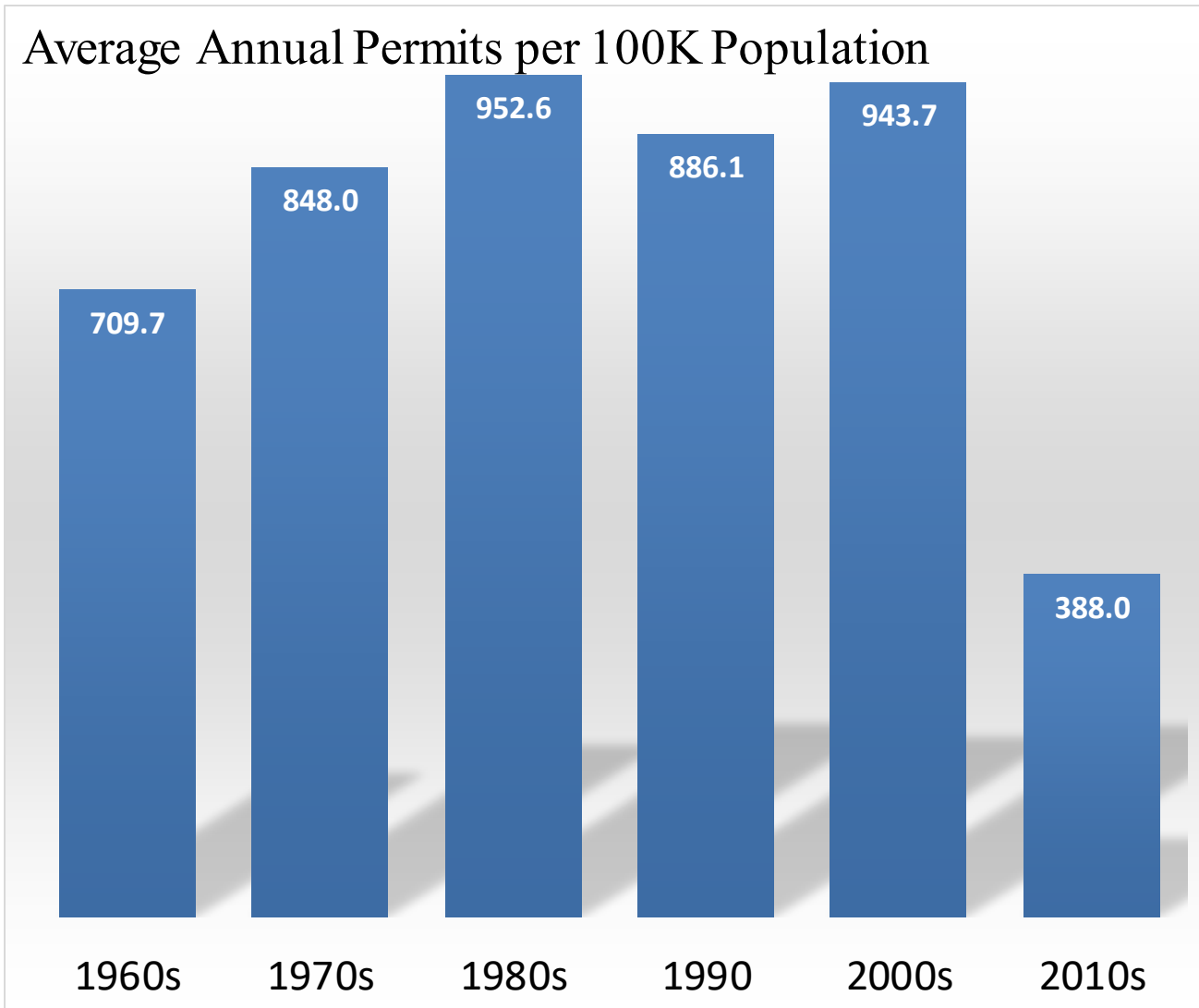


Quick Look At The State of Housing In DeKalb



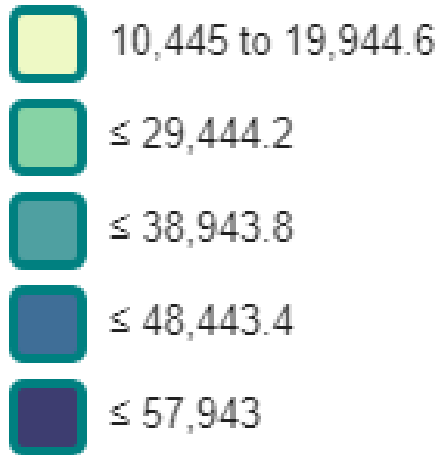
The simplest slide to say we aren't building enough housing Georgia



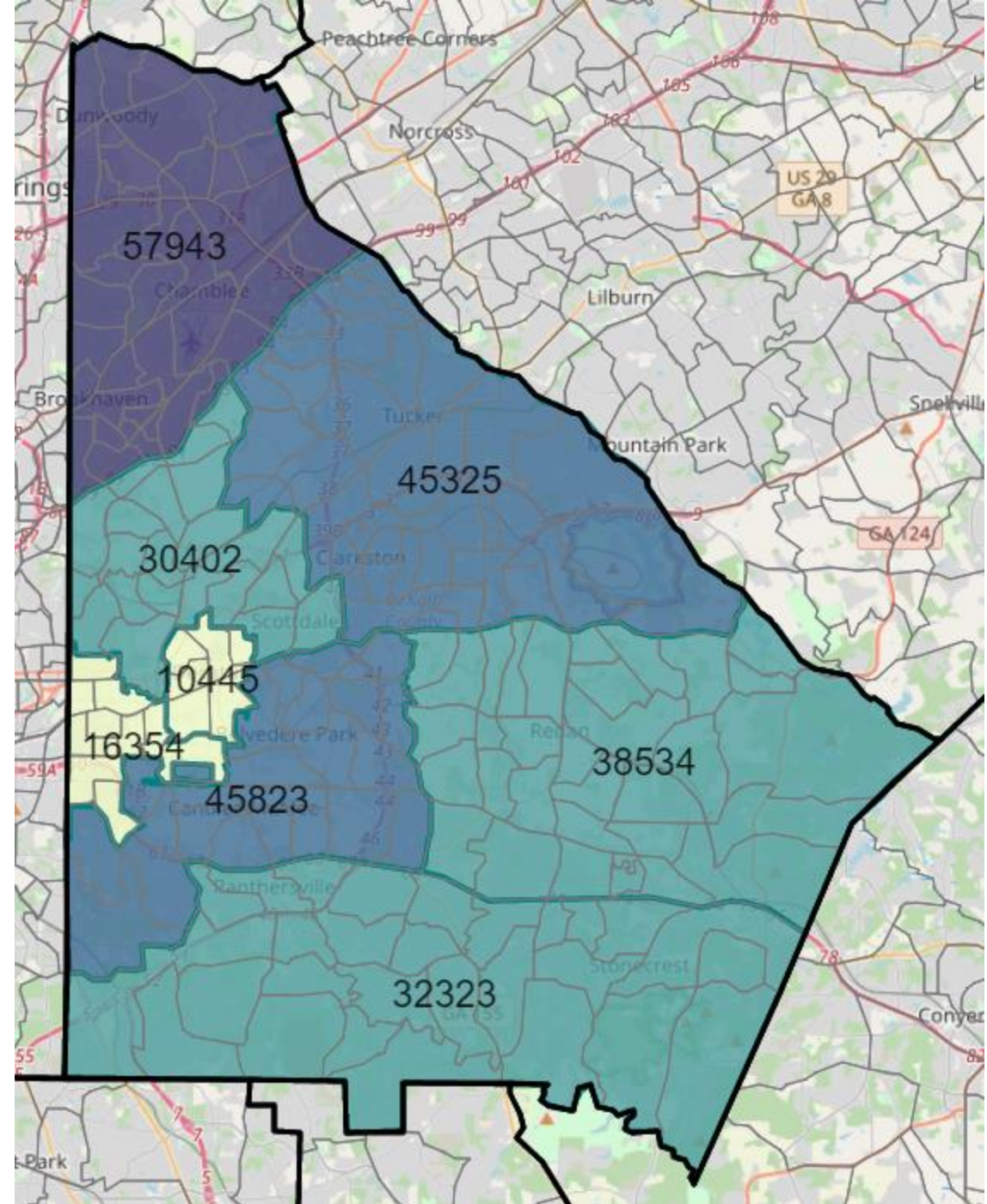
ARC Population Forecasts Series 16 (2019)

Change 2015-2050

Change
Population change
forecast
2015-2050



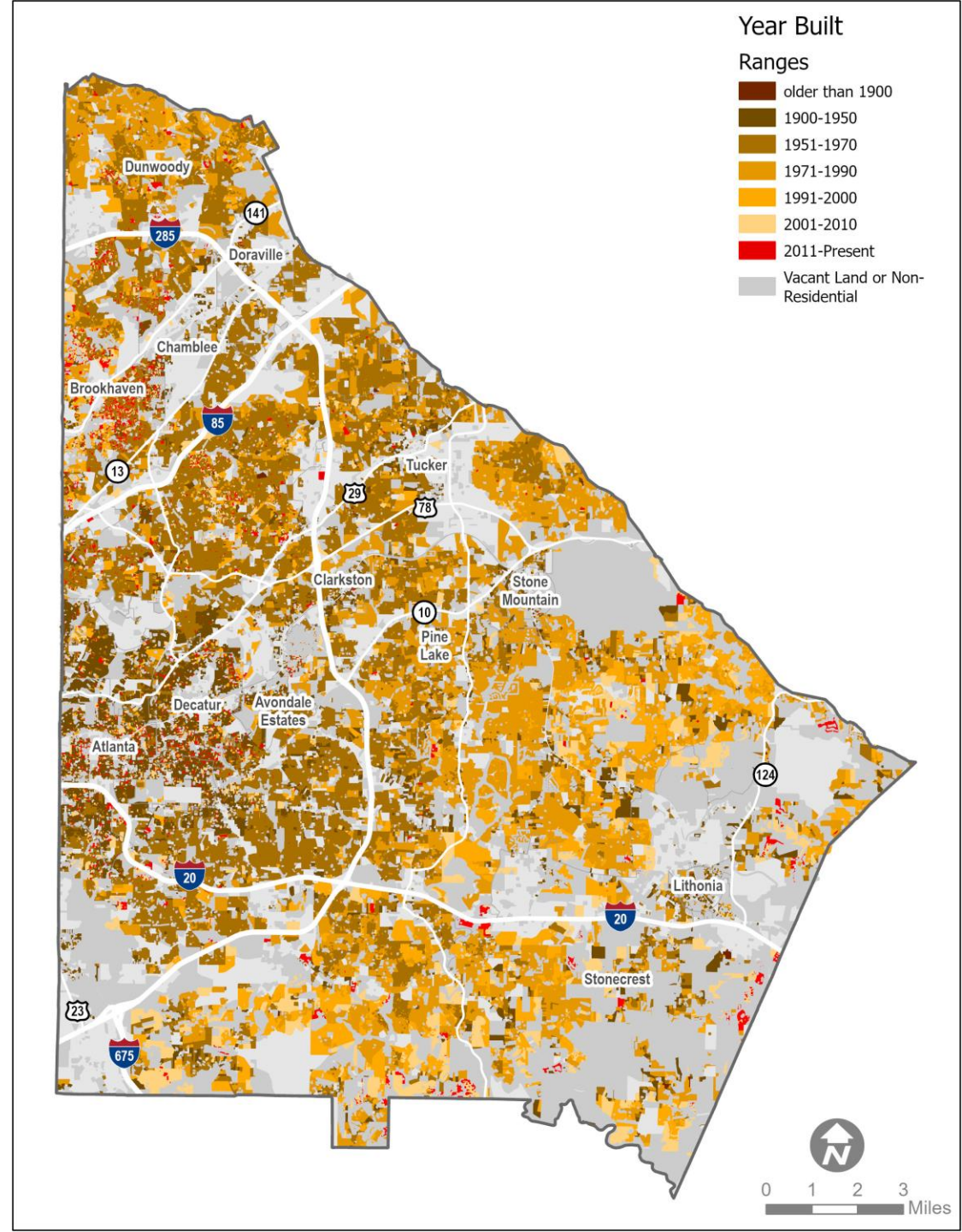
Universe:
Total population



Dekalb County Year Homes Built



regional impact + local relevance



Prices Are Skewing To The Higher End (DeKalb)

Some facts to consider:

Median Sale price last year: \$362,000

Months of Supply: 1.5 (“normal” = 6 mos.)

