

ATLANTA REAL ESTATE INDICATORS
2001 - 2010

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
RESIDENTIAL										
Housing Permits (Units)										
Single-Family	49,980	51,887	55,035	57,316	61,558	53,927	31,089	11,688	5,397	6,436
Multi-Family	16,905	16,476	11,344	16,691	11,303	14,339	13,681	6,558	1,112	1,191
Total:	66,885	68,363	66,379	74,007	72,861	68,266	44,770	18,246	6,509	7,627
Apartment Occupancy Rate:	91.1%	89.4%	89.9%	90.4%	92.2%	91.7%	91.1%	88.6%	88.5%	89.1%
Apartment Starts (Units):	10,553	8,286	6,459	6,022	6,276	5,908	10,944	6,710	427	168
Intown Condominium Sales:	2,198	2,144	2,186	2,739	4,747	2,717	1,704	645	1,093	831
Year-End Unsold Inventory:	2,828	2,564	2,766	5,217	3,981	5,990	7,252	6,032	3,521	2,822
OFFICE										
Inventory (Sq. Ft.):	123,678,020	126,725,726	128,767,054	129,561,170	130,633,461	132,466,245	134,650,841	136,516,077	138,385,249	140,071,047
Occupancy Rate:	82.1%	78.6%	77.9%	80.4%	81.4%	82.8%	82.9%	81.3%	78.7%	77.9%
Absorption (Sq. Ft.):	(1,345,103)	(1,988,525)	708,299	3,798,388	2,199,103	3,345,501	1,985,635	(690,426)	(2,115,170)	260,628
INDUSTRIAL										
Distribution/Warehouse										
Inventory (Sq. Ft.):	414,468,418	421,202,863	432,504,501	445,896,918	469,772,893	486,440,150	500,347,768	504,334,406	509,065,277	513,266,061
Occupancy Rate:	82.9%	81.8%	81.6%	82.1%	82.7%	83.0%	84.5%	82.6%	79.7%	79.0%
Absorption (Sq. Ft.):	(4,106,854)	(3,985,729)	(759,831)	7,969,997	10,813,860	13,421,235	8,433,402	(7,571,657)	(15,643,302)	(6,719,447)
Service Center										
Inventory (Sq. Ft.):	16,330,026	17,286,613	17,426,649	17,947,198	19,077,802	19,595,233	20,458,019	21,938,406	22,892,729	23,636,905
Occupancy Rate:	82.1%	77.9%	76.9%	76.1%	74.6%	83.0%	76.6%	75.7%	72.8%	71.4%
Absorption (Sq. Ft.):	(719,747)	(971,433)	(444,193)	(290,523)	(196,681)	817,639	85,382	(194,153)	(906,991)	(651,467)
HOTEL										
Occupancy Rate:	60.7%	58.4%	56.7%	60.4%	64.8%	64.9%	63.5%	59.3%	53.2%	57.7%
Average Room Rate:	\$80.31	\$78.55	\$75.72	\$75.88	\$78.53	\$88.41	\$92.76	\$93.71	\$85.12	\$82.86
RETAIL										
Inventory (Sq. Ft.):	147,320,317	152,763,062	156,086,686	160,685,640	166,572,308	173,221,553	176,779,676	183,372,885	186,205,476	186,286,006
Occupancy Rate:	93.8%	94.0%	94.3%	94.1%	93.4%	92.5%	91.8%	89.6%	87.2%	87.2%
Absorption (Sq. Ft.):	4,144,395	5,504,579	3,538,297	4,062,656	4,311,013	4,653,311	2,080,655	2,001,798	(1,849,784)	81,233
<u>Note:</u>	Office absorption is defined as the net change in occupied space. Industrial absorption is defined by King as, "the net effect of activity, corrects for lateral movement, renewals, and change in space size." Occupancy figures are for year-end, except the hotel occupancy rate (annual average). Retail inventory includes all retail facilities greater than 15,000 square feet in shopping centers (strip centers, power centers, neighborhood centers, outlet centers, lifestyle centers, and regional malls).									
Sources:	Housing Permits: U.S. Census Bureau					Industrial Data: King Industrial Realty, Inc.				
	Apartment Data: Dale Henson Associates					Hotel Data: PKF Consulting				
	Office Data: Jones Lang LaSalle					Retail Data: Jones Lang LaSalle				