

MarketNsight presents:
MarketWatch

June 12, 2025

With **Dr. Rajeev Dhawan** of the **Georgia State Economic Forecasting Center**
John Hunt of **MarketNsight**

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The logo for BankSouth Mortgage. The word "BankSouth" is in a large, bold, dark red serif font. Below it, the word "MORTGAGE" is in a smaller, bold, dark red sans-serif font.

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For 47 years, the place where thousands of buyers and agents go to find all 907 communities selling new homes in Metro Atlanta is Communities Magazine Online.

www.atlantacommunities.com

MarketNsight's MarketWatch

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M

OUR MANAGEMENT TEAM



John Hunt
Principal &
Chief Analyst



Michelle Hunt
Chief Financial
Officer



Francesca Knudsen
Software Manager



Sharon Eberly
Data Manager



Victoria Harkin
Customer Experience &
Research Manager



Danielle Bolander
Executive Assistant



Natalie Schumacher
Data Coordinator



Deanna Knudsen
Data Verification
Team Lead



Crystal Brueningsen
Executive Assistant



M

OUR DATA TEAM



Francesca Knudsen
Software Manager



Sharon Eberly
Data Manager



Natalie Schumacher
Data Coordinator



Deanna Knudsen
Data Verification- Team
Lead



Kelly Eberly
Data Verification
Specialist



Sara Mayora
Data Verification
Clerk



Margaret Ellis
Data Verification
Clerk



Nicole Charles
Data Verification
Clerk



Kathy Donovan
Data Verification
Clerk



Kammy Kropinski
Data Verification
Clerk



CURRENTLY SERVING 48 CITIES
THROUGHOUT THE SOUTHEAST WITH
MORE TO COME!

Alabama

Auburn
Birmingham
Huntsville
Montgomery
Orange Beach
Tuscaloosa

Florida

Emerald Coast
Gold Coast
Jacksonville
Orlando
Panama City
Space Coast
Tallahassee
Tampa

Georgia

Atlanta
Augusta
Brunswick
Columbus
Golden Isles
Macon
Savannah
Valdosta

Louisiana

Baton Rouge
New Orleans
Lafayette **NEW**

North Carolina

Asheville
Charlotte
Greensboro
Raleigh
Wilmington
Fayetteville

South Carolina

Aiken
Beaufort
Charleston
Columbia
Florence
Greenville
Myrtle Beach
Spartanburg
Sumter
Western Upstate

Tennessee

Chattanooga
Nashville
Knoxville

Virginia

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Texas

Dallas
Houston
Austin
San Antonio

Oklahoma

Oklahoma City **NEW**

MarketNsisght

Our New Cities:

Hampton Roads, VA

Oklahoma City, OK

Lafayette, LA



Coming Soon to MarketNIGHT...



Gulf Coast, MS



Jackson, MS



Salt Lake City, UT



Williamsburg, VA



Miami, FL





MarketWatch Poll Results June 2024 – June 2025

Over 1,000 in Attendance

	Jun 2024	Dec 2024	Jun 2025
What best describes your sales for January through May 2024 versus the same period in 2023?			
Up More Than 10%.	22%		
Up Less Than 10%.	16%		
Flat.	40%		
Down Less Than 10%.	8%		
Down More Than 10%.	14%		
What best describes your sales for January through November 2024 versus the same period in 2023?			
Up More Than 10%.		18%	
Up Less Than 10%.		16%	
Flat.		34%	
Down Less Than 10%.		12%	
Down More Than 10%.		20%	
What best describes your sales for January through May 2025 versus the same period in 2024?			
Up More Than 10%.			12%
Up Less Than 10%.			10%
Flat.			34%
Down Less Than 10%.			20%
Down More Than 10%.			25%
Have you seen cost increases that can be directly attributed to higher tariffs?			
Yes.			36%
No.			64%
Permits have fallen this year in many markets. Which of the following do you see as the reason?			
Builders being cautious and pulling fewer permits.			30%
A decline in sales activity.			48%
Constraints on supply caused by overregulation, local zoning, and red tape.			23%
What is your industry forecast?			
Flat year over year.	42%	32%	44%
Up year over year.	43%	55%	18%
Down year over year.	15%	13%	38%
What is your projection for your own business?			
Flat year over year.	33%	27%	36%
Up year over year.	51%	59%	33%
Down year over year.	16%	14%	33%
Would you rather attend the next MarketWatch in person or via Zoom?			
In Person	14%	21%	19%
Via Zoom	86%	79%	81%

78% Flat to Positive

68% Flat to Positive

56% Flat to Positive

62% Flat to Positive



MarketWatch June 2025

Back to a Rate-Driven Housing Market

June 12th, 2025

John Hunt – ViaSearch/MarketNaight

jrhunt@marketnsight.com

(770) 419-9891

Existing Home Sales Slow in January

After three months of increases, existing home sales retreated in January from the 10-month high last month, according to the [National Association of Realtors \(NAR\)](#). Sales continued to be suppressed by higher mortgage rates, which remained above 6.5% despite the Fed cutting rates by 100 basis points last year. The persistent high mortgage rates largely reflect policy uncertainty and concerns about future economic growth.

Total existing home sales, including single-family homes, townhomes, condominiums, and co-ops, fell 4.9% to a seasonally adjusted annual rate of 4.08 million in January. On a year-over-year basis, sales were 2.0% higher than a year ago. This marks the fourth consecutive month of annual increases.

Reminder: Housing is seasonal! Look at the fine print for the YOY number!



US pending home sales tumble to record low in January

February 27, 2025

WASHINGTON, Feb 27 (Reuters) - Contracts to buy U.S. previously owned homes plunged to a record low in January as higher mortgage rates and house prices reduced affordability for prospective buyers.

Pending home sales decreased 5.2% from a year earlier.



Pending Home Sales Picked Up 2% in February, but Remained Near Recent Lows



Pending home sales picked up 2% in February as buyers took advantage of growing inventory and lower mortgage rates. Despite this modest monthly growth, contract signings were 3.6% lower annually, remaining near recent record lows. Mortgage rates hit a recent peak of 7.04% in January before falling each week through the beginning of March.



Existing-home sales jump as the winter freeze thaws

HOUSINGWIRE

According to data released Thursday by the **National Association of Realtors** (NAR), existing-home sales in February clocked in at a seasonally adjusted annual rate of 4.26 million, a 4.2% increase relative to January. But this number also represents a 1.2% decline from a year ago.



US pending home sales post biggest gain in more than a year



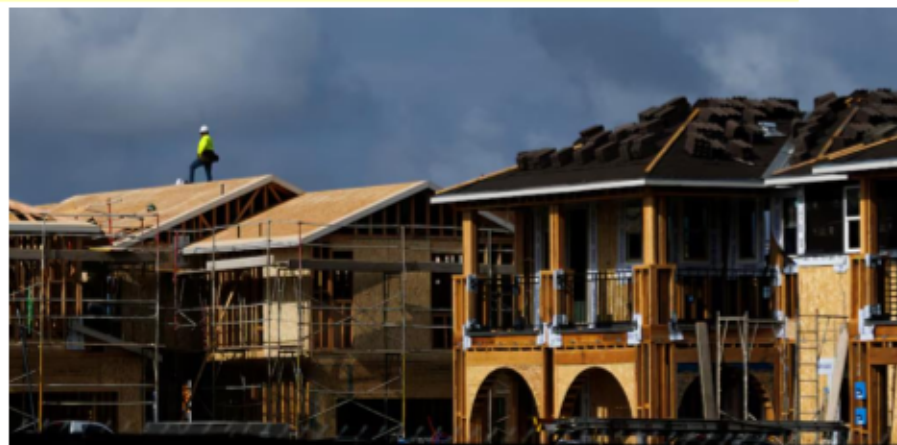
April 30, 2025

WASHINGTON, April 30 (Reuters) - Contracts to buy U.S. previously owned homes surged by the most in more than a year in March, boosted by a decline in mortgage rates.

The National Association of Realtors (NAR) said on Wednesday its Pending Home Sales Index, based on signed contracts, jumped 6.1% to 76.5 last month. The increase was the largest since December 2023.

Economists polled by Reuters had forecast contracts, which become sales after a month or two, rising 1.0%. Pending home sales fell 0.6% from a year earlier.

"Home buyers are acutely sensitive to even minor fluctuations in mortgage rates," said Lawrence Yun, the NAR's chief economist. "While contract signings are not a guarantee of eventual closings, the solid rise in pending home sales implies a sizable build-up of potential homebuyers, fueled by ongoing job growth."



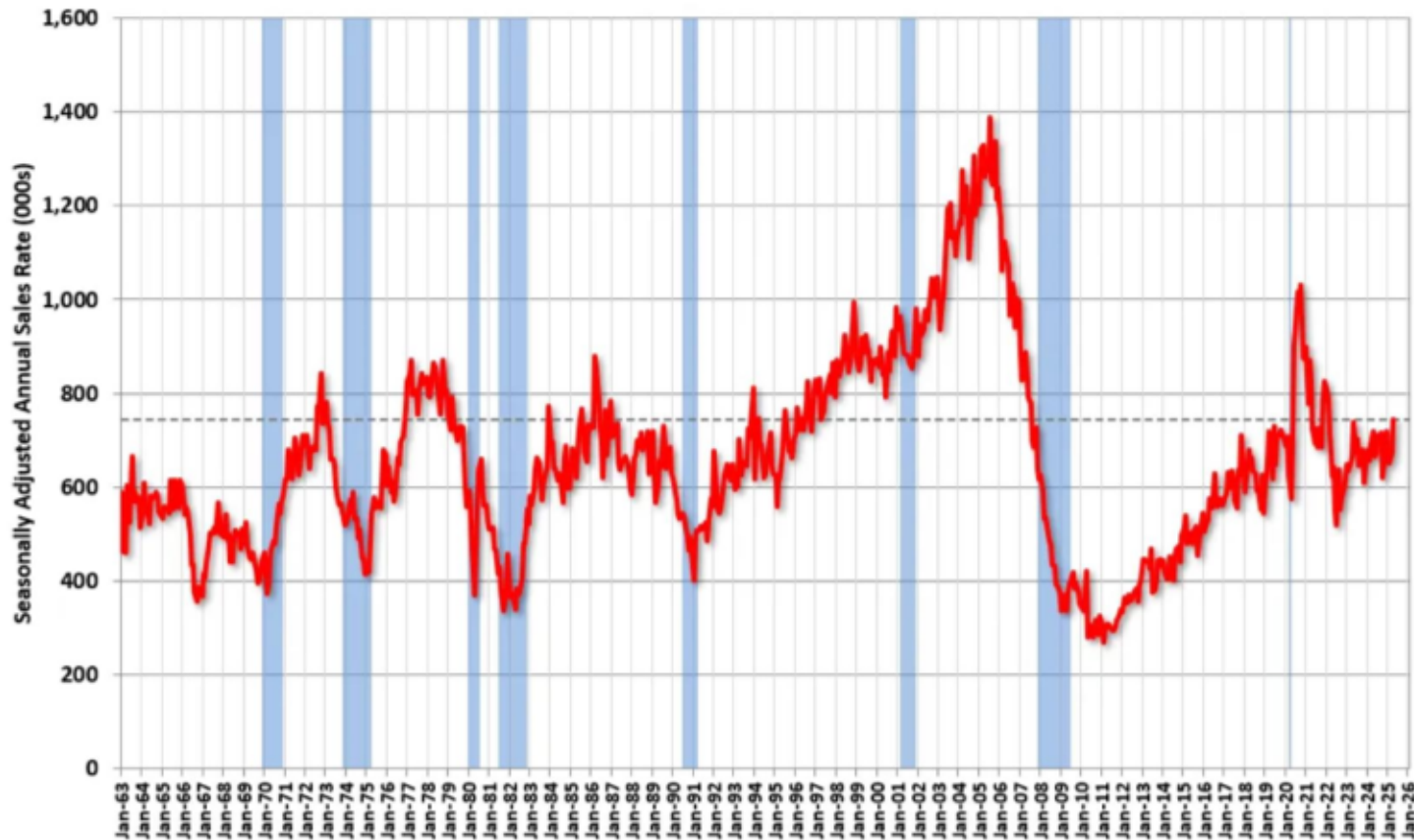
New Home Sales Increase to 743,000 Annual Rate in April