Average Sq Ft:

New: 2,288

Resale: 2,058

Types:

- **New:**

- Detached: 35%

- Townhome: 61%

- Condo: 4%

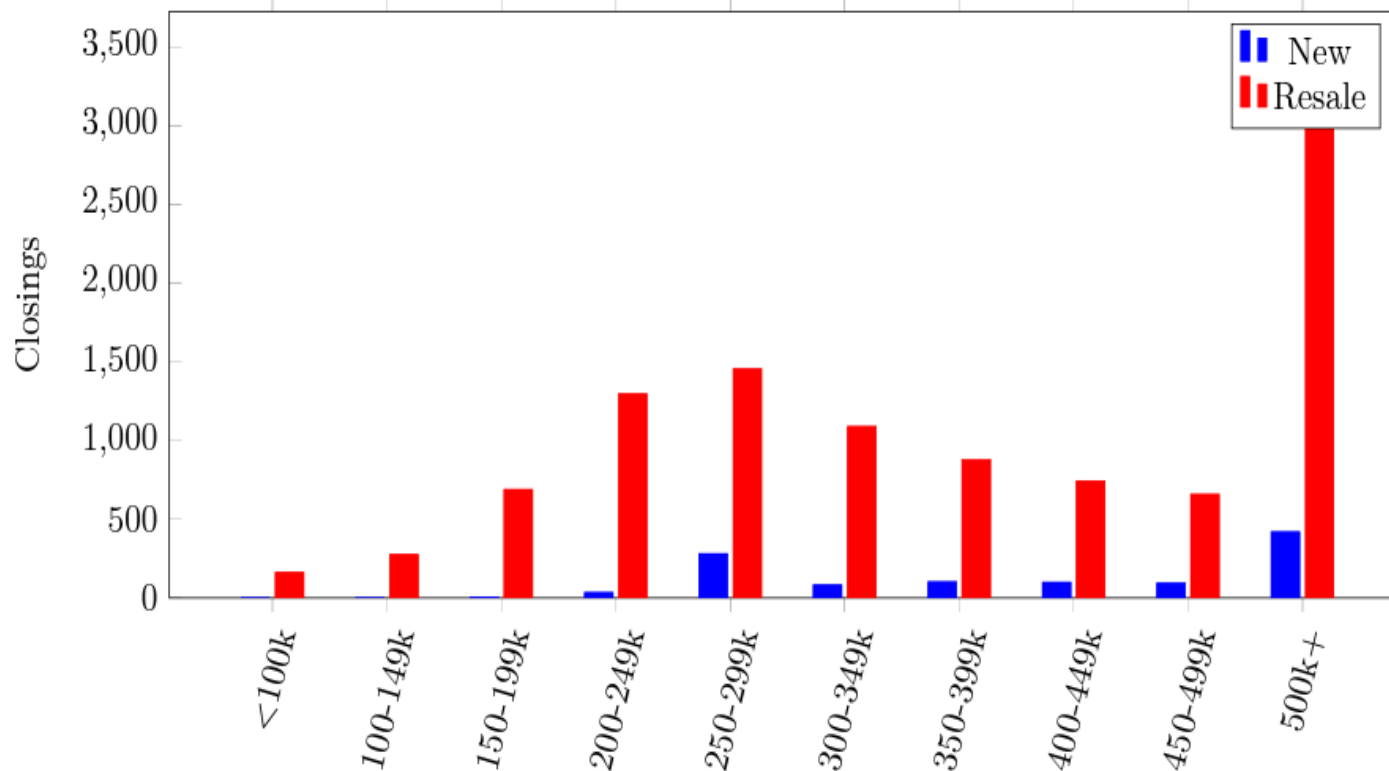
- **Resale:**

- Detached: 74%

- Townhome: 14%

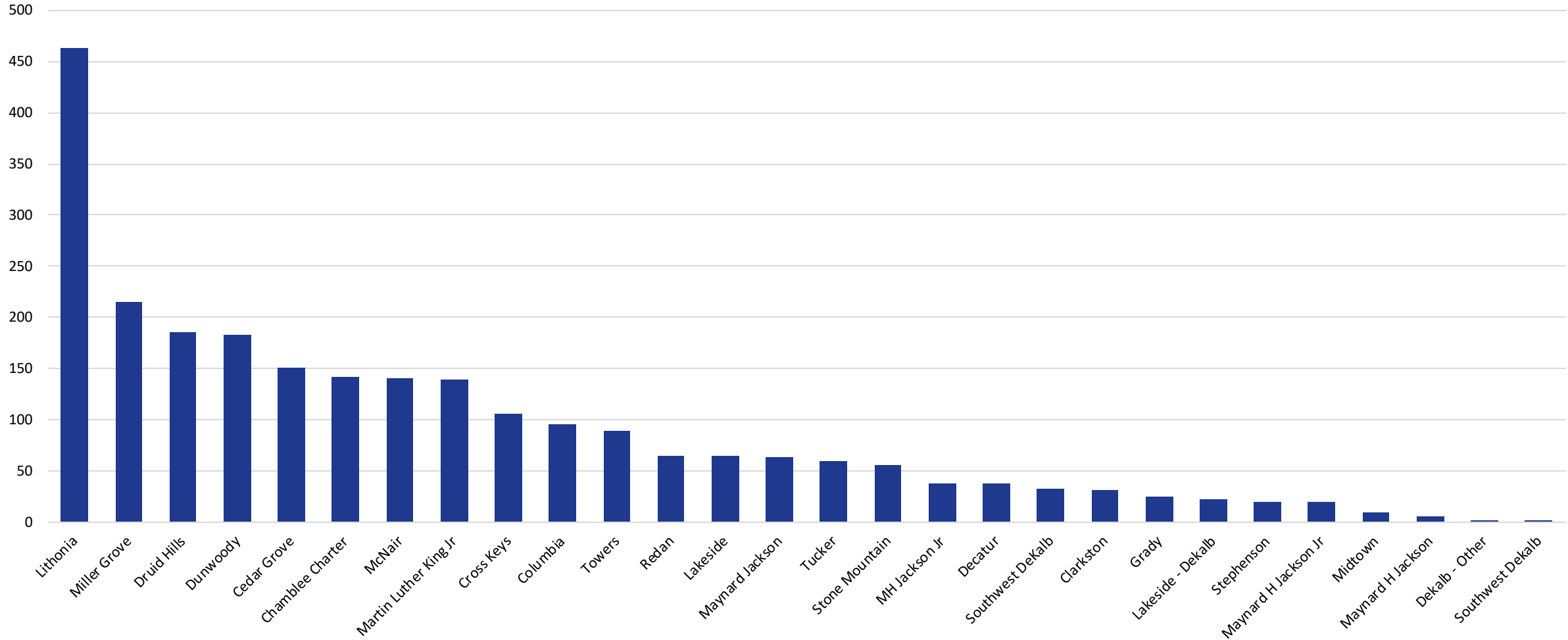
- Condo: 12%

New VS. Resale Closings



Units Sold By High School Attendance Zone (DeKalb)

Units Sold: April 2021 - April 2022



regional impact + local relevance

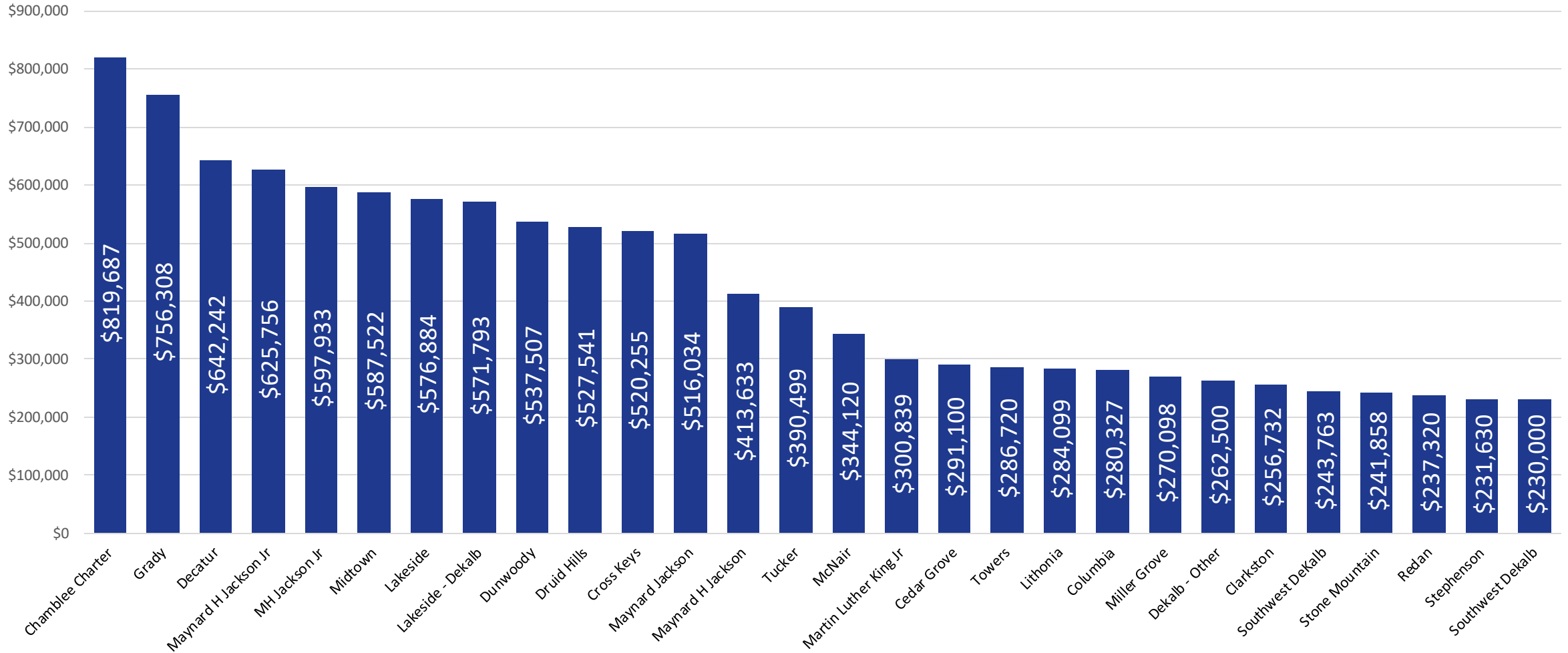


Sources: MarketNSight (July 2022)

Price By High School Attendance Zone (New Units) (Avg)

(SF, Condos and TH)

Units Sold: April 2021 - April 2022



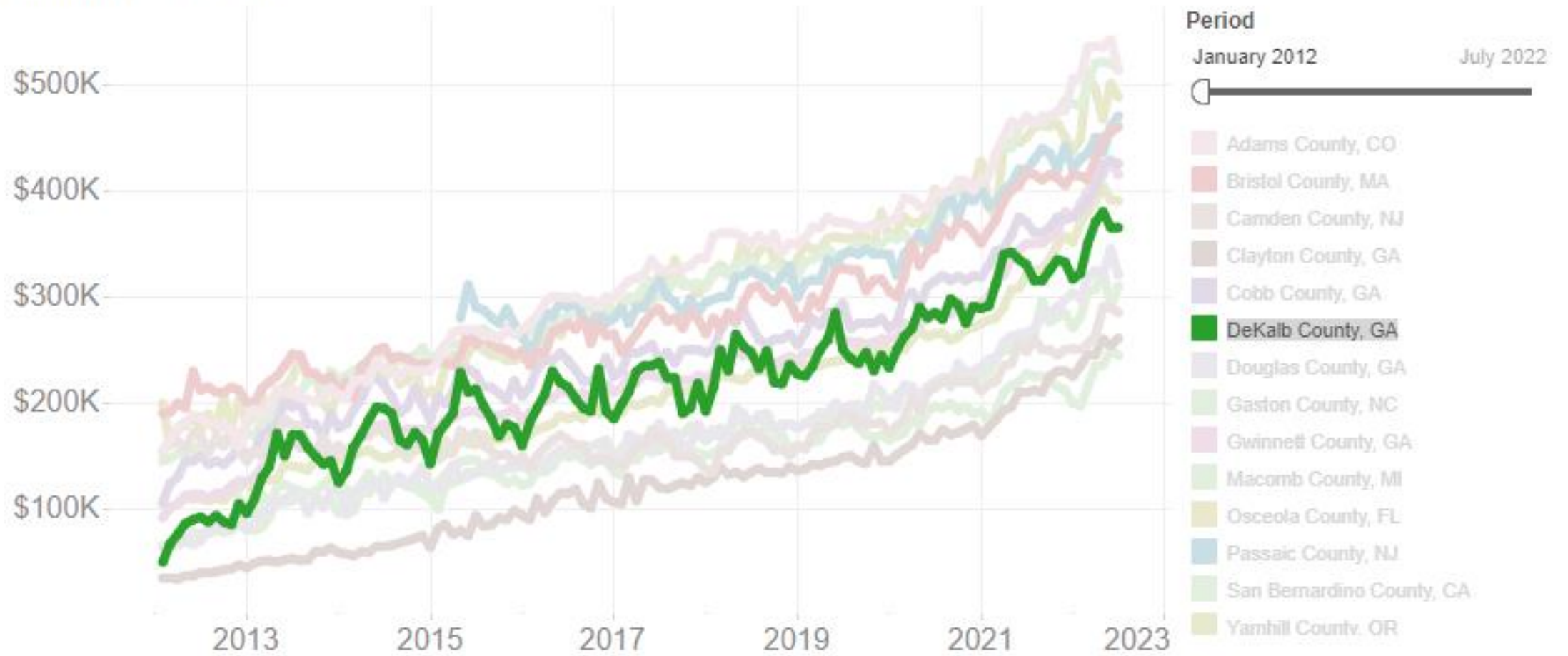
regional impact + local relevance



Sources: MarketNSight (July 2022)

