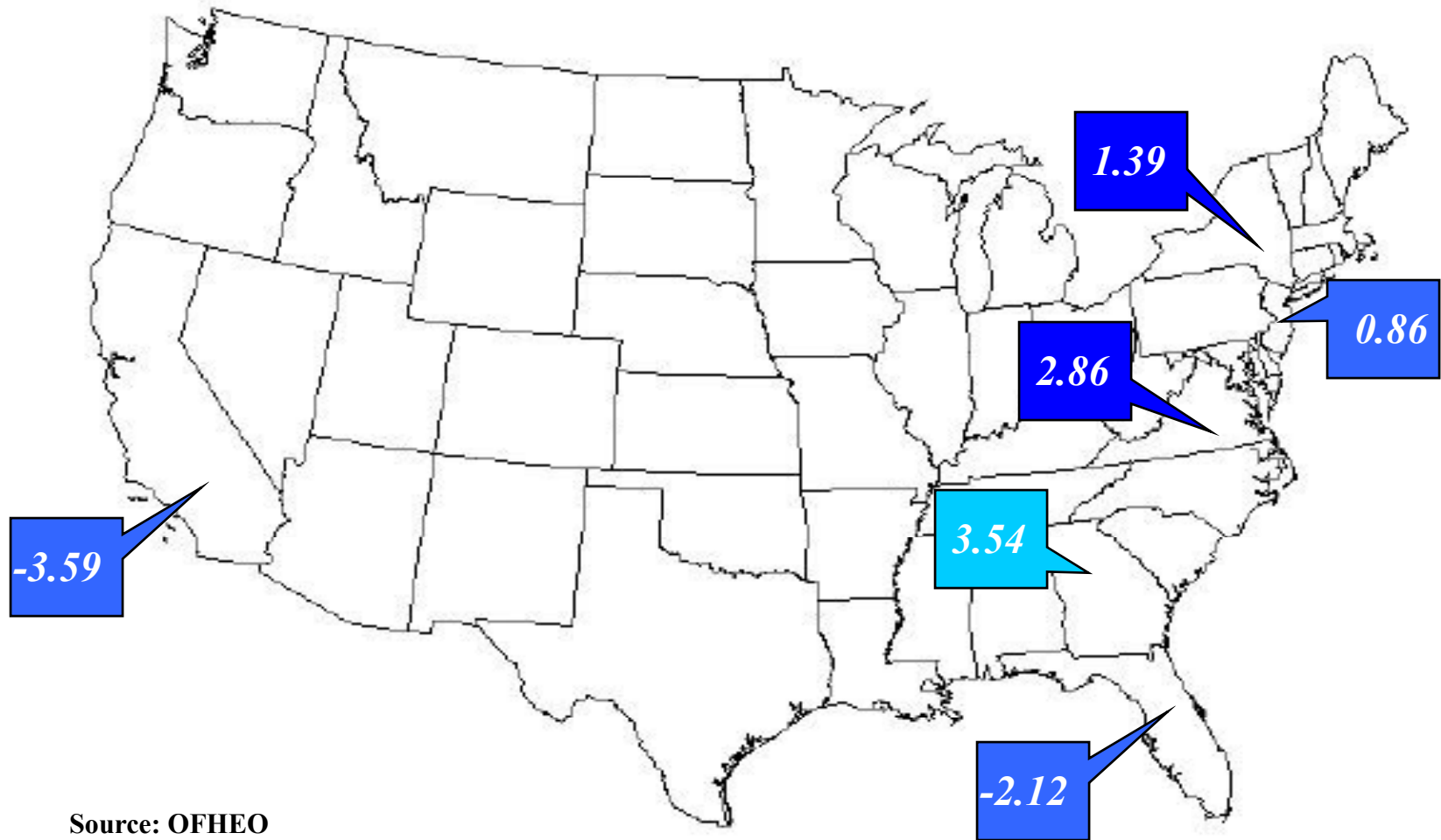
4Q

	Subdivision Name	Market Area	Price Range	Annual Starts	Annual Closings
1	Deaton Creek/Village	Hall	\$174-\$355	336	354
2	Seven Hills	Paulding	\$195-\$479	135	214
3	Harmony on the Lakes	Cherokee	\$185-\$570	144	200
4	Princeton Lakes	Fulton (South)	\$166-\$384	171	199
5	Summer Grove	Coweta	\$131-\$630	110	184
6	Stonehaven Pointe	Forsyth	\$173-\$246	110	141
7	Covered Bridge/Barnes Mill	Cobb	\$220-\$535	109	141
8	Laurel Canyon	Cherokee	\$218-\$597	107	137
9	Oakley Township	Fulton (South)	\$158-\$298	64	131
10	Tributary	Douglas	\$190-\$2000	113	128
11	Hampton Oak	Fulton (South)	\$191-\$440	112	128
12	Heron Bay	Henry	\$185-\$1000	115	123
13	Sterling on the Lake	Hall	\$257-\$830	92	122
14	James Creek	Forsyth	\$229-\$509	133	120
15	Park Avenue	Cobb	\$245-\$484	116	115



United States Annual Home Appreciation Trends

National 3Q07: 1.79%



Source: OFHEO

Top Transferee Feeder Markets for Georgia: State Ann. Appreciation %





Housing Starts **Here**

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**...now you know
Questions???**