CalculatedRisk Newsletter

MAY 23, 2025

Sales of new single-family houses in April 2025 were at a seasonally-adjusted annual rate of 743,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 10.9 percent above the March 2025 rate of 670,000, and is 3.3 percent above the April 2024 rate of 719,000.

New Home Sales and Recessions



Pending Home Sales Decline Sharply As Mortgage Rates Rise

In April, NAR's PHSI dove 6.3% to 71.3 in April. Year-over-year, pending transactions retracted by 2.5%. An index of 100 is equal to the level of contract activity in 2001.

"At this critical stage of the housing market, it is all about mortgage rates," said NAR Chief Economist Lawrence Yun. "Despite an increase in housing inventory, we are not seeing higher home sales. Lower mortgage rates are essential to bring home buyers back into the housing market."



MortgagePoint
May 29, 2025

MarketNIGHT's Takeaways From Today:

- **Our December 2024 forecast was correct! Despite all the Tariff turmoil, we are still on par with last year.**
- **Unless there is a drop in rates, the rest of 2025 will look a lot like 2024.**
- **Resale inventory in several major markets is now exceeding pre-covid levels. The “Lock-In Effect” is over. Is this good or bad?**
- **Permits are declining this year across the board. What's going on?**
- **We are witnessing a sea change in the struggle for housing affordability in the US.**

The Blueprint: Design & Develop Attainable, Exciting Homes & Neighborhoods



**IBS 2025
Super Session
February 26th,
2025**



We were honored
to participate in
the GAHBA's
Housing
Affordability
Summit
on May 21st, 2025

homeaid
GEORGIA

Greater
Atlanta
Home Builders
Association

HouseATL

HOUSING AFFORDABILITY SUMMIT

Event Agenda

- State of Housing: The Hard Numbers
- Government Affairs Update
- Builder Case Studies
- Building on Success with Metro Atlanta municipalities



Wednesday, May 21, 2025



7:30 AM - 11:45 AM



925 North Point Parkway, Suite 300
Alpharetta, GA 30005



Breakfast served



Register at atlantahomebuilders.com/events

THE SPEAKER LINEUP

STATE OF HOUSING: THE HARD NUMBERS



John Hunt

Founder
MarketNSight



Roger Tutterow

Economics, Finance, &
Quantitative Analysis
Kennesaw State University

GOVERNMENT AFFAIRS UPDATE



J.P. Delmore

Assistant VP,
Government Affairs
NAHB

BUILDER CASE STUDIES

BUILDING ON SUCCESS WITH METRO ATLANTA MUNICIPALITIES

Presented by:



BDL
BUILDER • DEVELOPER • LENDER COUNCIL



GOVERNMENT
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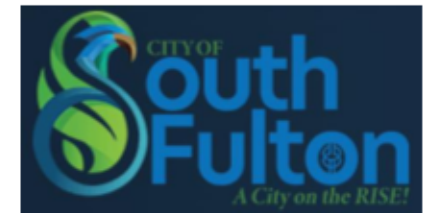
NORTH GEORGIA BRICK
Solution Driven

CARTER
Lumber

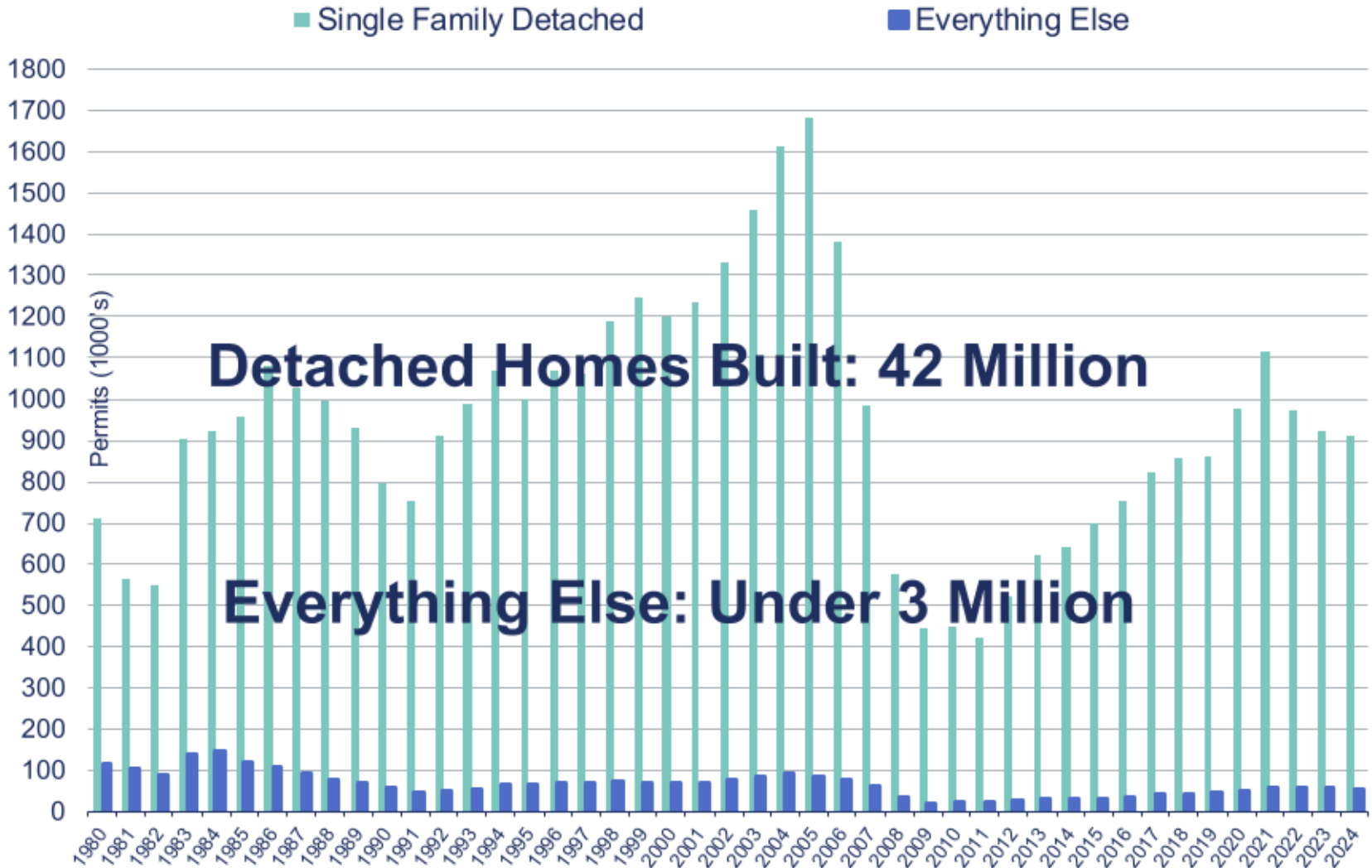
Attendees Included More Than 35 Leaders, Representatives and Staff From:



HOUSE OF REPRESENTATIVES



US Permit History 1980-2024



How Do We Build Attainable Homes??

Robert Dietz – NAHB Chief Economist

Entry-level buyers are driving much of the activity. Sales of homes in the \$200,000 to \$300,000 range increased more than 35% in October from a year earlier. Demand for starter homes is expected to fuel continued sales growth if builders can ramp up construction quickly enough. Builders face a number of challenges, such as high land costs, labor shortages and rising material prices.

"The markets that are going to grow are ones where builders can add that entry level product."