How DeKalb Compares: Median Sale Price

Median Sale Price



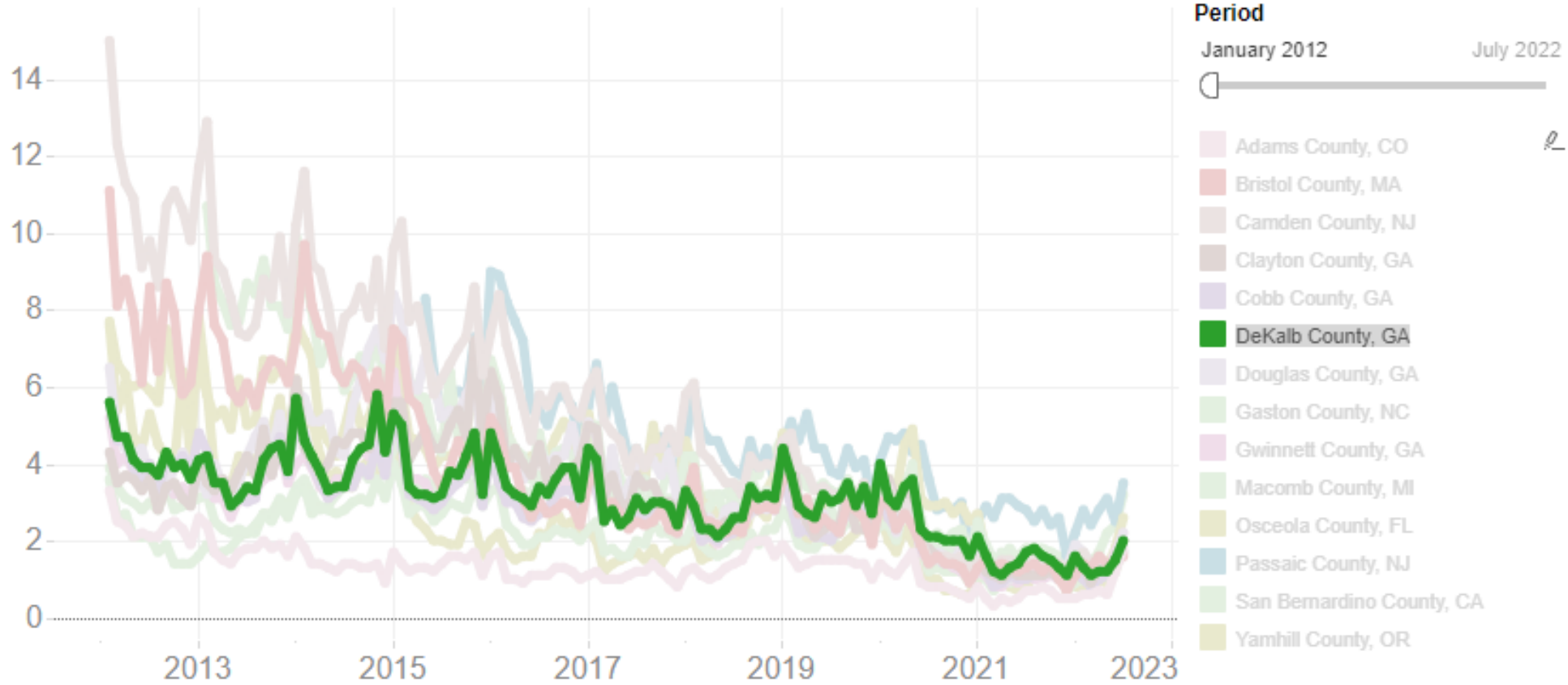
REDFIN

+ a b l e a u



How DeKalb Compares: Months of Supply

Months of Supply



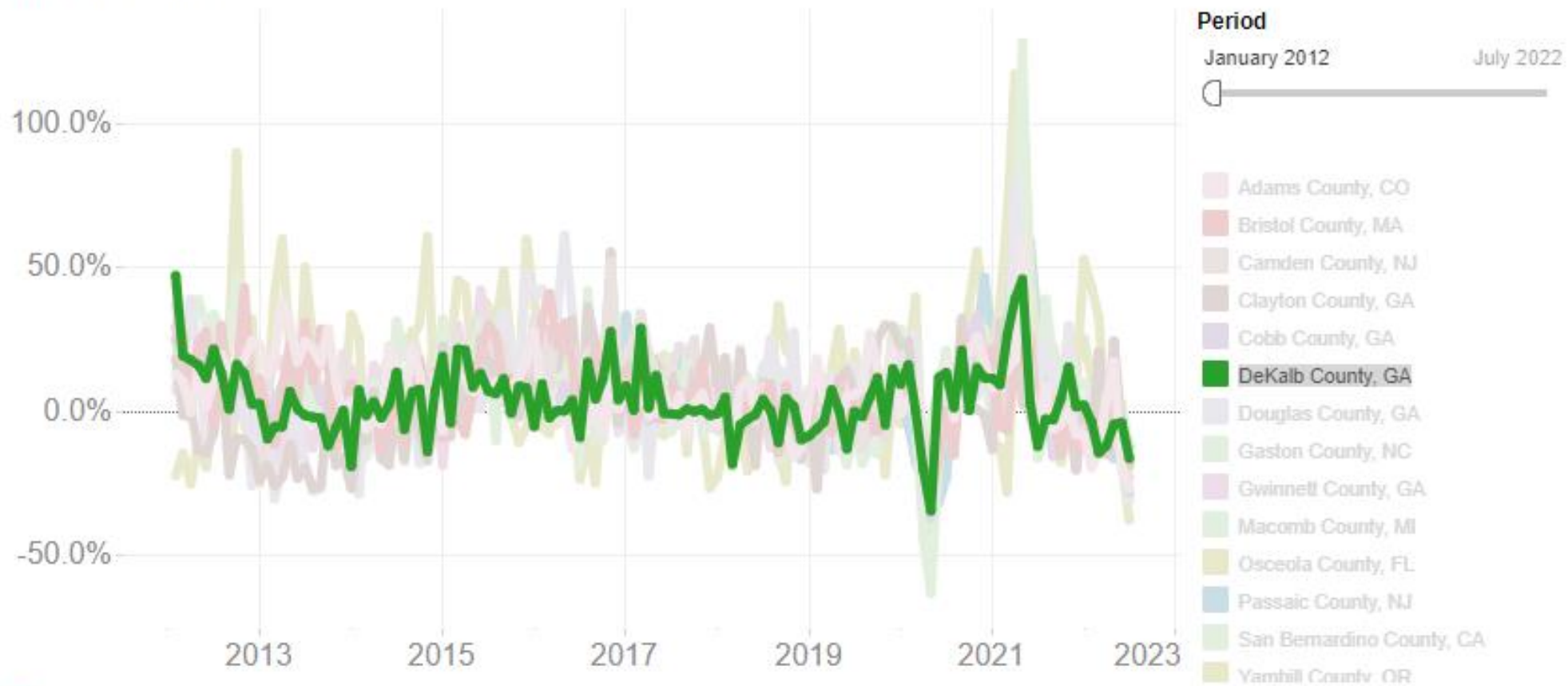
REDFIN

+ a b l e a u



How DeKalb Compares: Change in Home Sales

Home Sales



REDFIN

+ a b l e a u

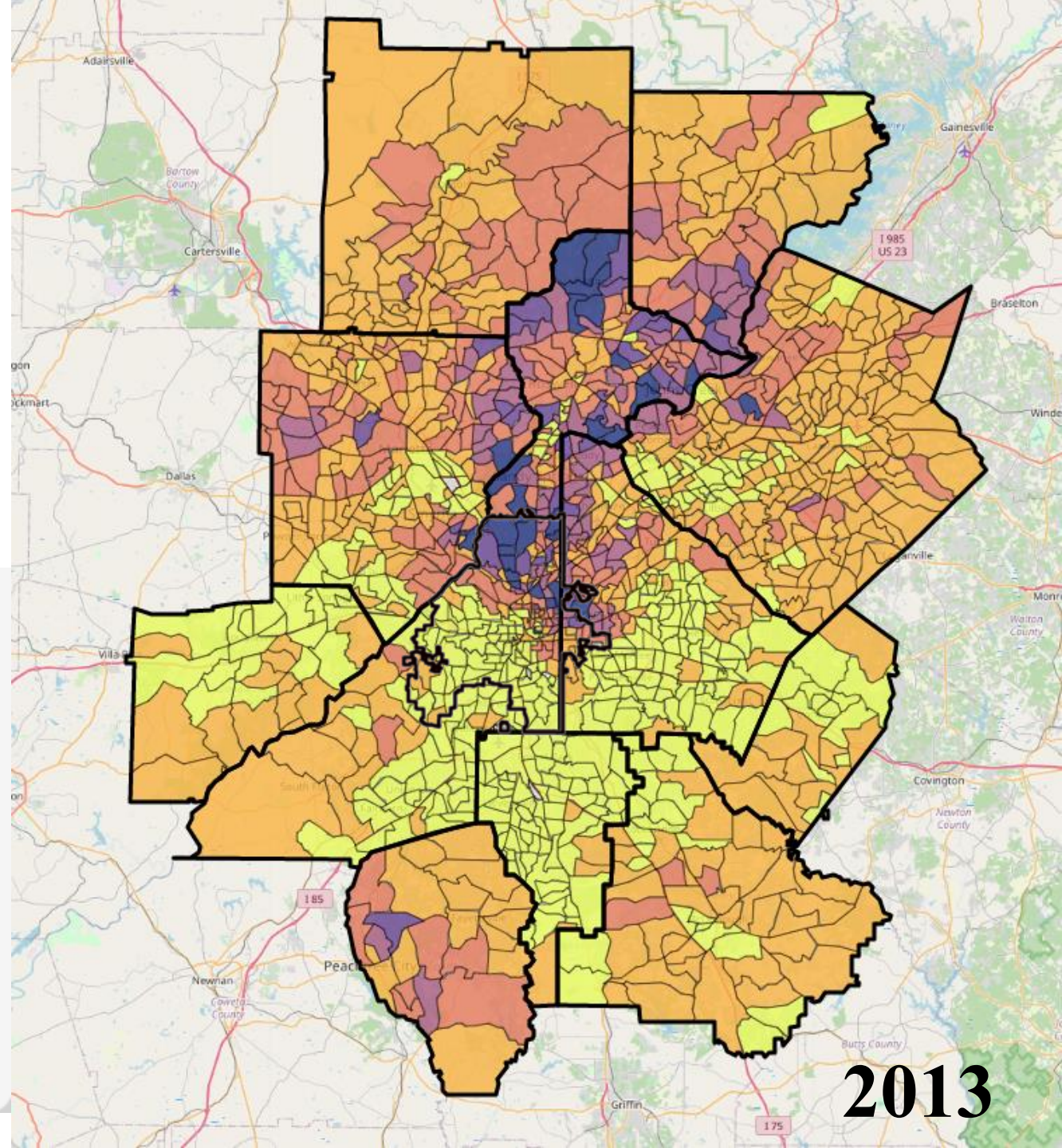


Median Home Sale Price



Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



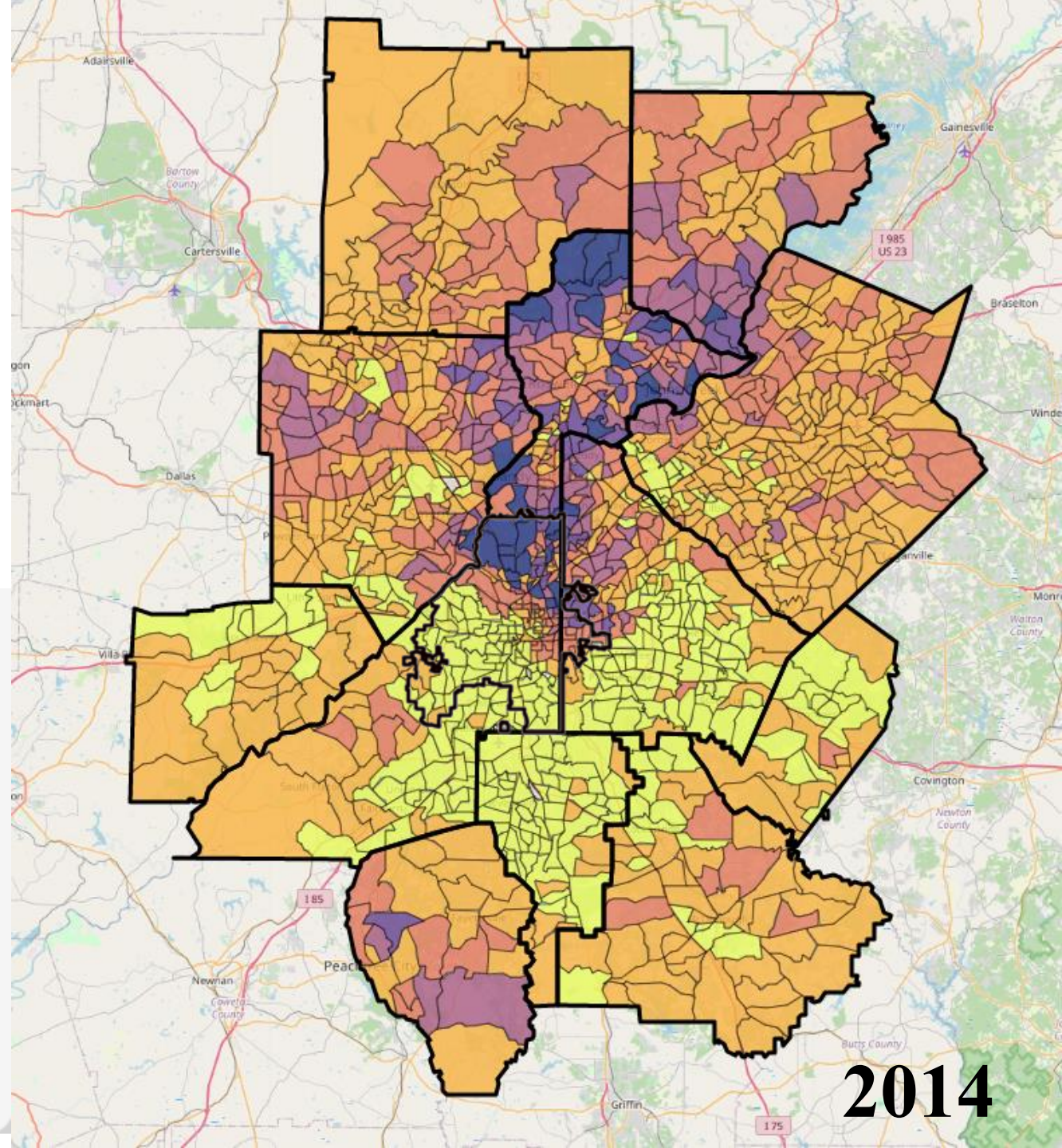
2013

Median Home Sale Price



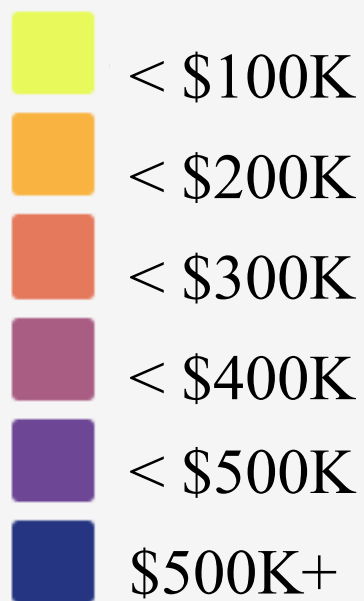
Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



2014

Median Home Sale Price

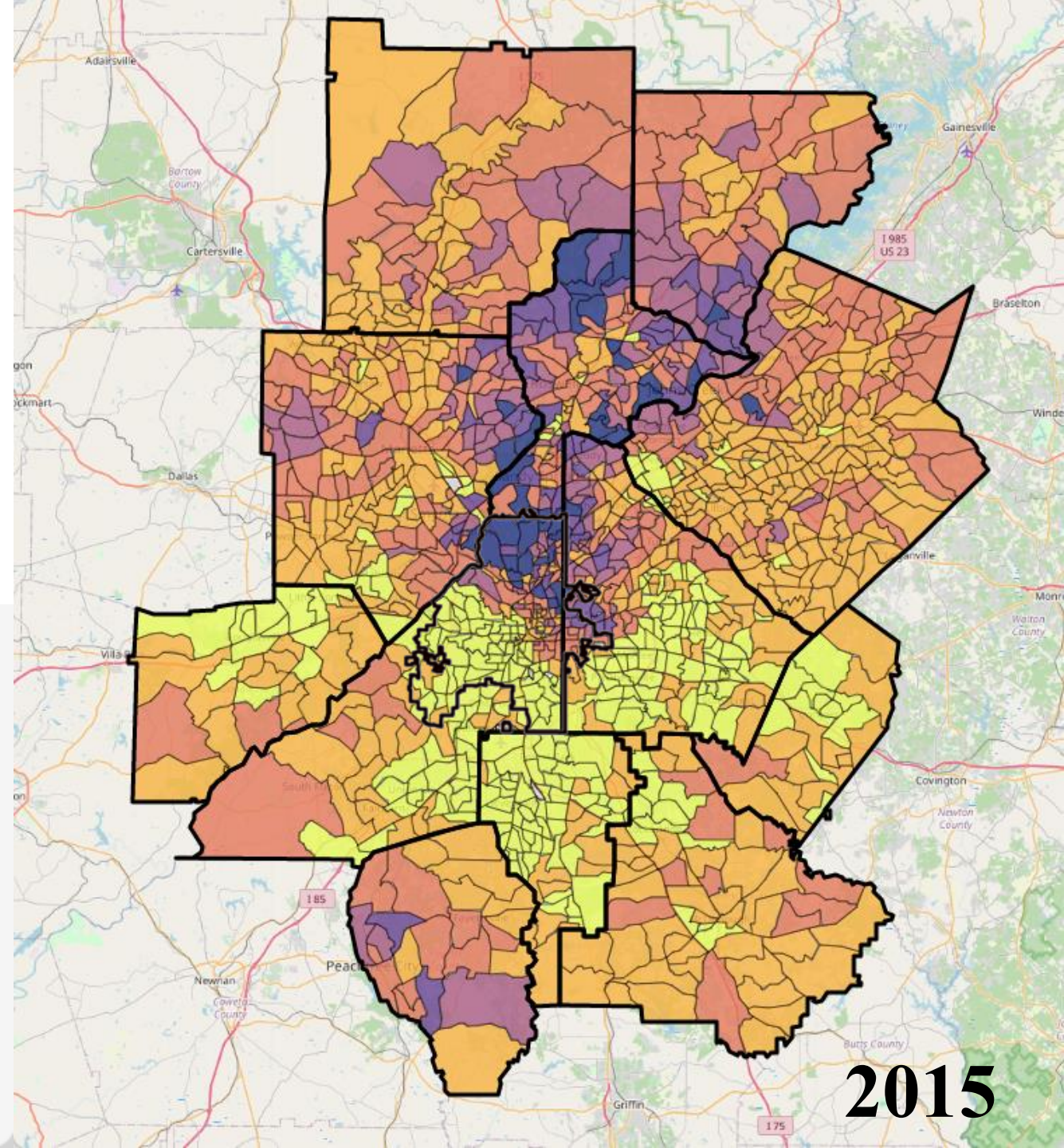


Analysis by:

