MARKET STUDY OF 2025 vs 2026 Year To Date Single-Family By QUARTER BREAKDOWN RESIDENTIAL *NEW* CONSTRUCTION

Atlanta Metro Area

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Counties	Residential Units 1st Qtr	Residential Units 2nd Qtr	Residential Units 3rd Qtr	Residential Units 4th Qtr	Residential Units YTD Totals
Banks 2025	19	18	22	23	82
Banks 2026	29	33	16		78
difference +/-	10	15	-6	-23	-4
% UP or DOWN	53%	83%	-27%	-100%	-5%
Barrow 2025	145	250	260	243	898
Barrow 2026	229	284	166		679
difference +/-	84	34	-94	-243	-219
% UP or DOWN	58%	14%	-36%	-100%	-24%
Bartow 2025	158	169	190	95	612
Bartow 2026	137	151	192		480
difference +/-	-21	-18	2	-95	-132
% UP or DOWN	-13%	-11%	1%	-100%	-22%
Carroll 2025	98	101	84	65	348
Carroll 2026	138	95	86		319
difference +/-	40	-6	2	-65	-29
% UP or DOWN	41%	-6%	2%	-100%	-8%
Cherokee 2025	421	384	292	232	1329
Cherokee 2026	280	330	242		852
difference +/-	-141	-54	-50	-232	-477
% UP or DOWN	-33%	-14%	-17%	-100%	-36%
Clarke 2025	45	32	31	53	161
Clarke 2026	56	44	69		169
difference +/-	11	12	38	-53	8
% UP or DOWN	24%	38%	123%	-100%	5%
Clayton 2025	43	32	64	20	159
Clayton 2026	28	19	19		66
difference +/-	-15	-13	-45	-20	-93
% UP or DOWN	-35%	-41%	-70%	-100%	-58%

Cobb 2025	176	197	164	164	701
Cobb 2026	171	242	203		616
difference +/-	-5	45	39	-164	-85
% UP or DOWN	-3%	23%	24%	-100%	-12%
Coweta 2025	178	184	124	115	601
Coweta 2026	114	121	170		405
difference +/-	-64	-63	46	-115	-196
% UP or DOWN	-36%	-34%	37%	-100%	-33%
Dawson 2025	172	119	140	73	504
Dawson 2026	106	104	50		260
difference +/-	-66	-15	-90	4	-244
% UP or DOWN	-38%	-13%	-64%	5%	-48%
DeKalb 2025	151	120	107	101	479
DeKalb 2026	137	95	108		340
difference +/-	-14	-25	1	-101	-139
% UP or DOWN	-9%	-21%	1%	-100%	-29%
Douglas 2025	97	79	56	35	267
Douglas 2026	54	66	78		198
difference +/-	-43	-13	22	-35	-69
% UP or DOWN	-44%	-16%	39%	-100%	-26%
Fayette 2025	80	61	90	108	339
Fayette 2026	68	105	61		234
difference +/-	-12	44	-29	-108	-105
% UP or DOWN	-15%	72%	-32%	-100%	-31%
Forsyth 2025	390	272	277	221	1160
Forsyth 2026	268	277	184		729
difference +/-	-122	5	-93	-221	-431
% UP or DOWN	-31%	2%	-34%	-100%	-37%
Fulton 2025	421	475	464	287	1647
Fulton 2026	428	545	448		1421
difference +/-	7	70	-16	-287	-226
% UP or DOWN	2%	15%	-3%	-100%	-14%
Gwinnett 2025	399	475	364	325	1563
Gwinnett 2026	417	513	435		1365
difference +/-	18	38	71	-325	-198

% UP or DOWN	5%	8%	20%	-100%	-13%
Hall 2025	184	287	265	255	991
Hall 2026	338	188	231		757
difference +/-	154	-99	-34	-255	-234
% UP or DOWN	84%	-34%	-13%	-100%	-24%
Henry 2025	240	233	332	266	1071
Henry 2026	427	464	349		1240
difference +/-	187	231	17	-266	169
% UP or DOWN	78%	99%	5%	-100%	16%
Jackson 2025	418	436	358	268	1480
Jackson 2026	383	319	322		1024
difference +/-	-35	-117	-36	-268	-456
% UP or DOWN	-8%	-27%	-10%	-100%	-31%
Newton 2025	209	109	66	46	430
Newton 2026	75	70	99		244
difference +/-	-134	-39	33	-46	-186
% UP or DOWN	-64%	-36%	50%	-100%	-43%
Oconee 2025	25	46	43	36	150
Oconee 2026	45	49	74		168
difference +/-	20	3	31	-36	18
% UP or DOWN	80%	7%	72%	-100%	12%
Paulding 2025	363	337	326	243	1269
Paulding 2026	283	319	286		888
difference +/-	-80	-18	-40	-243	-381
% UP or DOWN	-22%	-5%	-12%	-100%	-30%
Pickens 2025	40	56	46	31	173
Pickens 2026	45	50	58		153
difference +/-	5	-6	12	-31	-20
% UP or DOWN	13%	-11%	26%	-100%	-12%
Rockdale 2025	79	128	98	58	363
Rockdale 2026	48	83	55		186
difference +/-	-31	-45	-43	-58	-177
% UP or DOWN	-39%	-35%	-44%	-100%	-49%
Spalding 2025	62	31	52	67	212

Spalding 2026	64	67	69		200
difference +/-	2	36	17	-67	-12
% UP or DOWN	3%	116%	33%	-100%	-6%
Walton 2025	153	112	152	78	495
Walton 2026	100	88	100		288
difference +/-	-53	-24	-52	-78	-207
% UP or DOWN	-35%	-21%	-34%	-100%	-42%
STATE TOTAL 2025	4766	4743	4467	3508	17484
STATE TOTAL 2026	4468	4721	4170	0	13359
difference +/-	-298	-22	-297	-3508	-4125
% UP or DOWN	-6%	0%	-7%	-100%	-24%