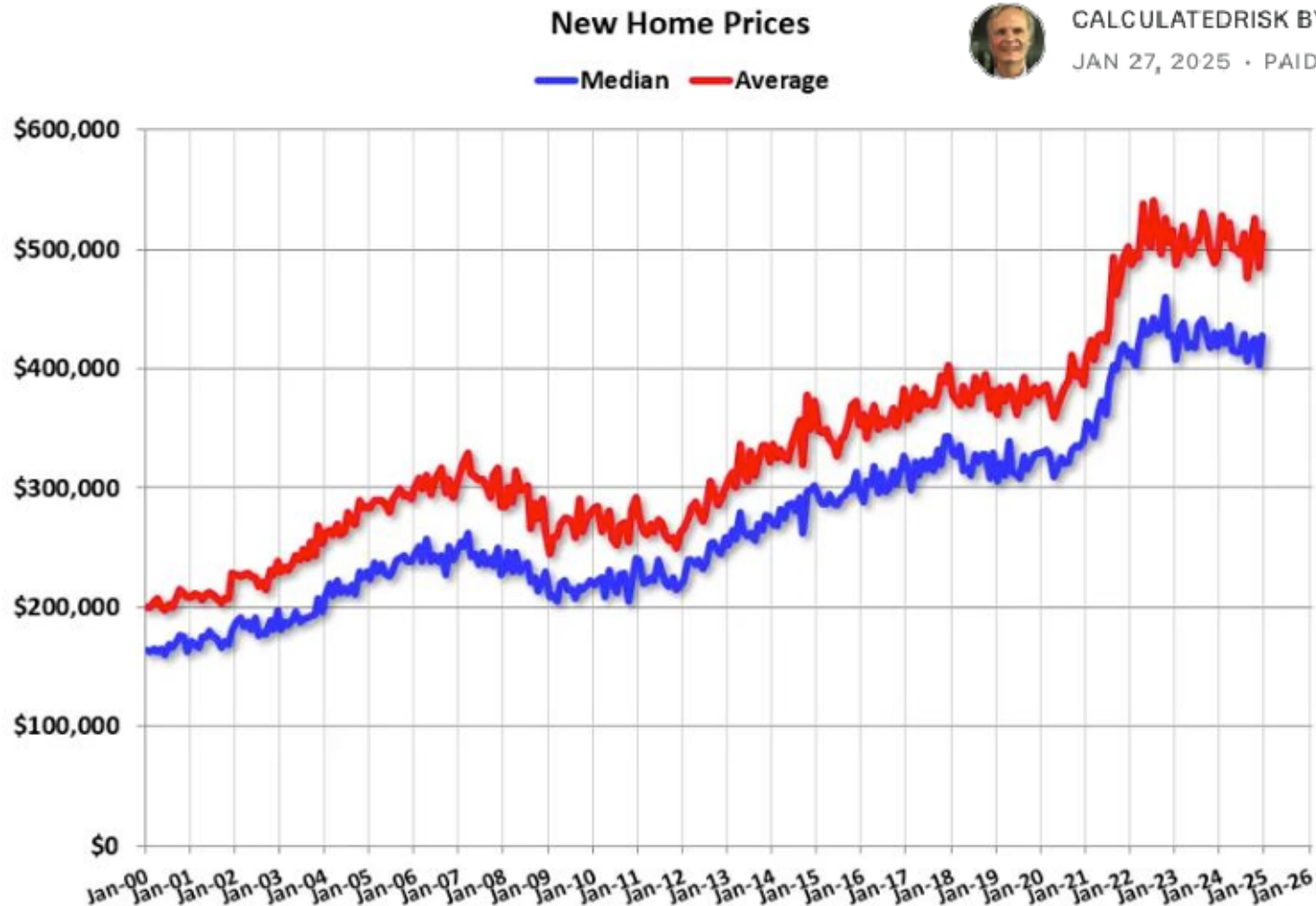
How Do We Build Attainable Homes??

Drive till You Qualify.....

Build Smaller Homes.....

New Home Sales Increase to 698,000 Annual Rate in December

Median New Home Price is Down 7.2% from the Peak due to Change in Mix



CALCULATEDRISK BY BILL MCBRIDE

JAN 27, 2025 • PAID

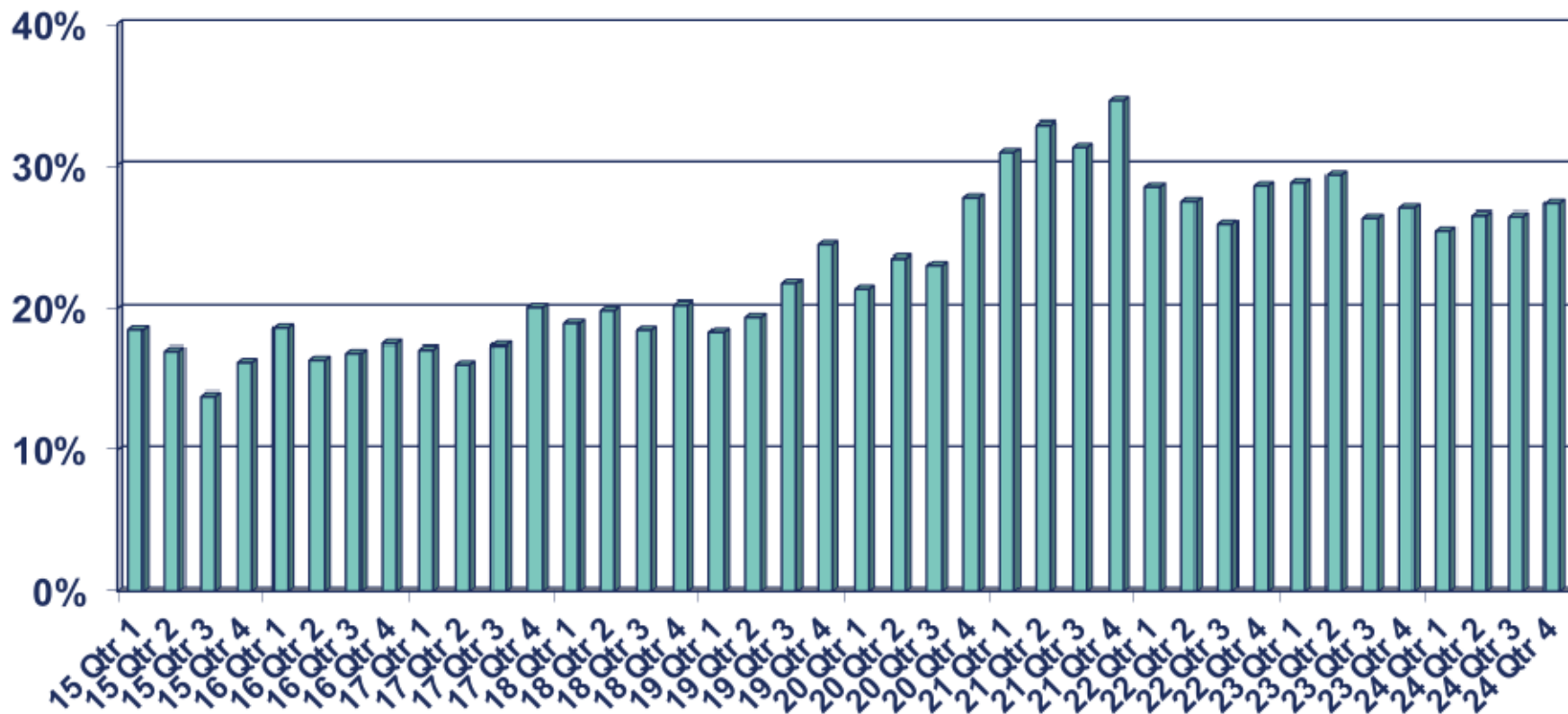
Note that the median and average price are down from the peak due to the mix of homes sold, not because of large price declines. Homebuilders are building less expensive homes to keep up volumes.

Atlanta Square Footage History

Year	New Total Avg Price	Price Change YTY	New Total Avg SqFt	SqFt Change YTY	New Total Avg PPSF	PPSF Change YTY
2019	\$346,838		2070		\$167.53	
2020	\$346,362	1%	2078	3%	\$166.67	-1%
2021	\$380,890	14%	1954	-4%	\$194.93	18%
2022	\$453,041	19%	2006	4%	\$225.8	15%
2023	\$477,166	3%	2059	0%	\$231.72	3%
2024	\$493,954	1%	2210	5%	\$223.47	-4%
5-Year Net Change		42%		7%		33%
SqFt Needed for a \$350k Home	\$350,000		1566		\$223.47	

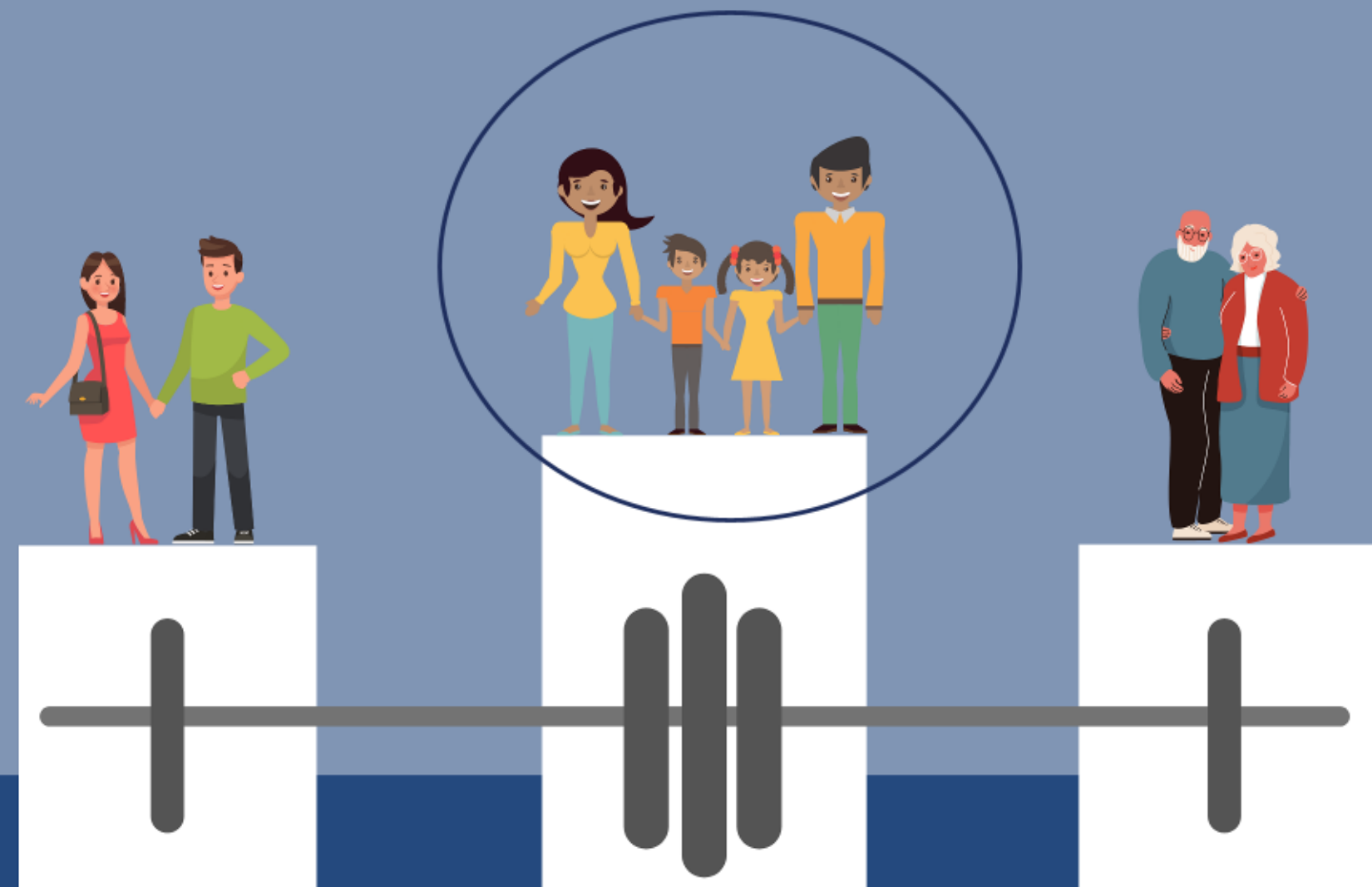
Townhome Market Share Atlanta

TH Market Share



**Our current zoning is based on the
demographic makeup of the world
20-40 years ago.**

HOUSING DEMAND 2000



First-Time Buyers
(Gen X)

Move-Up Buyers
(Boomers)

Retiree Buyers

HOUSING DEMAND 2025



First-Time Buyers
(Millennials)



Move-Up Buyers
(Gen x)



Retiree Buyers
(Boomers)

**We have the two biggest consumer groups
in the country converging in the middle
in terms of square footage.**

Unfortunately, the middle.....