Atlanta Regional Commission

Data provided by:

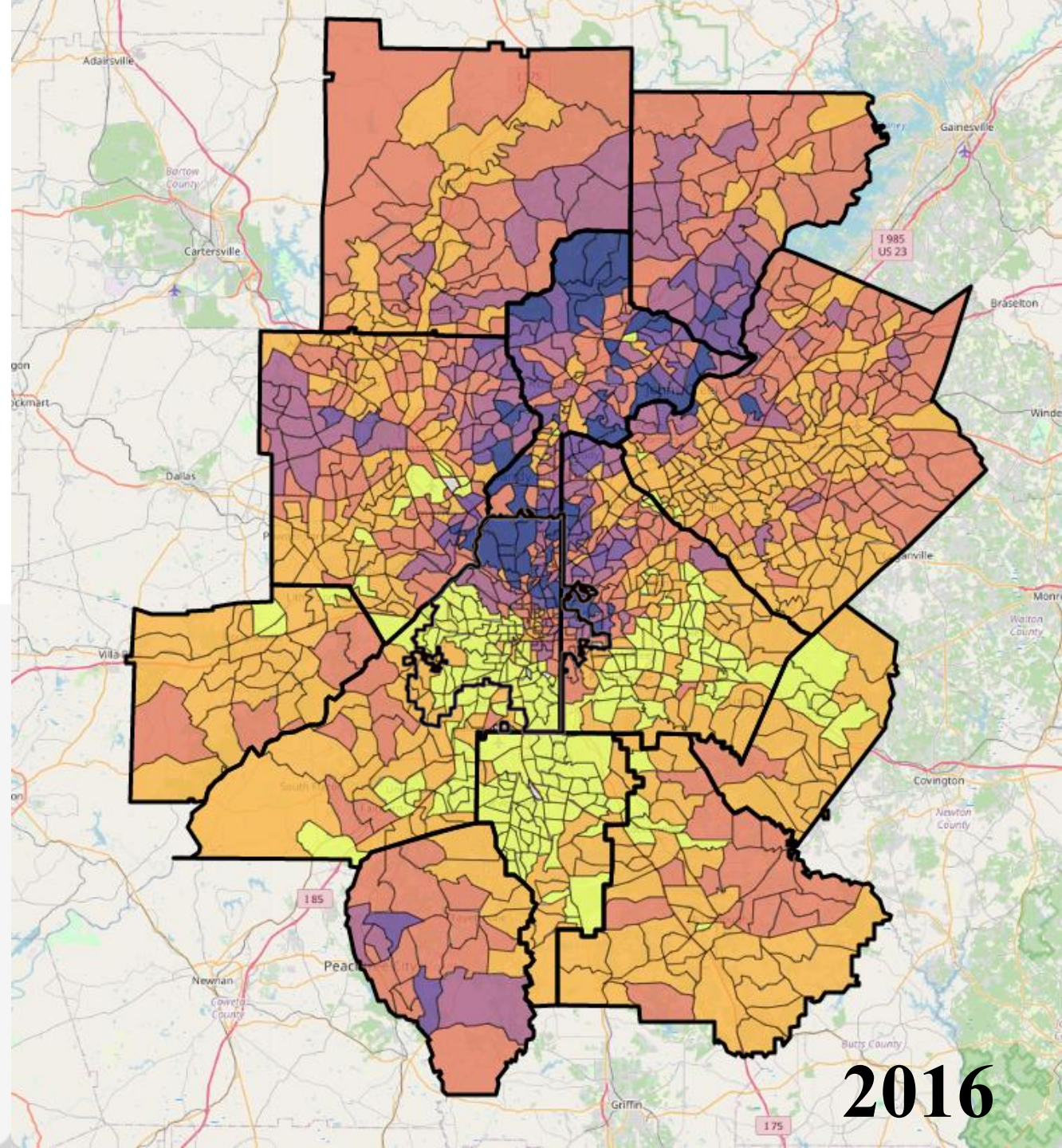
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.