Is missing.

**We need more 1750, 1500, 1250, and 950 SF
Product**

The Market Wants it.....

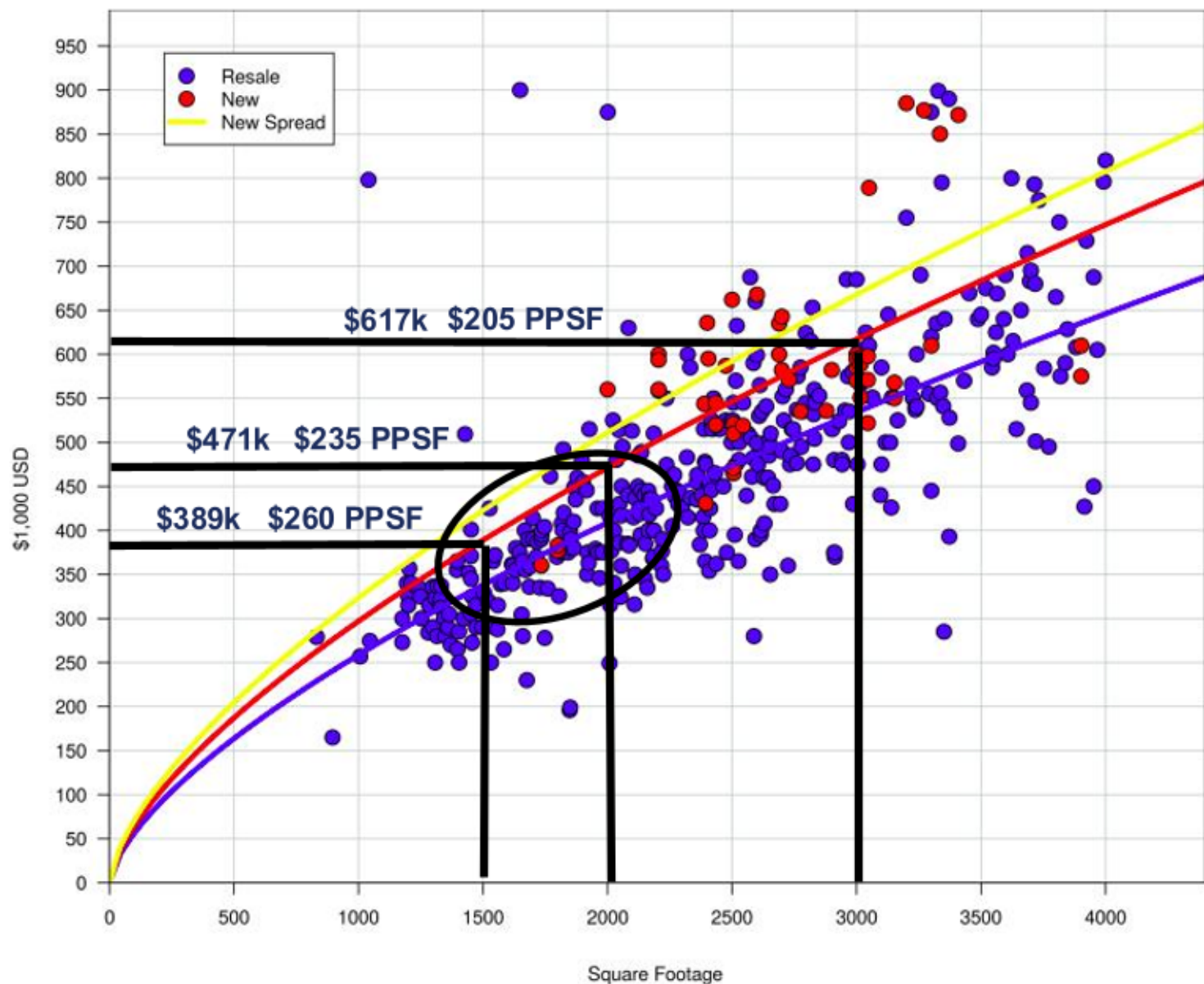
Most Cities are Predisposed Against Density.

**Existing Homeowners Have Been
Frighteningly Effective at Restricting Housing
Supply in the US.**

**They Are The Very Vocal Minority That Blow You
Up on Facebook**

**And Show Up With Pre-Printed T-Shirts to
Scream and Shout at Zoning Meetings.**

Building Smaller Homes Will Bring Our Values Down????



Summary

It Is An Indisputable Fact That We Have A Housing Shortage Of Epic Proportions In This Country.

Attainable Housing is THE Defining Issue of Our Time.

Summary

**Artificially Restricting Supply Through
Exclusionary Zoning Is Driving Prices
Beyond People's Budgets –
For Rent or For Sale.**

**This Will Greatly Impact Our Ability to
Attract New Industry and Investment.**

Summary

We Are Starting to Make Some Progress.....

In The Nation's Heartland??

How Austin slashed home prices

No major

metropolitan area in the US grew faster between 2010 and 2020 than

Austin, where the number of residents surged by 33% over the

decade. Real-estate developers ramped up construction to meet the demand, but they couldn't get enough shovels in the ground to keep

prices in check. The median cost of a house in the Austin metro area grew by 63% during that time, Zillow found, reaching \$323,000 at

the cusp of the COVID-19 crisis.

Net increase, January 2020–August 2024

Housing type	Austin	San Francisco
Single-family	53,071	3,986
Condo	15,984	7,844
Townhouse	1,889	1,087
Other	5,677	848
Total	76,621	13,765

Austin-area builders immediately raced to meet the new demand, securing permits for about 2,600 new single-family homes in April 2021 alone, a 45% jump from the same month in 2019.

All told, Austin's housing stock has ballooned by more than 76,000 units since 2020, an 8.34% increase that includes single-family homes, condos, and townhomes. That's to say nothing of the roughly 40,000 new rental apartments that also opened their doors during that time.

BUSINESS INSIDER
Sep 25, 2024

How Austin slashed home prices

BUSINESS INSIDER

Sep 25, 2024

offload their inventory. But letting some air out of the bubble will turn out to be a great thing for Austin in the long run. The slowdown, experts told me, is a sign of a healthy market, an example of how cities can dodge a true housing crisis by allowing developers to do what they do best: build, build, build.

Austin's long-standing advantages were on full display during the building boom: Sun Belt cities in the lower half of the US have traditionally been more permissive of growth, which enabled developers to mobilize when they saw the first signs of Austin's unprecedented spike in home values. And most of the new construction was concentrated in the suburbs, where there was plenty of space to build outward. Not all cities have the luxury of ample space, but they do have the power to cut red tape and make it easier to build more types of housing. When developers can get projects approved more quickly, they're more responsive to buyer demand, which prevents prices from getting out of hand. Relaxing the zoning laws, which tell builders what they can and can't build, allows developers to get creative and add multiple housing units to lots that might have traditionally allowed only single-family homes.

Austin should be a model for the rest of the country in terms of allowing builders to meet demand.

TEXAS LAWMAKERS MOVE AHEAD ON BILL TRIGGERING SMALLER LOTS

THE BUILDER'S DAILY

June 3rd, 2025

Applicability

The law applies to municipalities with populations over 150,000 located in counties with populations over 300,000. It targets new subdivisions (tracts of at least five acres, not yet platted) zoned for single-family homes.

Minimum Lot Size and Density

Cities covered by the bill cannot require new single-family residential lots to be:

- Larger than 3,000 square feet
- Wider than 30 feet
- Deeper than 75 feet

Cities also can't set density rules that prevent a single-family home from being built on a lot of at least 3,000 square feet.

TEXAS LAWMAKERS MOVE AHEAD ON BILL TRIGGERING SMALLER LOTS

THE BUILDER'S DAILY

June 3rd, 2025

Small Lot Regulations

Cities cannot impose:

- Setbacks greater than 15 feet (front), 10 feet (back), or 5 feet (side)
- Covered parking requirements
- More than one parking space per unit
- Off-site parking requirements
- More than 30% open space or permeable surface
- Fewer than three full stories (not exceeding 10 feet per story)
- Maximum building bulk or wall articulation requirements

Exceptions exist for setbacks related to environmental protection and aquifer recharge zones.

Summary

We Are Starting to Make Some Progress.....

In Barrow County??

Atlanta Success Story!!

By the narrowest of margins with a 4 to 3 vote of the BOC, we did secure that rezone. They approved 249 single-family homes with square foot sizes from 1100 to 1350 ft.². This project will be in Barrow County and it's the first project in about 15 years to be approved here without the 2,000 SF min. Requirement.

I really appreciate your assistance with the data you provided us and hopefully this will start a new trend here of smaller, more affordable homes. FYI- we plan to sell these homes from 319k to 349k.

And one more thing on a sidenote. The BOC asked us not to call them affordable homes. They want us to call them attainable homes or attainable housing. I thought that was pretty funny, but whatever it took to get it approved!



1200 Sq Ft
\$290,000

VAULTED PRIMARY
13/8 X 12/0
(9' CLG)

BR. 2
10/0 X 10/0
(9' CLG.)

BR. 3
10/0 X 10/0
(9' CLG.)

VAULTED GREAT RM
12/0 X 16/6
(9' CLG)

DINING
7/6 X 10/0+/-
(9' CLG.)

GARAGE
19/0 X 19/6

FOYER
(9' CLG)

PORCH

PORCH

BATH
5/0 X 6/8

W/D

REF. P.

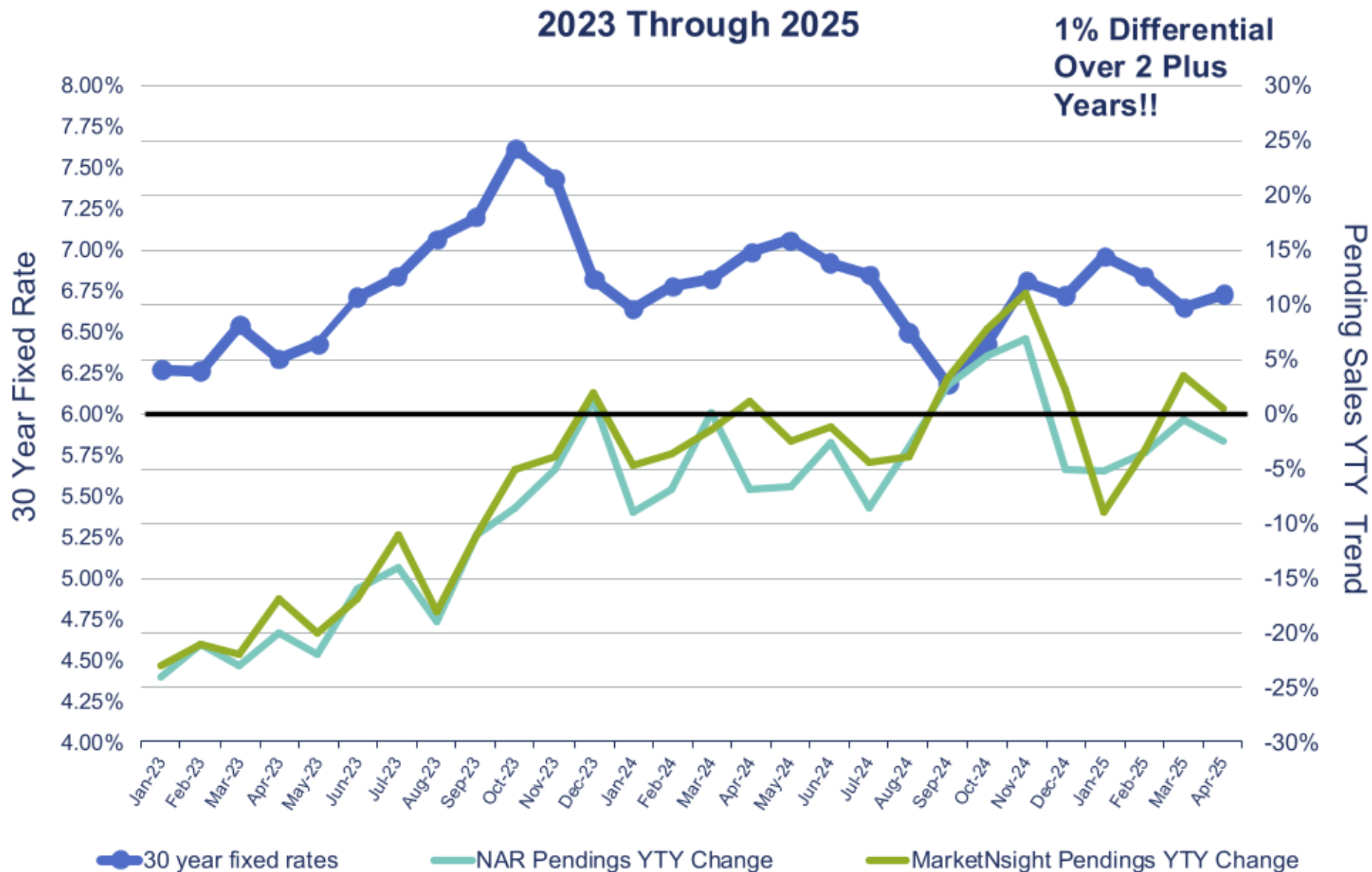
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Atlanta Is A Barometer For The Rest Of The Nation

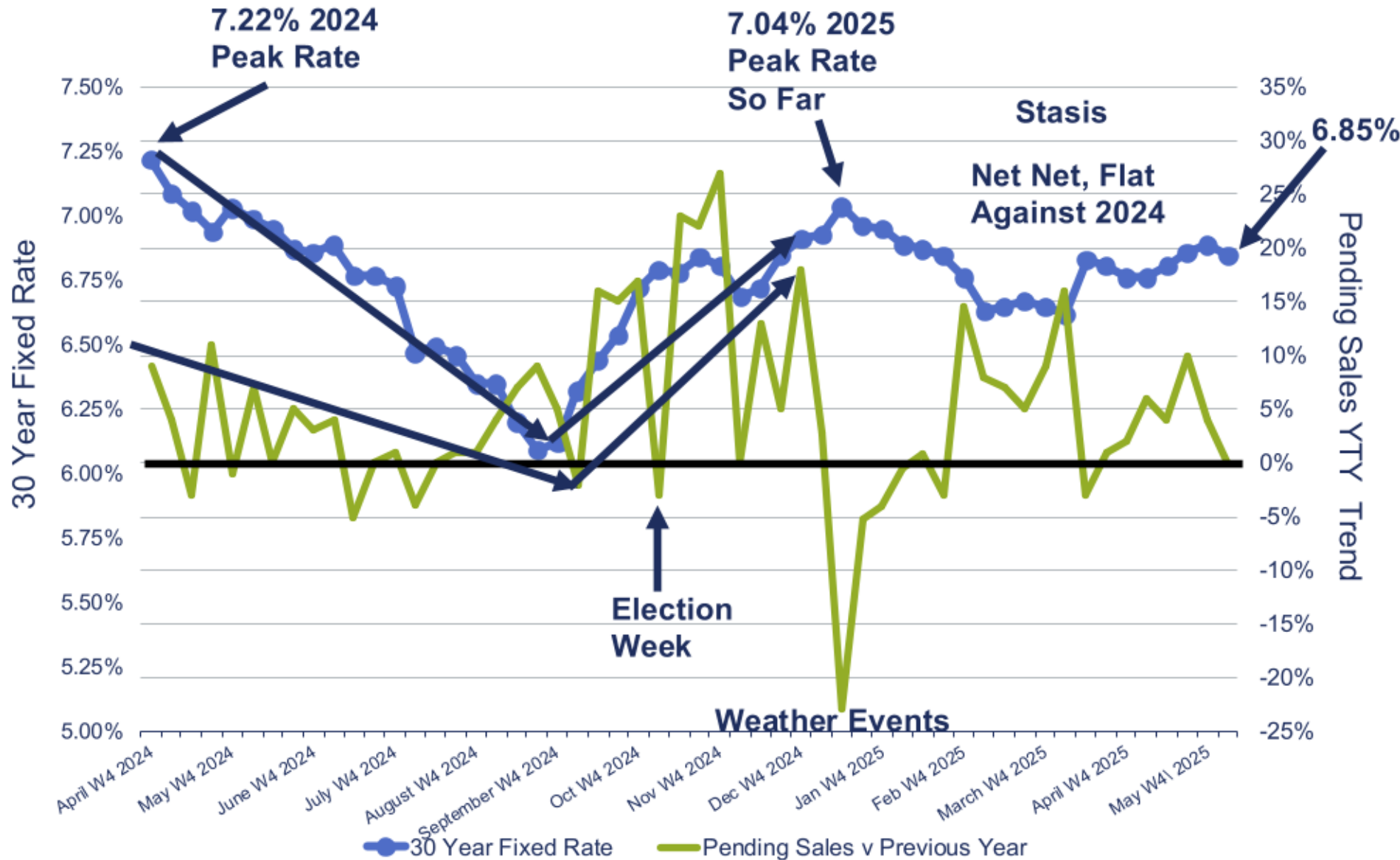
NAR versus MarketNaight Pending Sales YTY % Change





**In June 2022, We Reinstated Weekly
Market Updates as Rates Began Exploding**

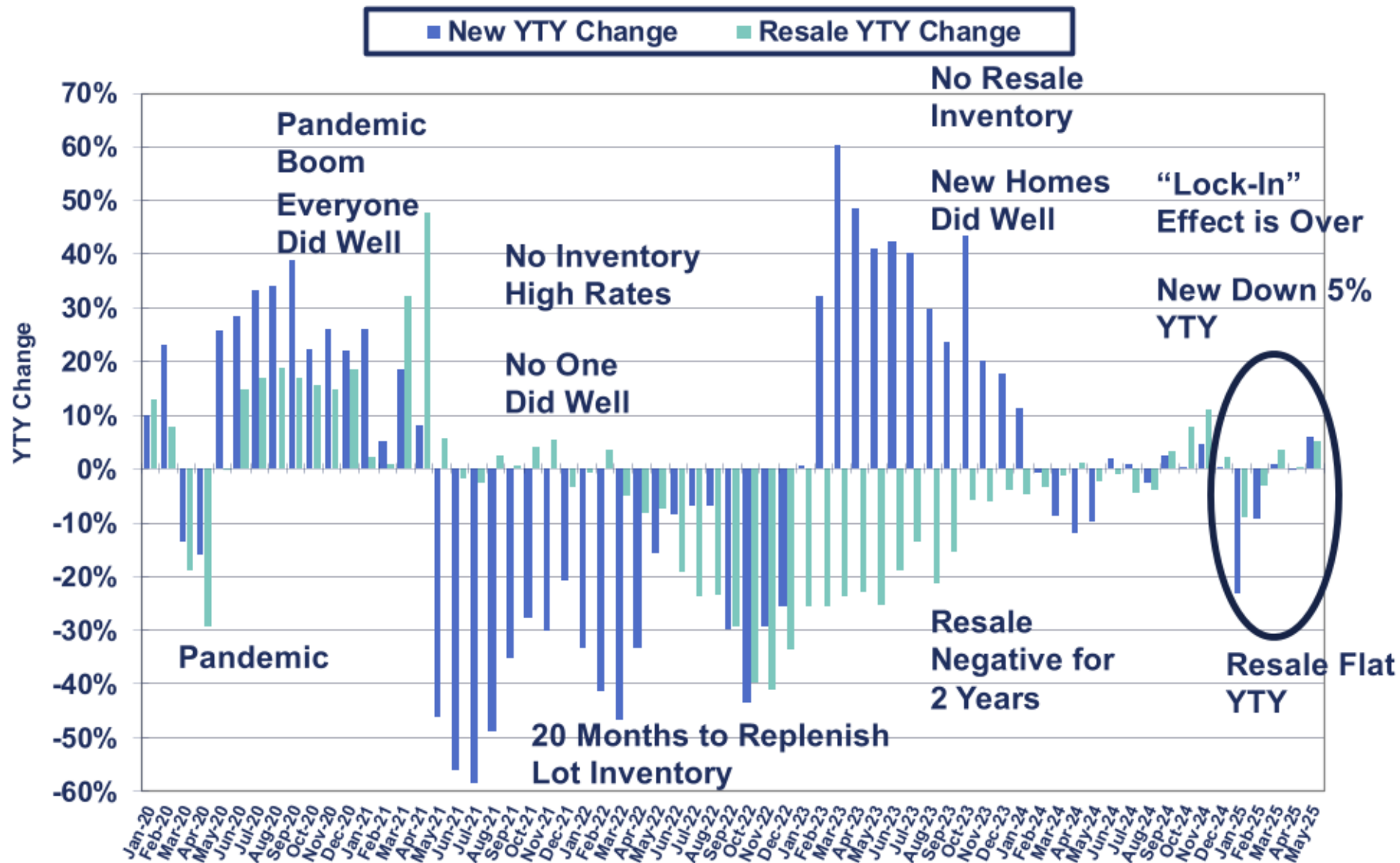
Pending Sales YTY % Change April Week 4 2024 Through June W1 2025



**MarketNsisht is the only
major housing research company
in the country
that breaks out pending sales
by new versus resale resale!!**

It Matters!!