Median Home Sale Price



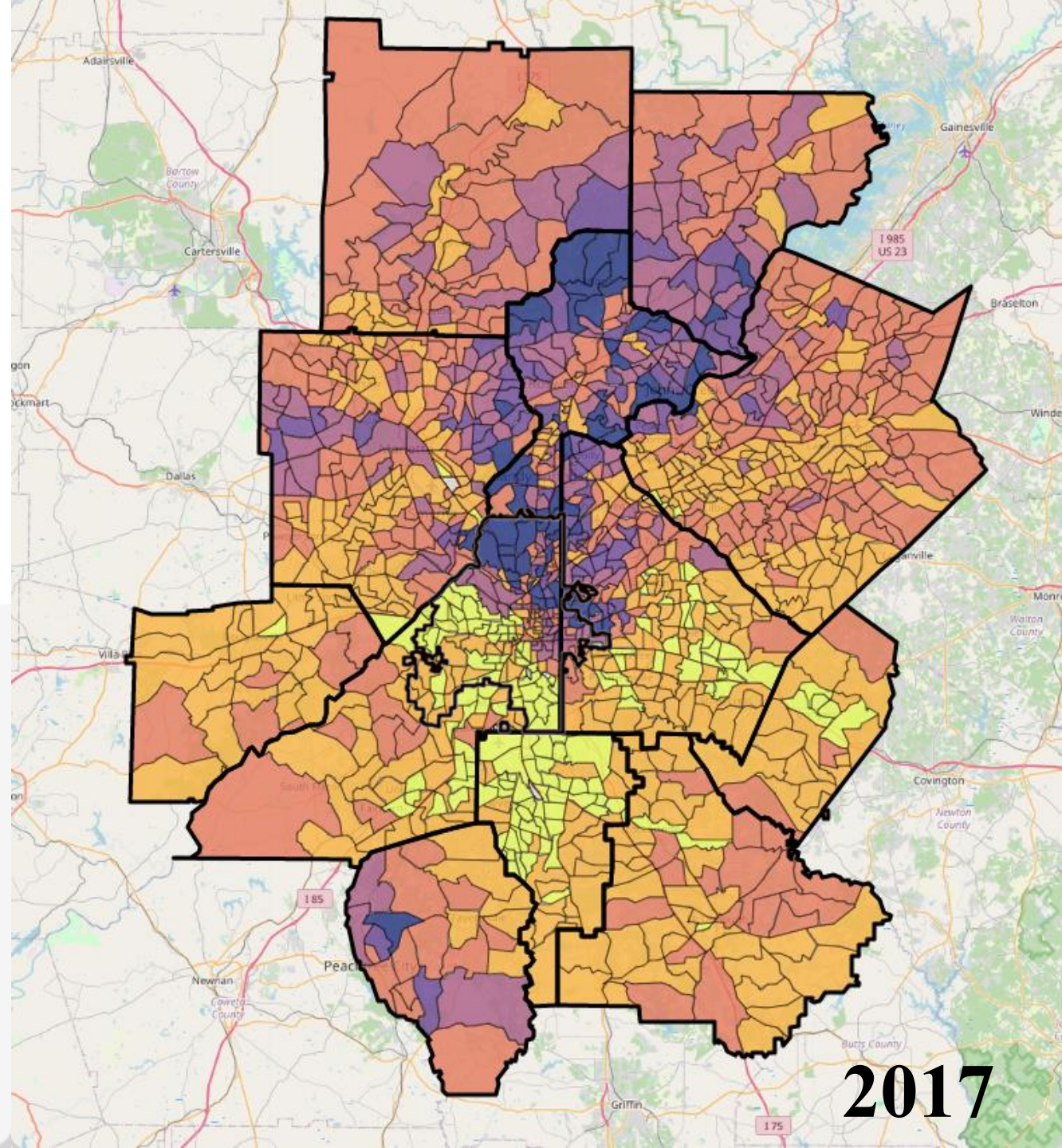
2016

Median Home Sale Price



Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



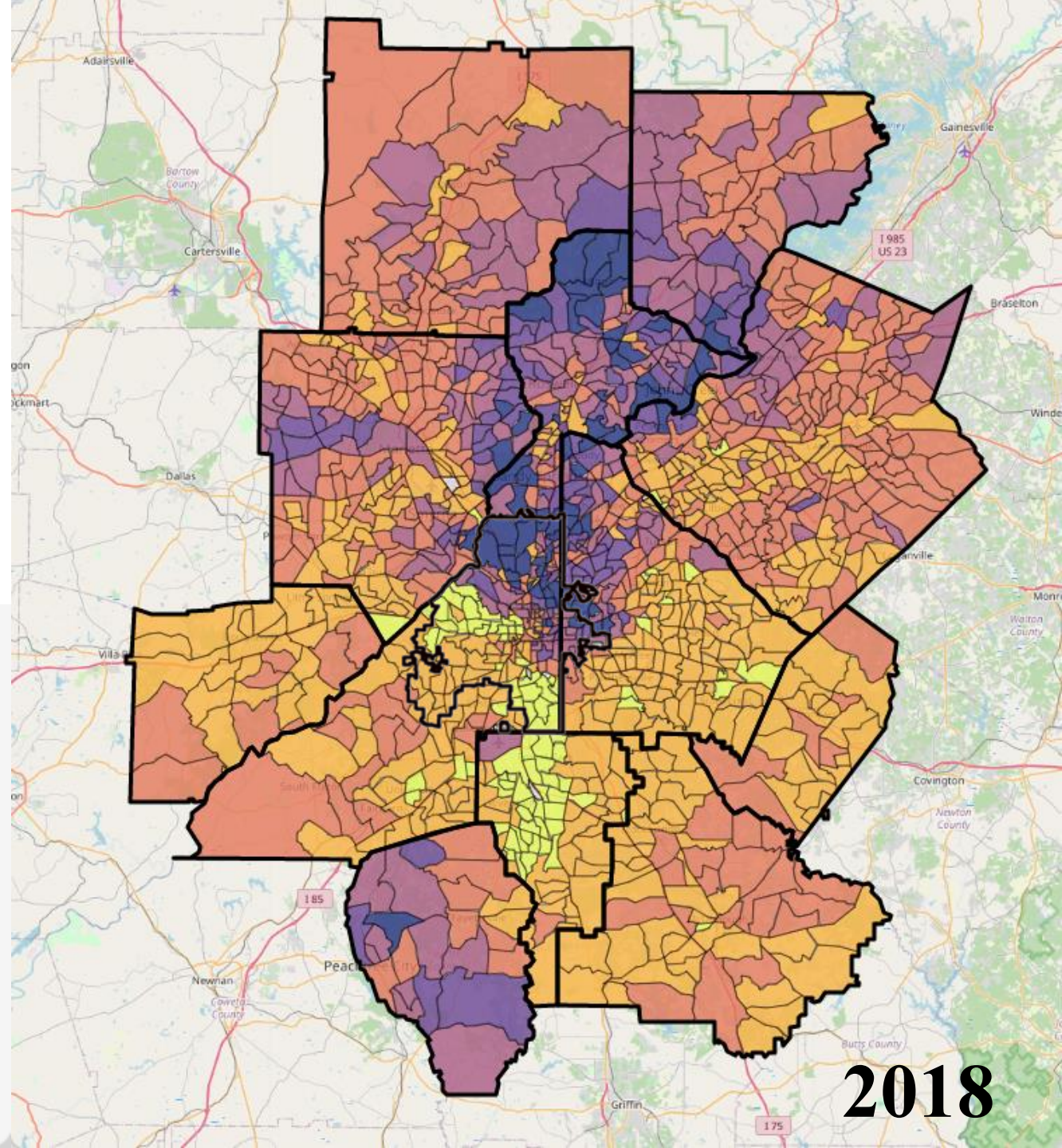
2017

Median Home Sale Price



Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



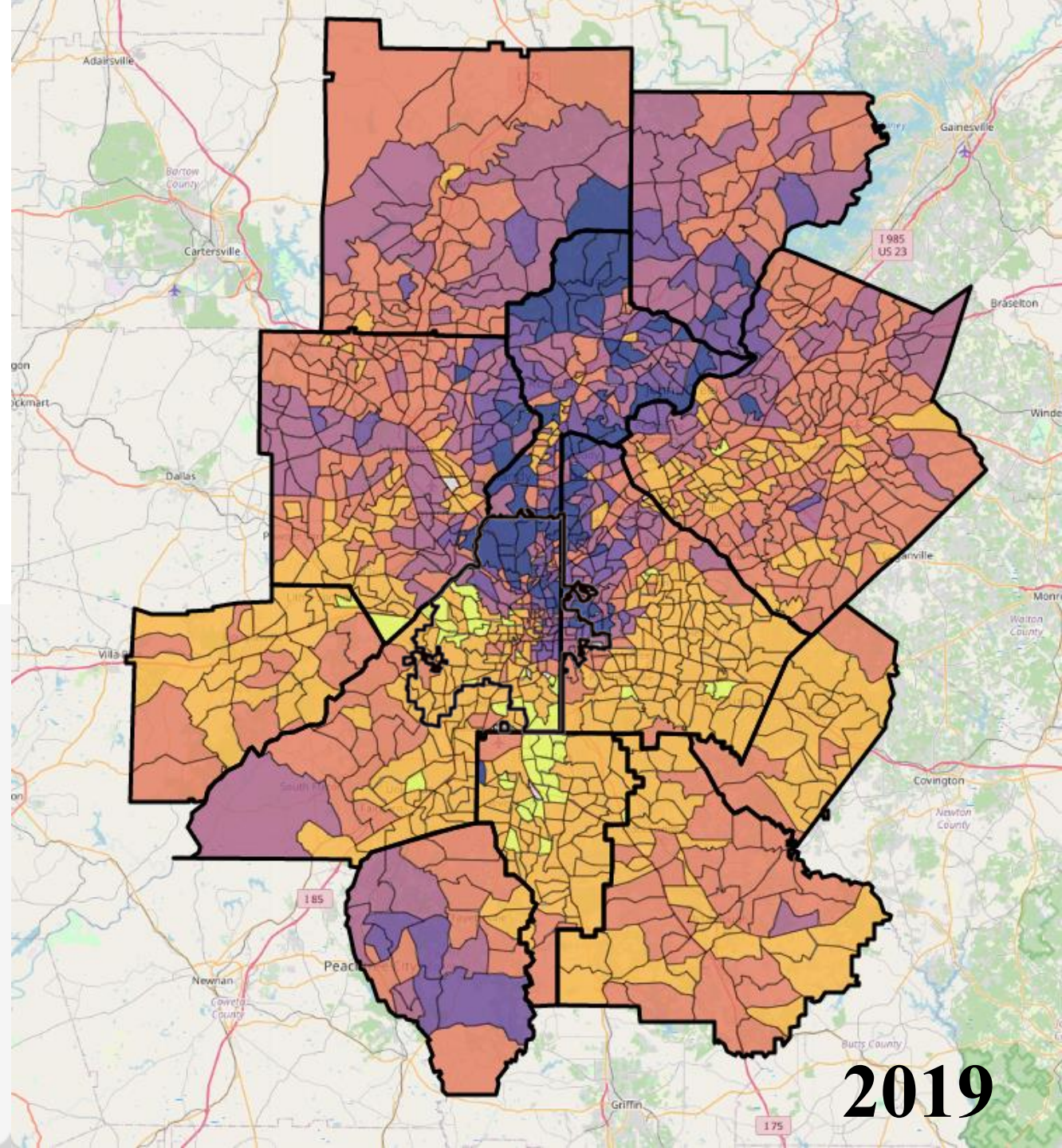
2018

Median Home Sale Price



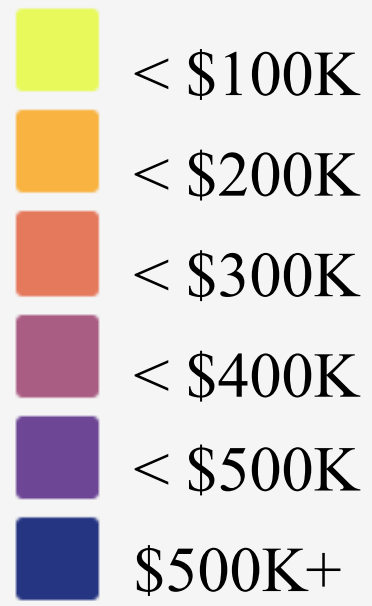
Analysis by:
Atlanta Regional Commission

Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



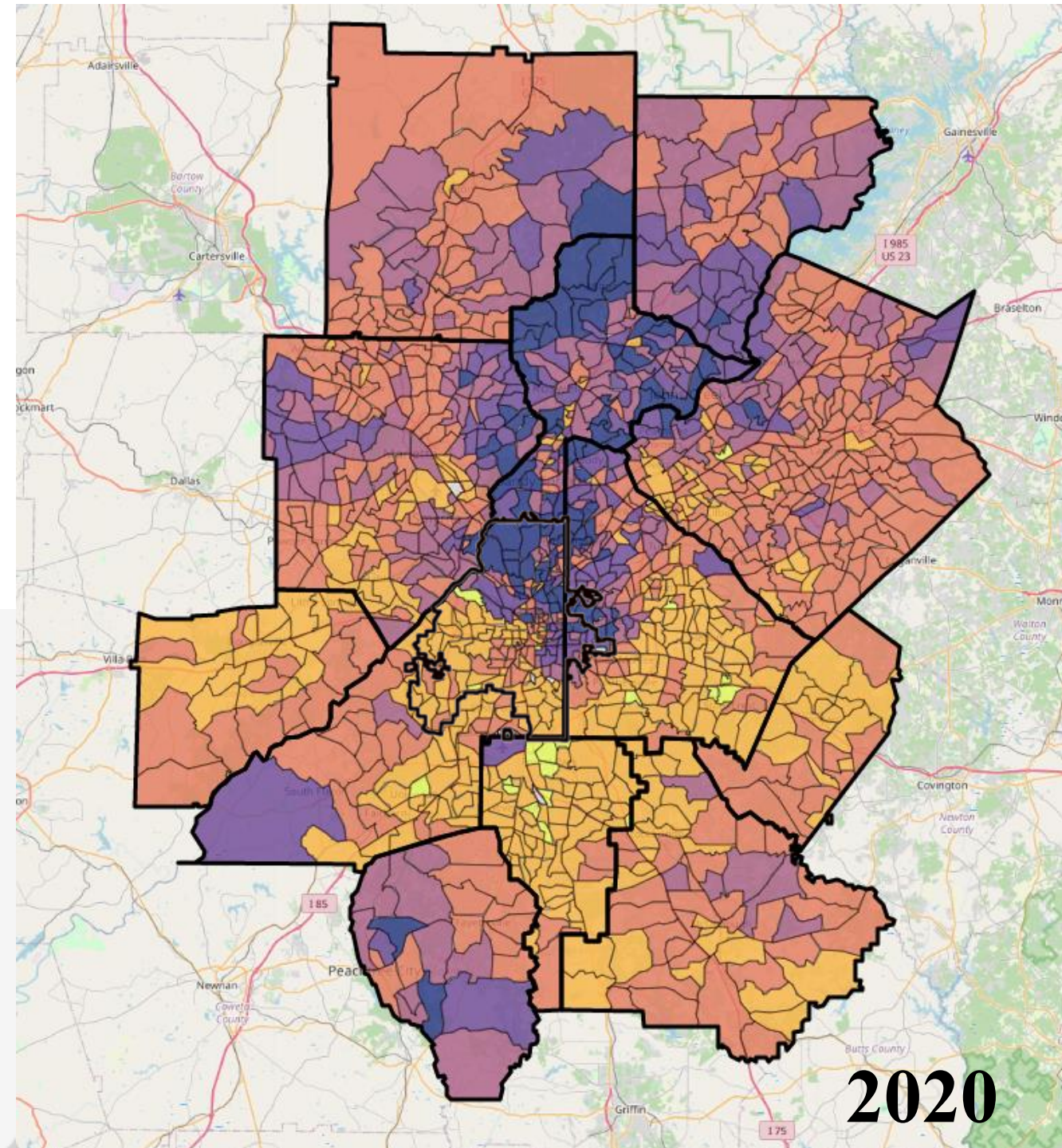
2019

Median Home Sale Price



Analysis by:
Atlanta Regional Commission

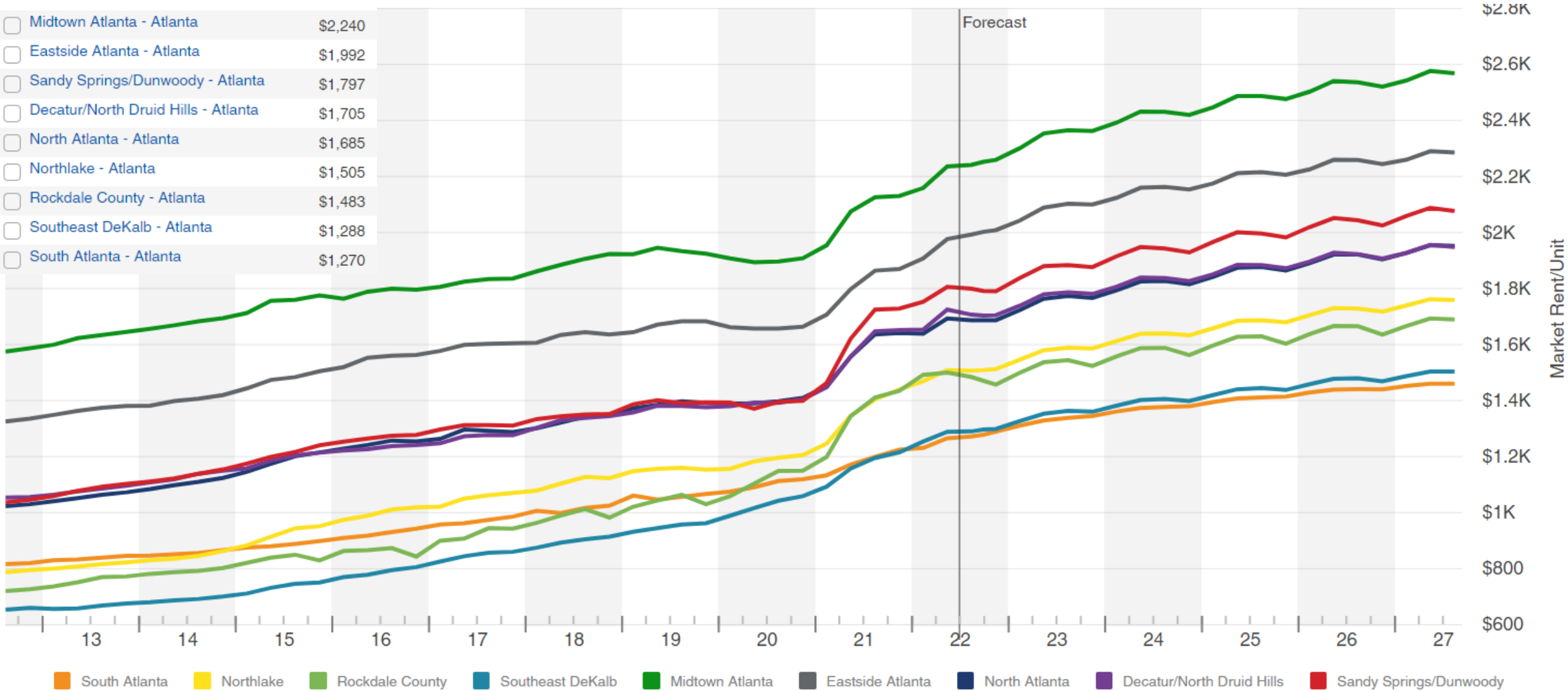
Data provided by:
Zillow through the *Zillow Transaction and Assessment Dataset (ZTRAX)*.



2020

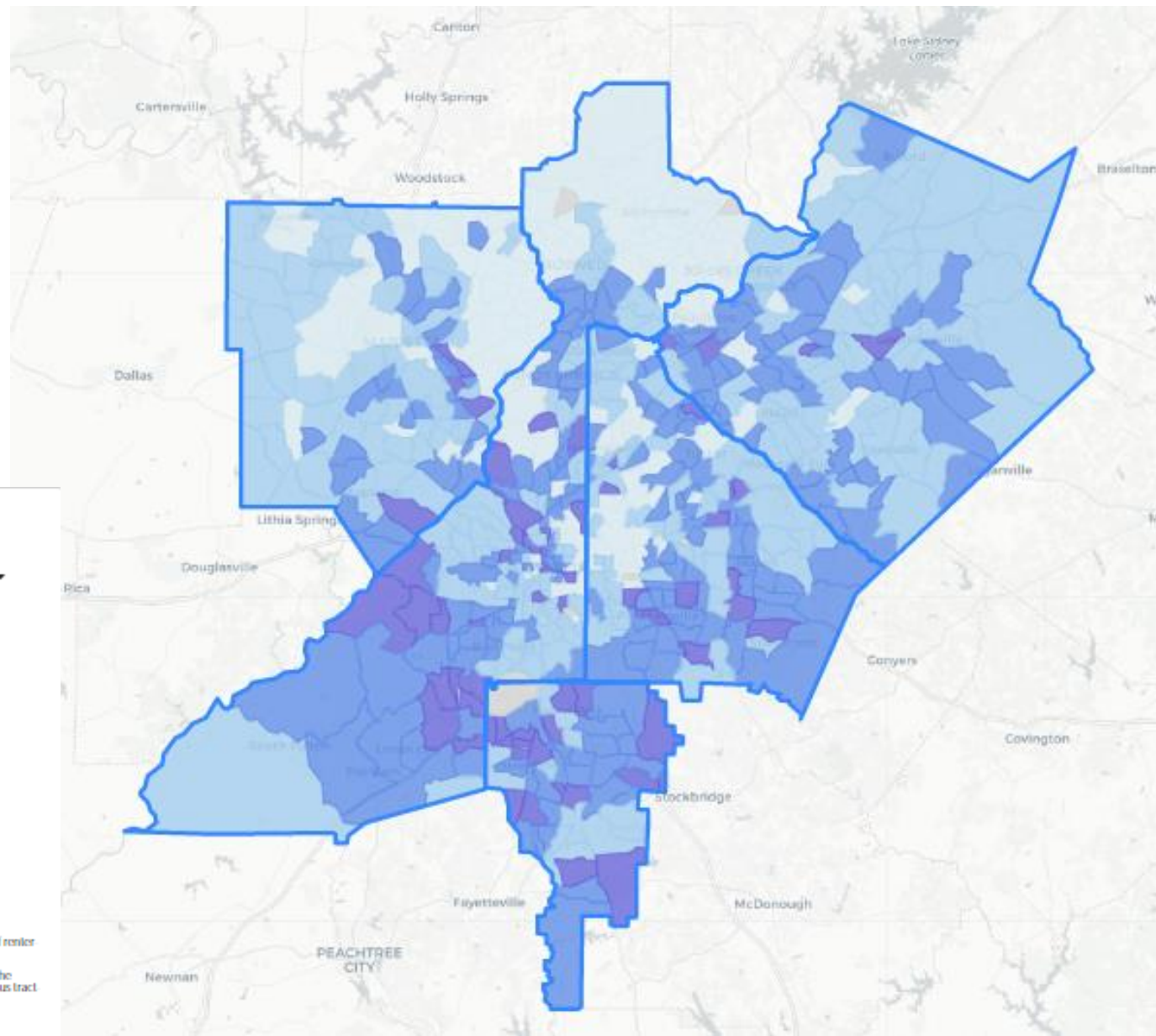
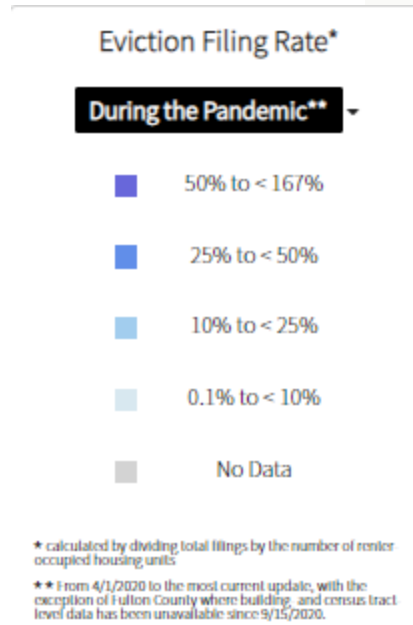
Oh, And Rents Keep Rising Too!