YTY Change in Pending Sales



Harnett Central HSD, Raleigh

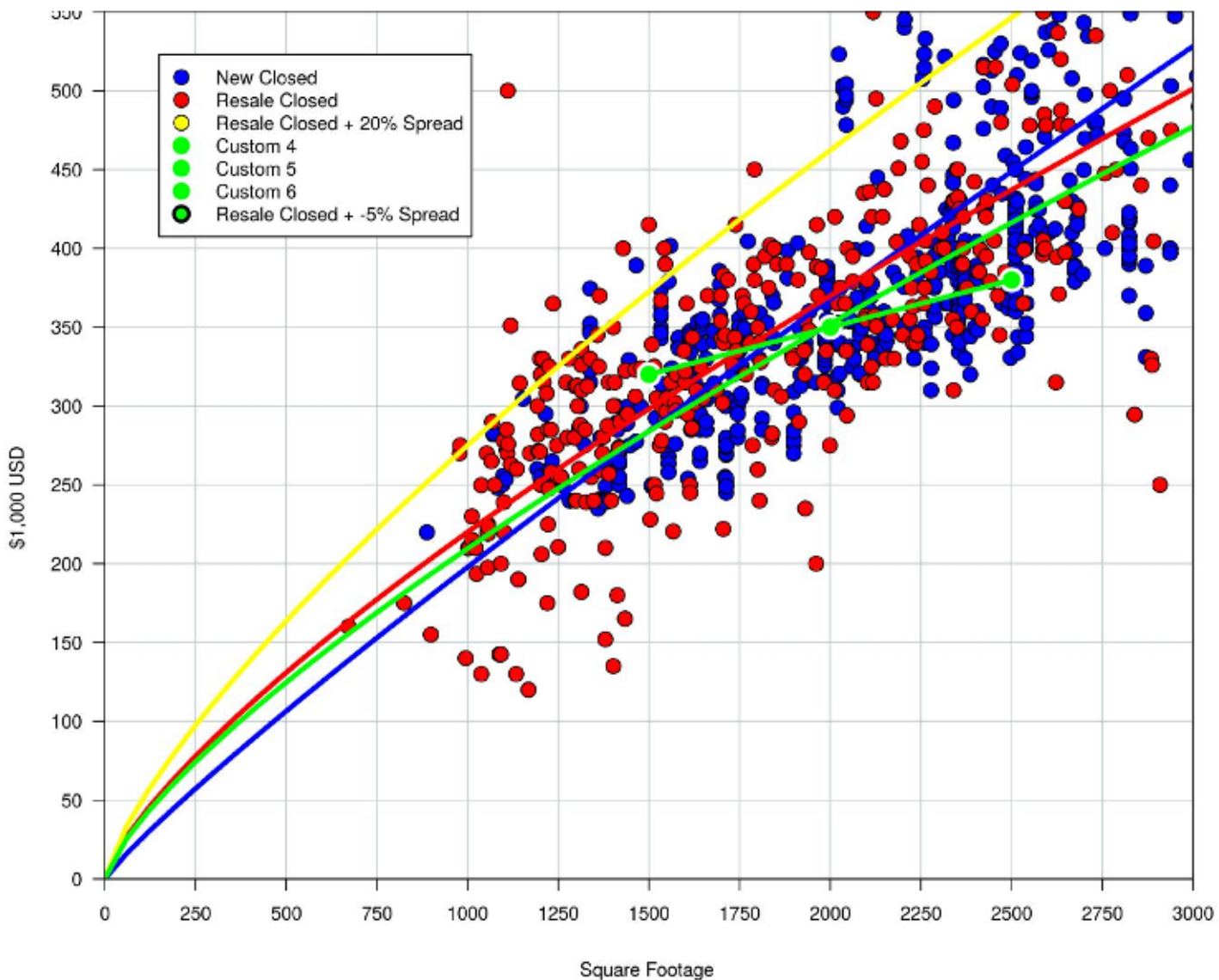
Housing Market Characteristics

Total Closings TTM:	1150
New:	65.2%
Resale:	34.8%

Category	Value	New	Resale
Average SQFT		2308	1893
Type(s):			
	Condo	0.0%	0.0%
	Detached	88.7%	96.4%
	Townhome	11.3%	3.6%
Foundation(s):			
	Basement	12.0%	8.5%
	No Basement	88.0%	91.5%
Garage(s):			
	1 Car	7.9%	8.5%
	2 Car	71.9%	49.8%
	3 Car	14.3%	6.5%
	4+ Car	0.5%	1.2%
	None	5.5%	34.0%
Story(s):			
	1 Story	25.1%	61.6%
	2 Stories	73.3%	37.5%
	3+ Stories	1.6%	0.9%

Harnett Central HSD, Raleigh

Regression Chart

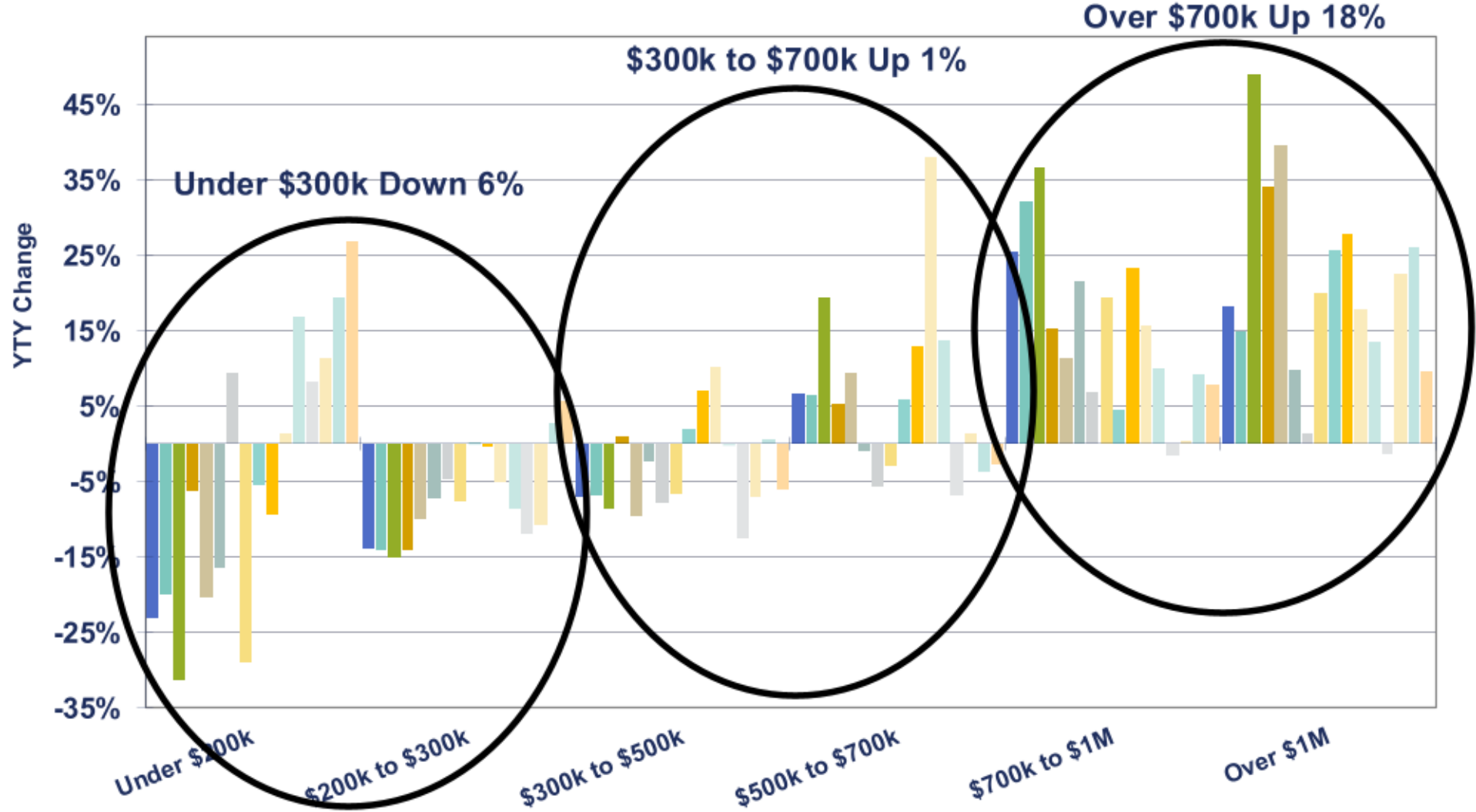


**MarketNsight is the only
major housing research company
in the country
that breaks out pending sales
by price!!**

It Matters!!