Daily Asking Rent Per Square Foot



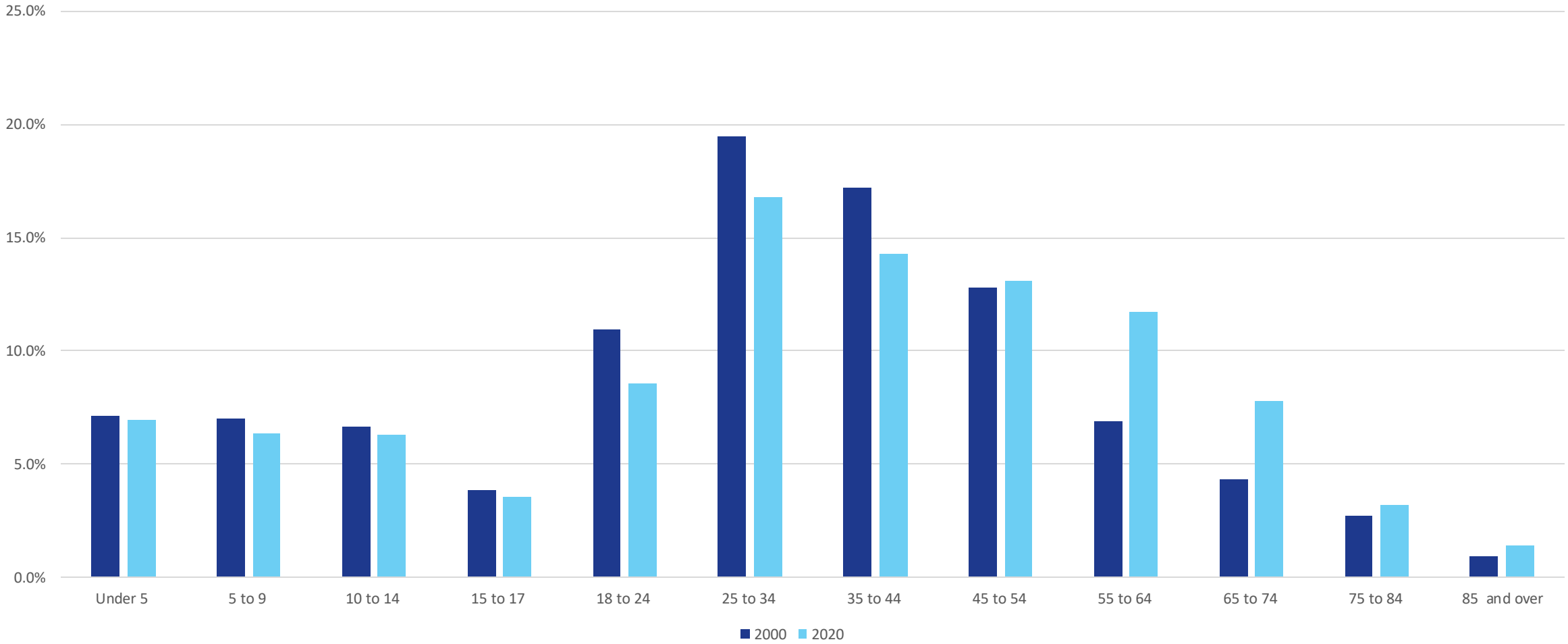
Source: Co-Star

Evictions Looming Large



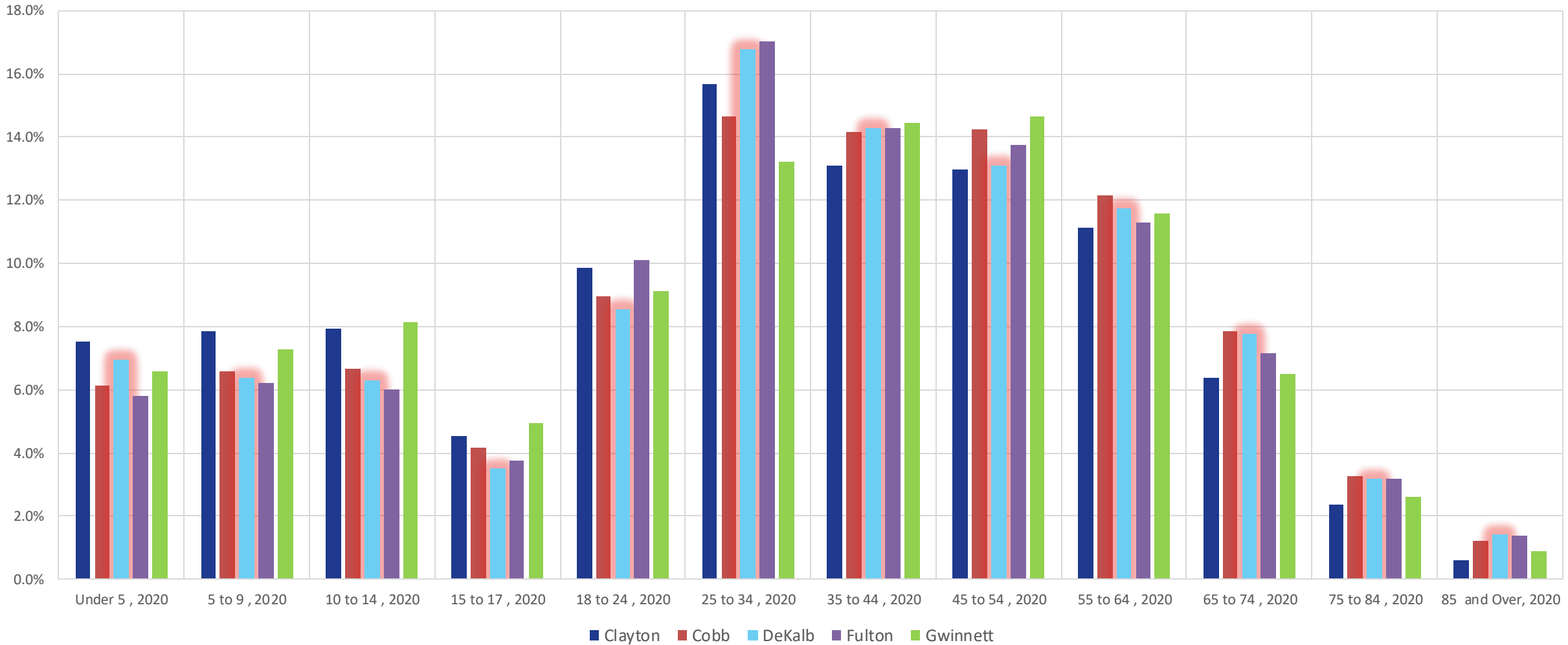
Fewer Kids; More Older Adults

Age Bands: DeKalb



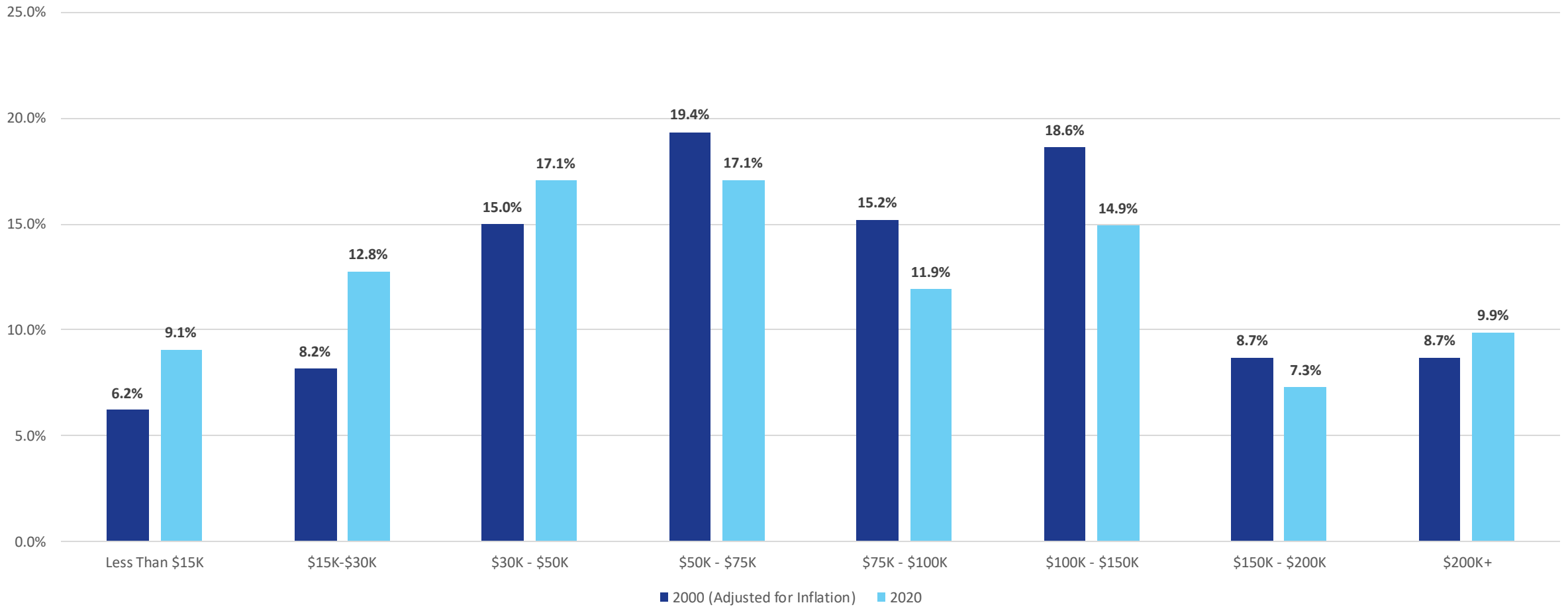
DeKalb: Relatively More Young Kids AND Older Adults

Age Profile Compared (2020)