2024-2025 Monthly Total Pending Sales YTY Change by Price Atlanta

Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24 Jul-24 Aug-24
Sep-24 Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25

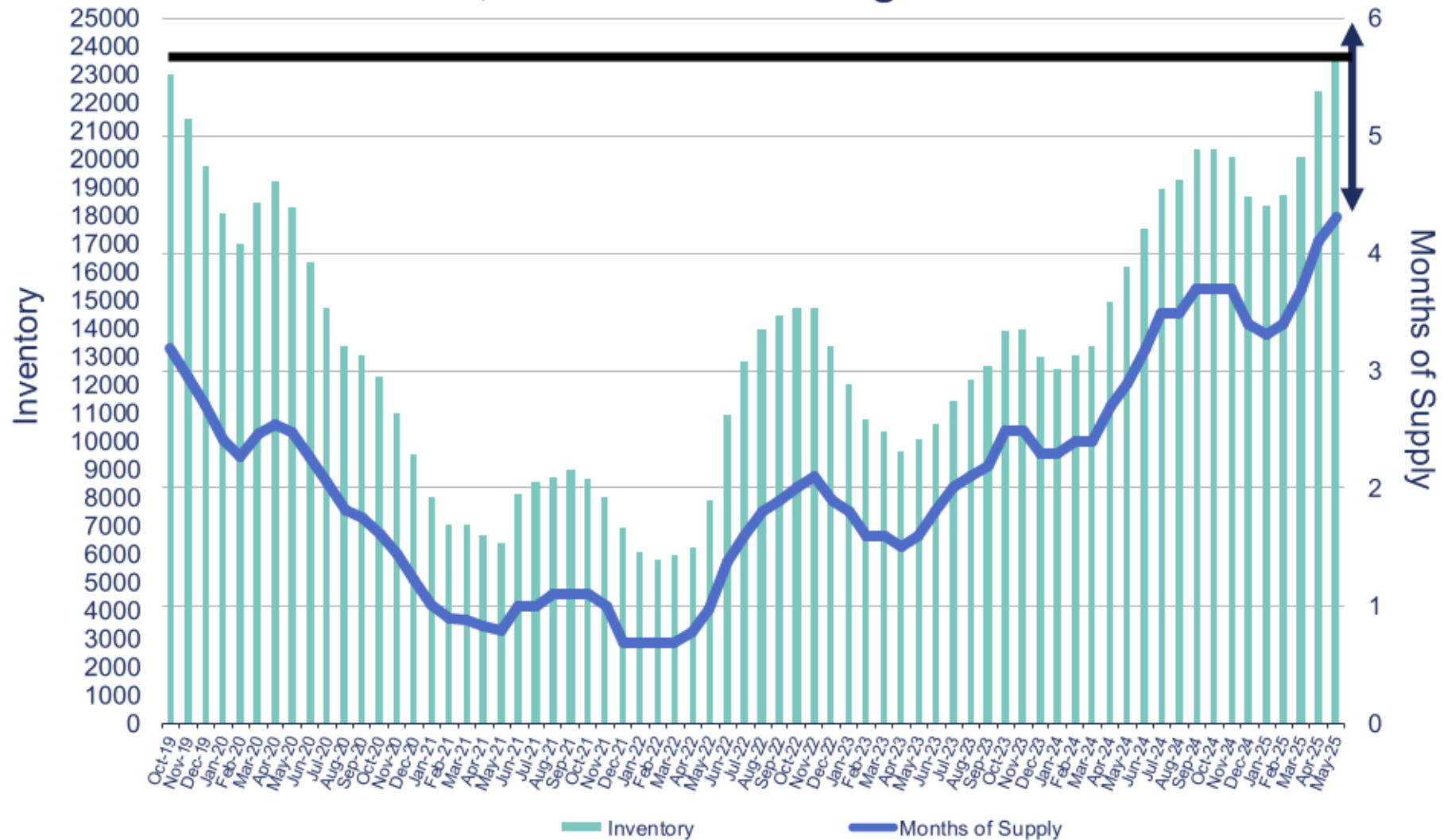




What About Inventory??

Inventory and Months of Supply Trending Atlanta

24,000 Annual Housing Deficit



Months of Supply Trends

Market	2019 Resale Inventory High	2025 Resale Inventory High	Current Total MOS	Current Total Deficit
Augusta	1,558	1,868	4.4	2,472
Atlanta	17,795	18,513	4.1	26,240
Charlotte	5,914	7,330	2.9	25,296
Huntsville	2,627	3,902	4.6	4,184
Jacksonville	5,874	8,234	4.7	8,120
Nashville	5,062	11,030	4.6	12,548
Raleigh	4,708	6,426	3.5	17,864



**What Are Georgia's
Hottest Markets??**

**Where Will We Sell The
Most Homes in 2025??**

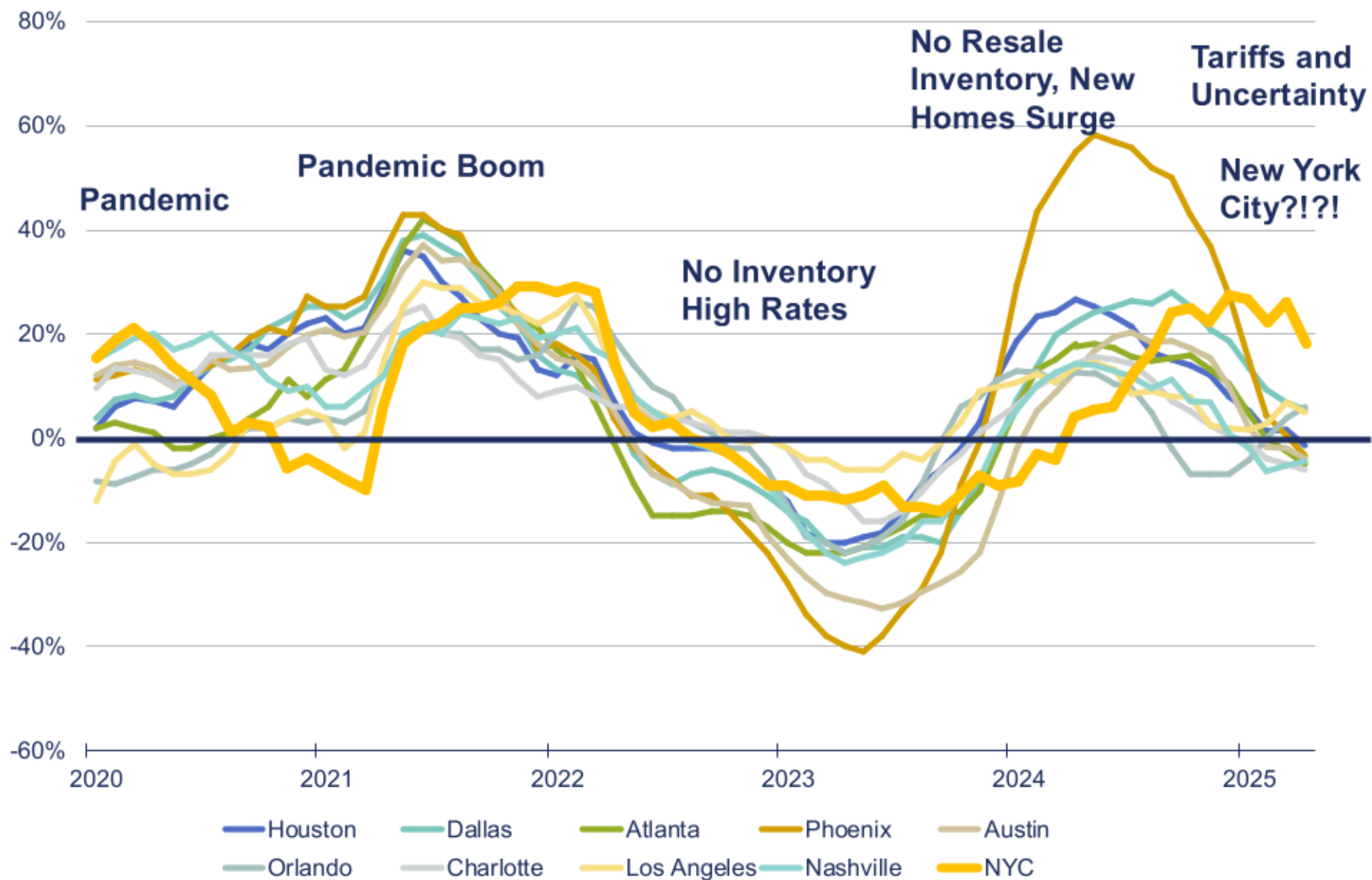
**Of Course, It's Where We
Sold The Most Finished
Retail Lots!!!**

Highest Lot Transactions By County – All Of GA

<u>County</u>	<u>Lots</u>	<u>Avg Price</u>
Gwinnett	1419	\$118,122
Chatham – Savannah	1236	\$86,438
Houston – Macon	785	\$60,257
Cobb	778	\$132,866
Fulton	724	\$135,125
Barrow	649	\$81,267
Henry	647	\$96,508
Paulding	621	\$109,353
Jackson	563	\$121,800
Coweta	541	\$118,220
Bartow	532	\$78,936
Cherokee	524	\$134,987
Forsyth	521	\$161,195
Columbia – Augusta	517	\$80,383
Bulloch	367	\$75,338
Richmond – Augusta	363	\$50,785
Camden – Golden Isles	314	\$52,765
Douglas	285	\$76,583
Dawson	251	\$99,929



Top 10 Cities Permits 12 Month Moving Avg 2020 – 4/2025



NYC sees record-breaking 33,974 new homes completed in 2024, highest since 1965: DCP

Approximately 33,974 new homes were built in new buildings across New York City in 2024, according to the New York City Department of City Planning's (DHS) **Housing Database**.

This number, announced by DHS Director Dan Garodnick, marked the **highest amount of completed units in a single year in New York City since 1965**. One of the main contributing factors to this large number was the high volume of building permits submitted right before the **expiration of the previous 421-a tax abatement program**, which ended on June 15, 2022. Many of those submitted permits that were approved had the construction of the buildings finished in 2024.

DCP is hopeful that the **"City of Yes for Housing Opportunity,"** which passed in December 2024, can help the city change these trends and bring growth to equitable housing in New York City. The City of Yes Housing Opportunity **calls for the creation of 80,000 new homes in the city across the next 15 years and the investment of \$5 billion in critical infrastructure updates and housing.**

Mayor Adams, Governor Hochul, and Speaker Adams Celebrates Passage of Most Pro-Housing Proposal in New York City History



NEW YORK – New York City Mayor Eric Adams, New York State Governor Kathy Hochul, New York City Council Speaker Adrienne Adams and New York City Department of City Planning (DCP) Director and City Planning Commission (CPC) Chair Dan Garodnick today celebrated the passage of “[City of Yes for Housing Opportunity](#),” the most pro-housing zoning proposal in New York City history. As the city confronts a generational housing crisis with a [1.4 percent rental vacancy rate](#), the citywide rezoning will enable the creation of 80,000 new homes over the next 15 years and invest \$5 billion towards critical infrastructure updates and housing. The City of Yes proposal alone exceeds all the housing created from rezonings during any mayoral administration of the last 50 years,

“Our only shot at solving New York’s affordability crisis is by building more housing — and that’s why I’m committing \$1 billion for projects that will make ‘City of Yes’ a reality,” said **Governor Hochul**.