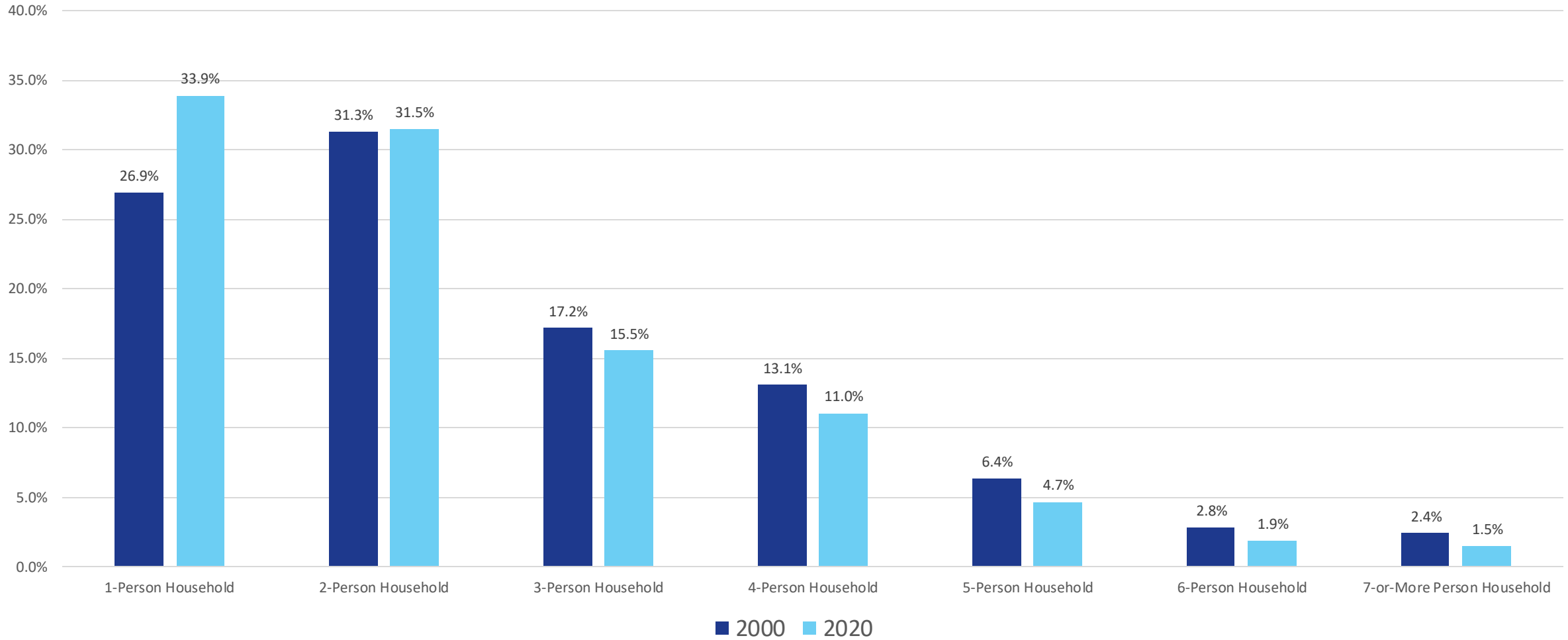
Change in Household Income

Household Income Changes



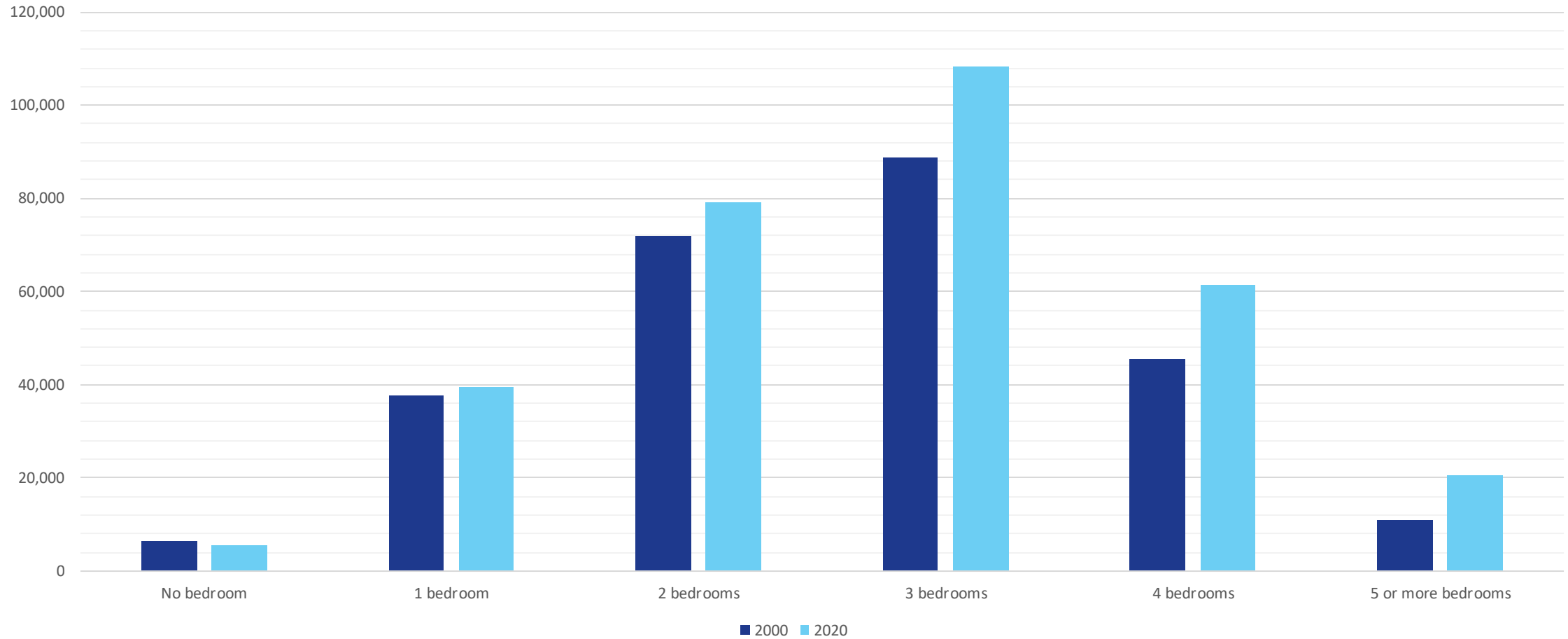
One Person Households Gained Share (DeKalb)

Changes in Household Size



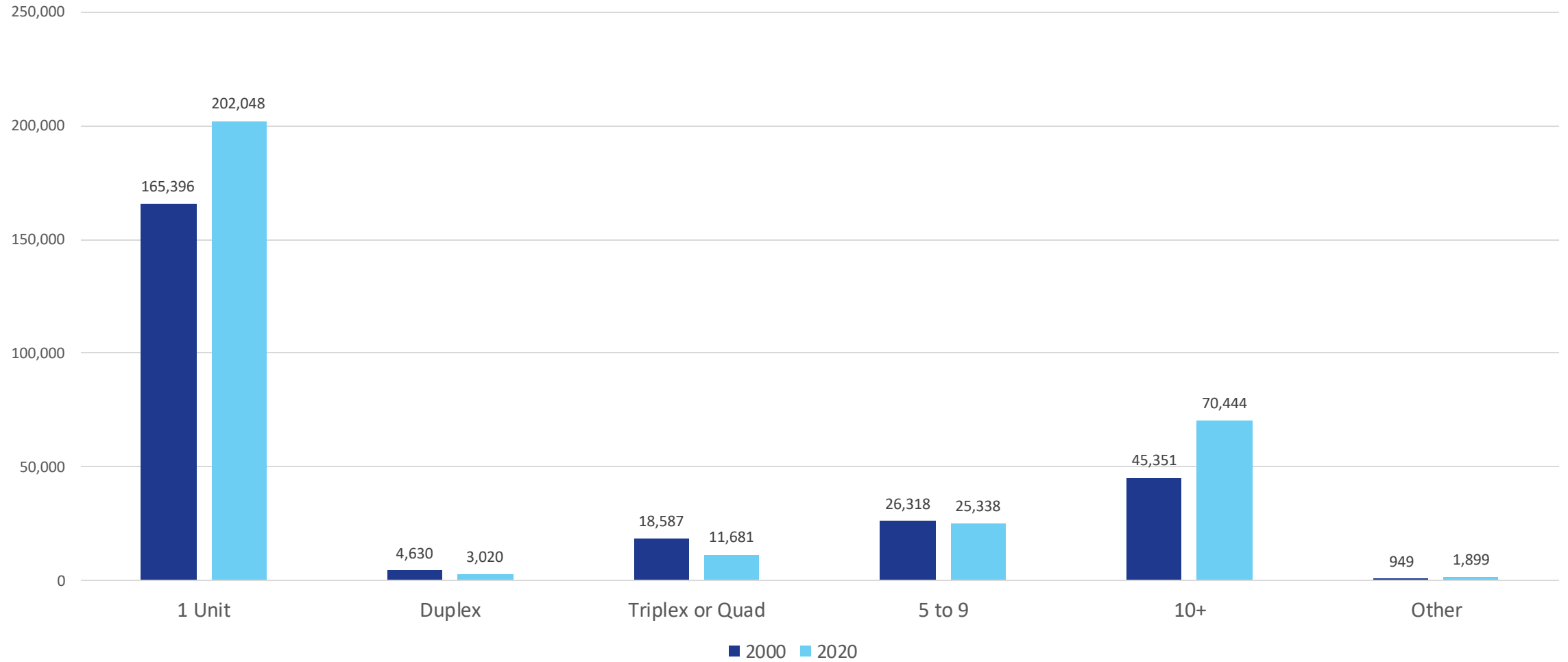
Housing Getting Bigger, Even With More Single-Occupant Housing

of Bedrooms



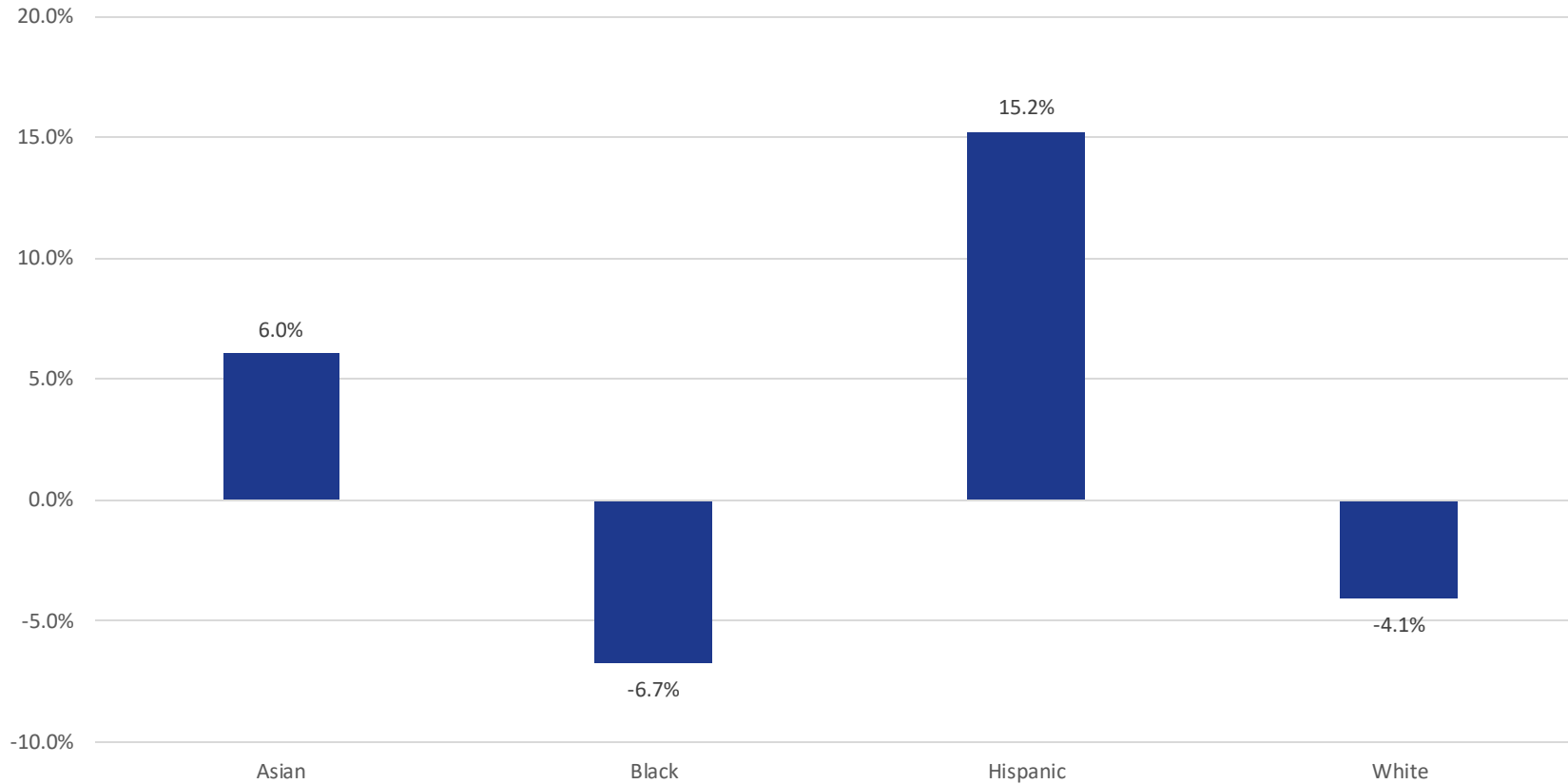
Missing Middle?

Housing Types



Black and White Homeownership Rates Lower Today

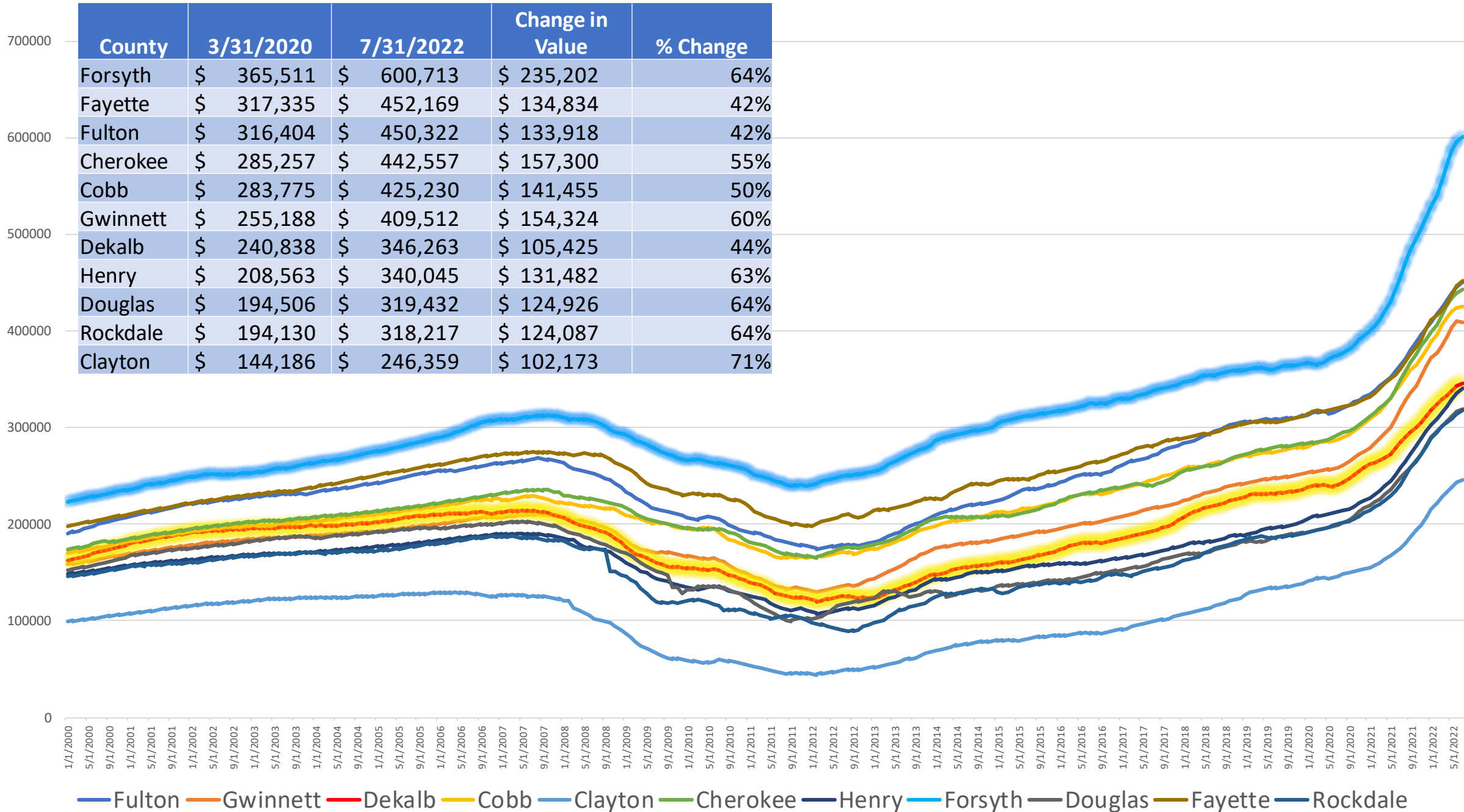
Change in Homeownership Rates, by Race and Ethnicity, 2000-2020