“New York City’s housing crisis has persisted for so long that many assume high rents, scarce housing, and landlords holding all the cards are just a fact of life. But these outcomes are the result of policy choices, and today, we are officially choosing a new path. These critical changes in our zoning rules will help tackle our housing shortage and create the homes New Yorkers need, all while avoiding significant changes in any one area,” said **CPC Chair and DCP Director Dan Garodnick**.

Mayor Adams, Governor Hochul, and Speaker Adams Celebrates Passage of Most Pro-Housing Proposal in New York City History



Highlights Reflect Many Missing Middle Principles:

- Density!
- Allowing multiple product types
- Highlighting walkability and access to transit
- Conversions of office and non-residential buildings

- Creating the Universal Affordability Preference (UAP), allowing roughly 20 percent more housing in medium- and high-density developments, as long as the additional homes are permanently affordable. If UAP had been in place since 2014, an additional 20,000 income-restricted homes could have been created.
- Legalizing small accessory dwelling units (ADU) for one- and two-family homes, with some restrictions in limited areas to address concerns around flooding and neighborhood context. These small homes, which include backyard cottages and converted garages, can give homeowners extra income and allow families to age in place.
- Permitting transit-oriented development and Town Center zoning, to create three-, four-, and five-story apartment buildings near most transit and along commercial corridors, respectively, with an affordability incentive for projects with more than roughly 50 homes.
- Allowing height-limited, contextual development on large campuses or lots, including those owned by faith-based organizations, that previously could not use their existing development rights because of outdated and conflicting rules.
- Rolling back parking mandates for new residential construction through a [three-zone system](#) that lifts them entirely in Zone 1, reduces them in Zone 2, and keeps them in place in Zone 3. Zone 1 will be the most populous parking mandate-free area in the U.S. — nearly triple the population of Austin, the largest U.S. city to lift parking mandates.
- Enacting new high-density zoning districts that would allow more housing, including mandatory affordable housing in high-demand central areas where it is urgently needed.
- Re-legalizing small and shared housing models with common facilities like kitchens.
- Making it easier to convert offices and other non-residential buildings into housing.

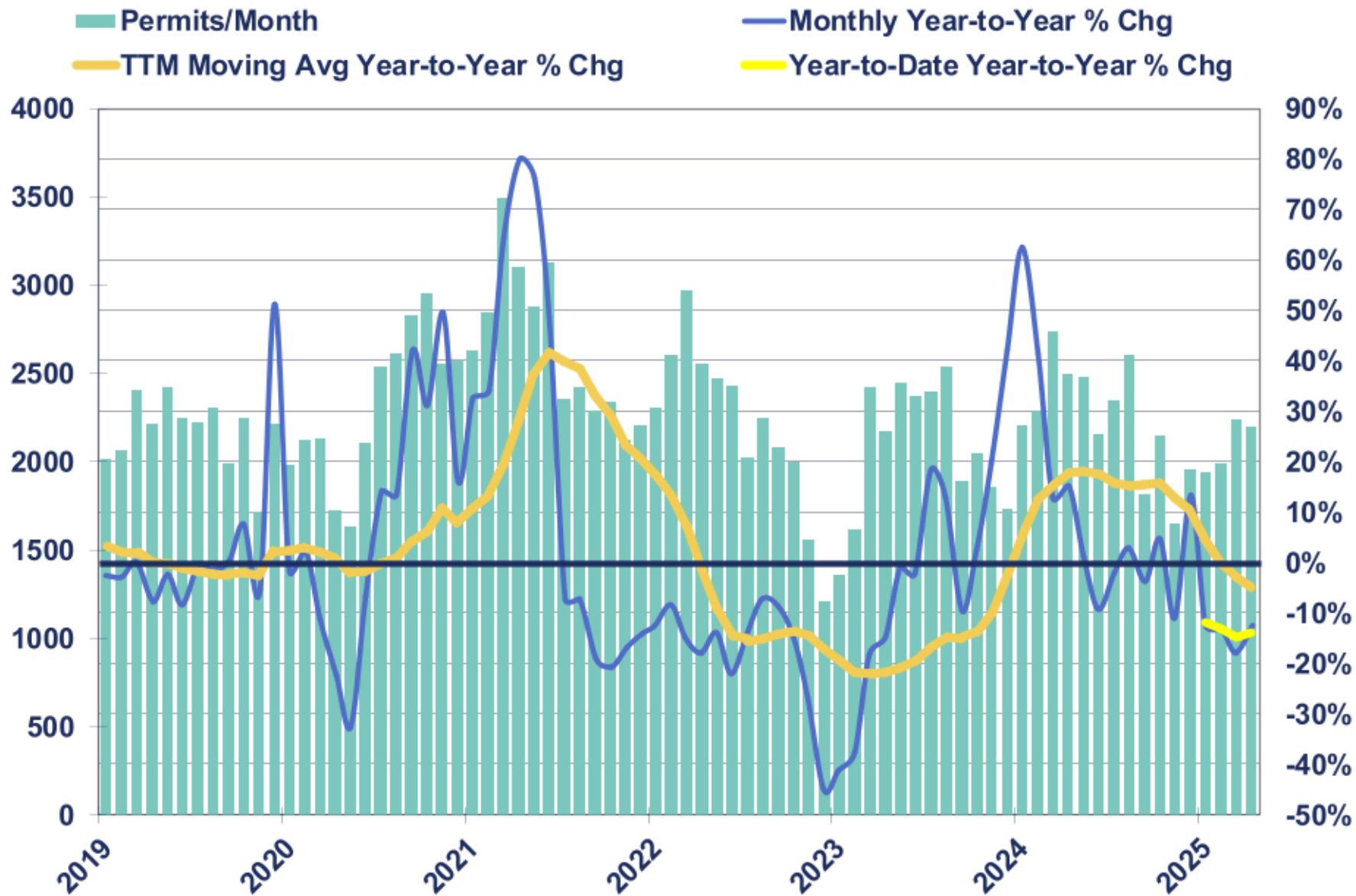
Mayor Adams, Governor Hochul, and Speaker Adams Celebrates Passage of Most Pro-Housing Proposal in New York City History



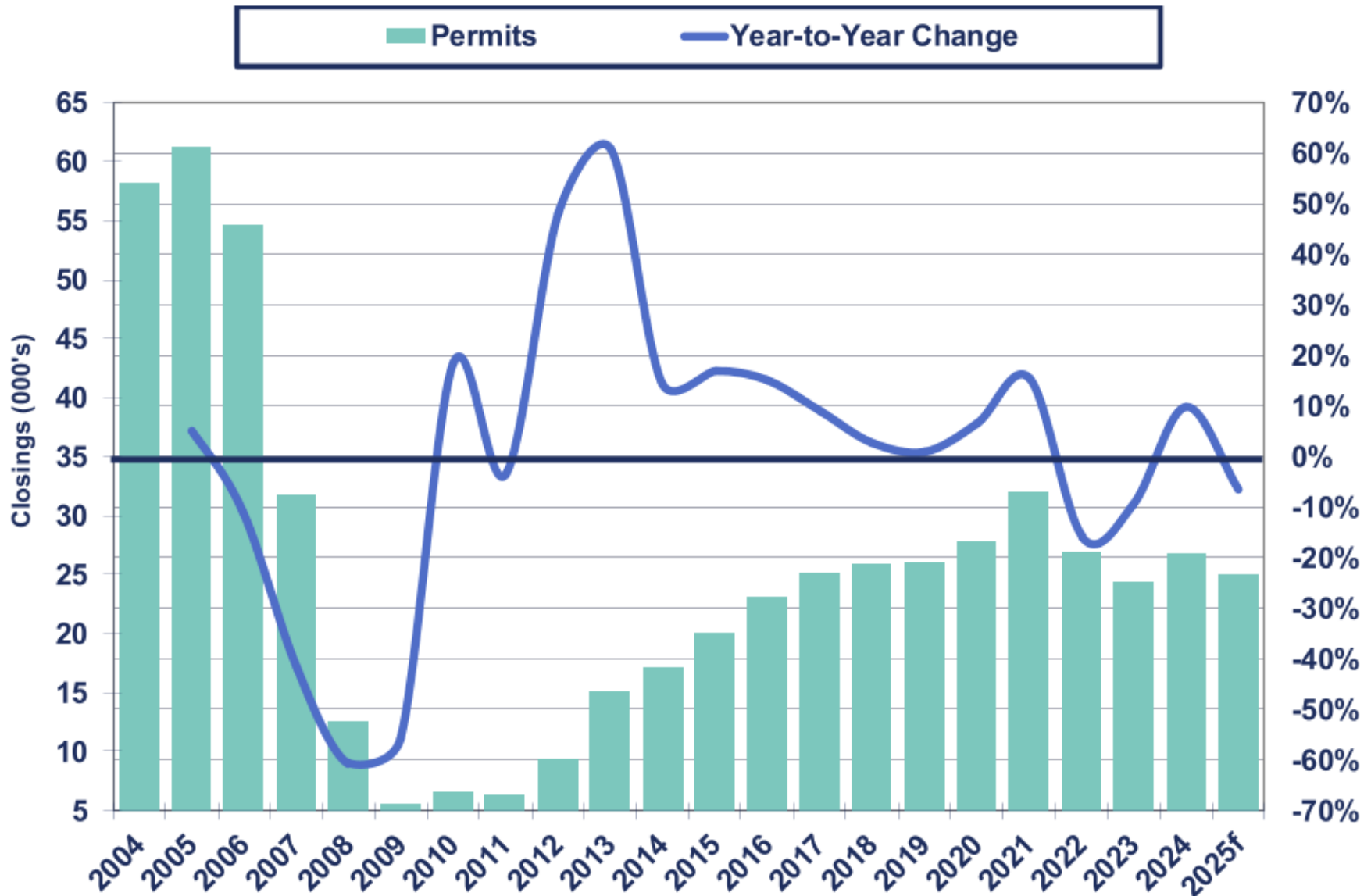
The City of Yes for Housing Opportunity zoning changes represent an all-options-on-the-table, all-hands-on-deck approach:

- Zoning reform incorporating Missing Middle principles.
- Money for infrastructure improvements.
- Tax incentives.
- Taking advantage of state housing grants and capital outlays.
- Rolling back parking mandates for new residential construction.
 - Zone 1 will be the most populous parking mandate-free area in the U.S. — nearly triple the population of Austin, the largest U.S. city to lift parking mandates.
- Streamlined environmental review processes.
- Permit and land use approval streamlining across agencies.

Atlanta Permit Trend 1/2019 – 4/2025



Atlanta Annual Permits Forecast 2004-2025



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June 12, 2025

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