Zillow Average Home Value 2000-2022 – ARC Counties



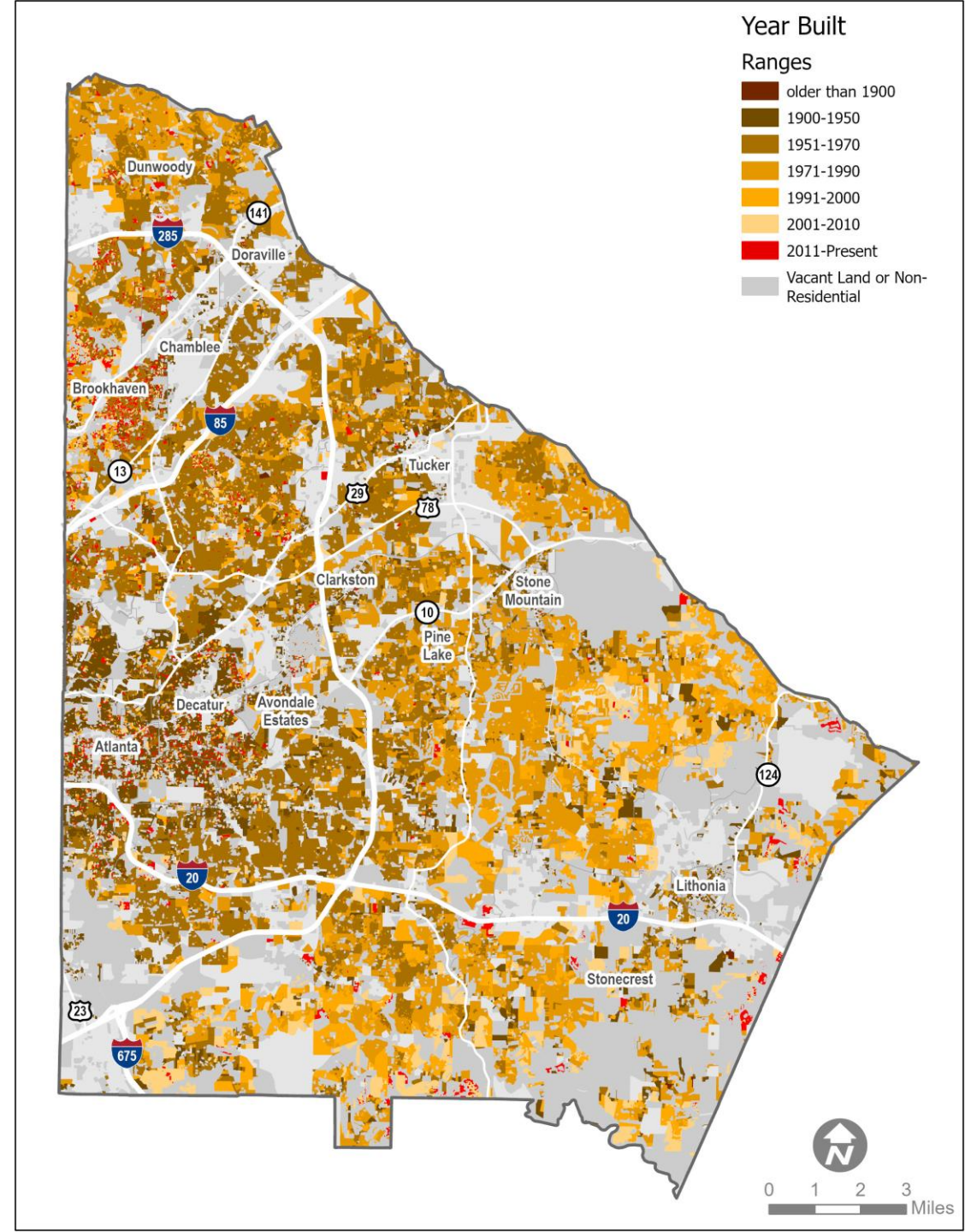
regional impact + local relevance



Dekalb County Year Homes Built



regional impact + local relevance

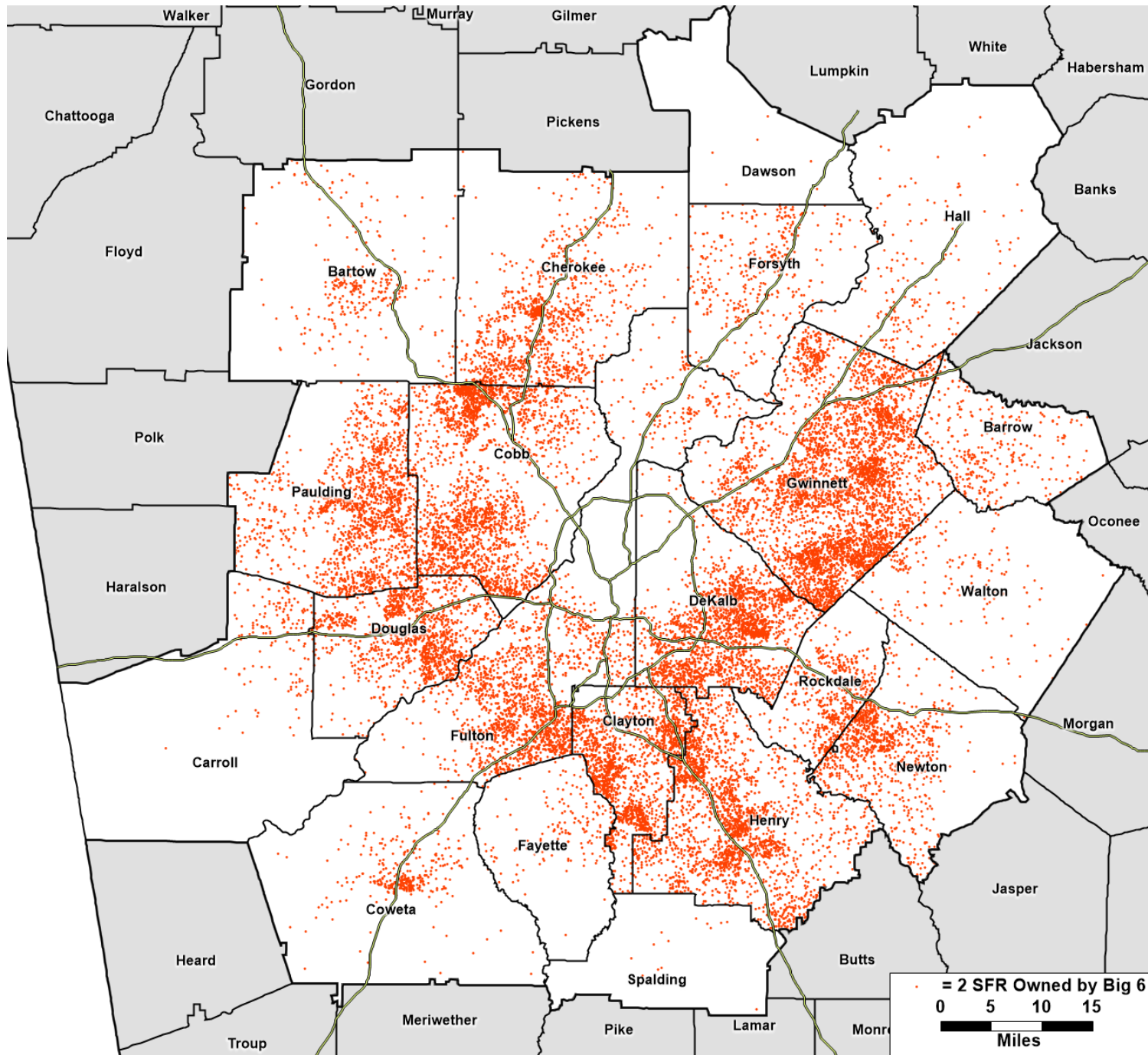


Institutional Investors in Single Family Housing

Count based on clusters

County	Name	All SFR	Owned by "Business"	# Owned by Big 6	% Owned by Big 6
013	Barrow	25,076	1,881	608	2.4%
015	Bartow	31,143	3,122	560	1.8%
045	Carroll	27,959	2,160	326	1.2%
057	Cherokee	88,441	9,771	2,323	2.6%
063	Clayton	82,146	14,463	3,188	3.9%
067	Cobb	190,987	14,682	4,774	2.5%
077	Coweta	45,270	3,218	694	1.5%
085	Dawson	8,469	431	14	0.2%
089	DeKalb	169,514	18,786	4,126	2.4%
097	Douglas	42,301	5,575	2,537	6.0%
113	Fayette	38,427	2,945	331	0.9%
117	Forsyth	69,130	3,836	775	1.1%
121	Fulton	215,335	25,205	3,610	1.7%
135	Gwinnett	231,545	20,181	8,778	3.8%
139	Hall	59,121	4,050	432	0.7%
151	Henry	78,267	11,318	4,564	5.8%
217	Newton	35,493	4,669	1,751	4.9%
223	Paulding	52,126	6,503	3,471	6.7%
247	Rockdale	27,250	2,934	974	3.6%
255	Spalding	19,677	2,142	32	0.2%
297	Walton	30,008	2,446	378	1.3%
	TOTAL	1,567,685	160,318	44,246	2.8%

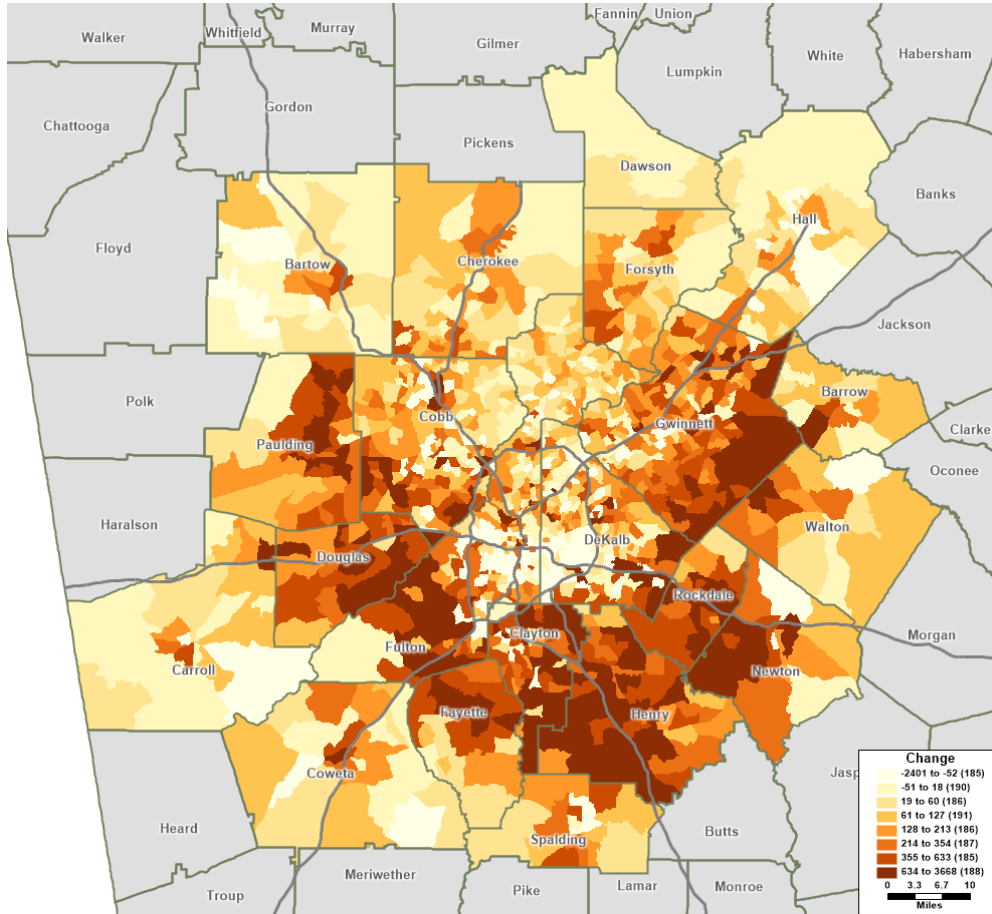
Big 6 (5,000 or more parcels): Invitation Homes, First Key Homes, American Homes 4 Rent, Progress Residential, MainStreet Renewal, and Tricon Residential



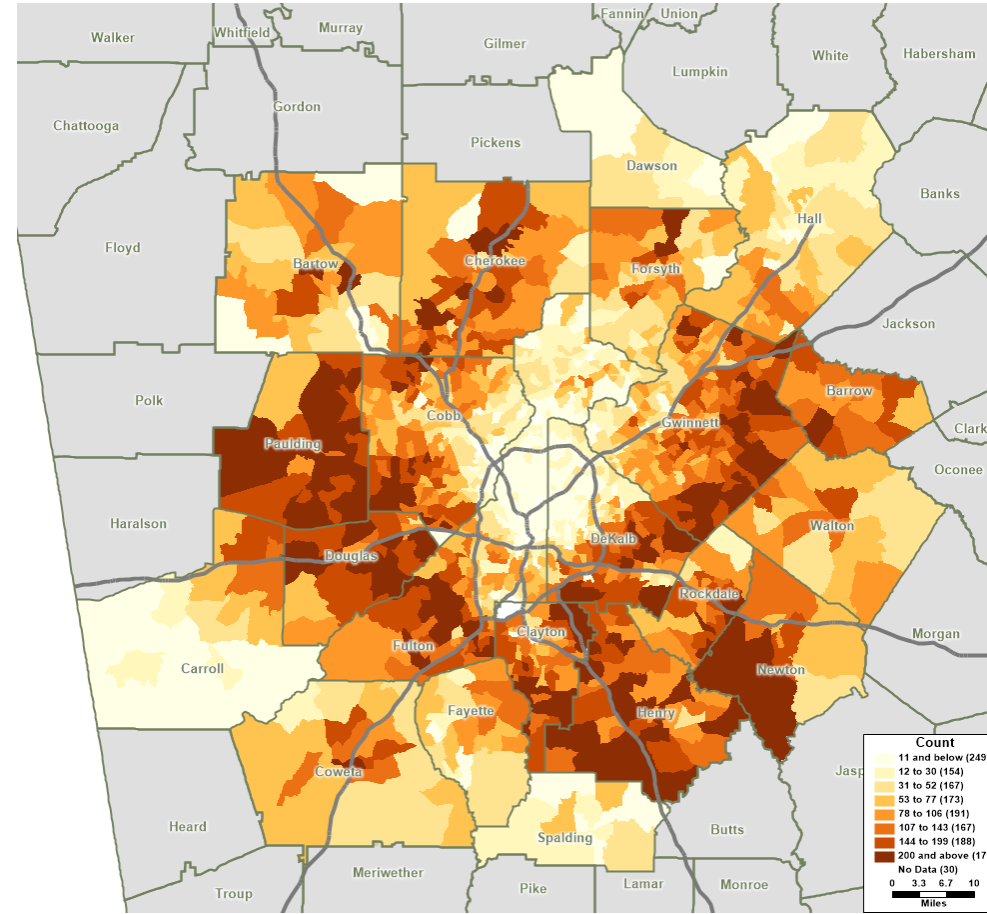
Big 6 (5,000 or more parcels): Invitation Homes, First Key Homes, American Homes 4 Rent, Progress Residential, MainStreet Renewal, and Tricon Residential

What Does it Look Like?

Change, Black Population, 2010-20



SF Properties, Big 6 Institutional Owners, 2022



$r = .46$

