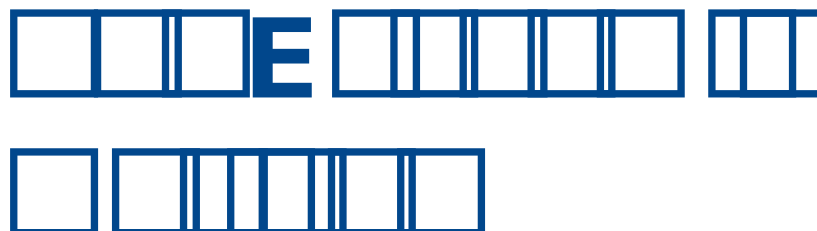




Center for Business and
Economic Research

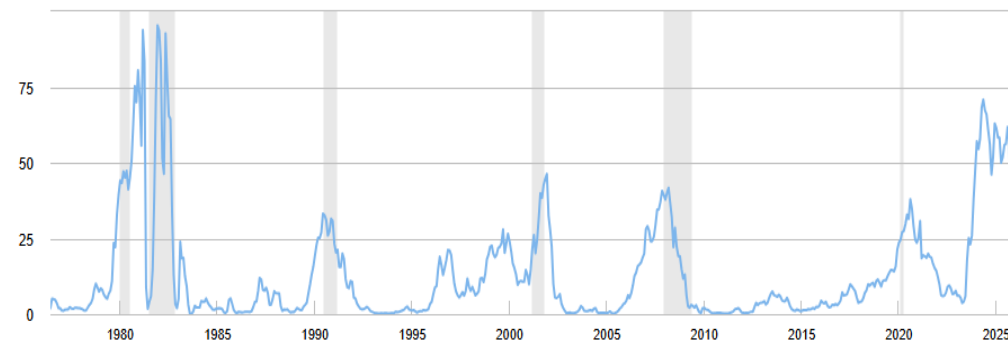
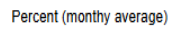


ECONOMICS
RICHARDS COLLEGE OF BUSINESS



A 12025

Percentage points (monthly average)

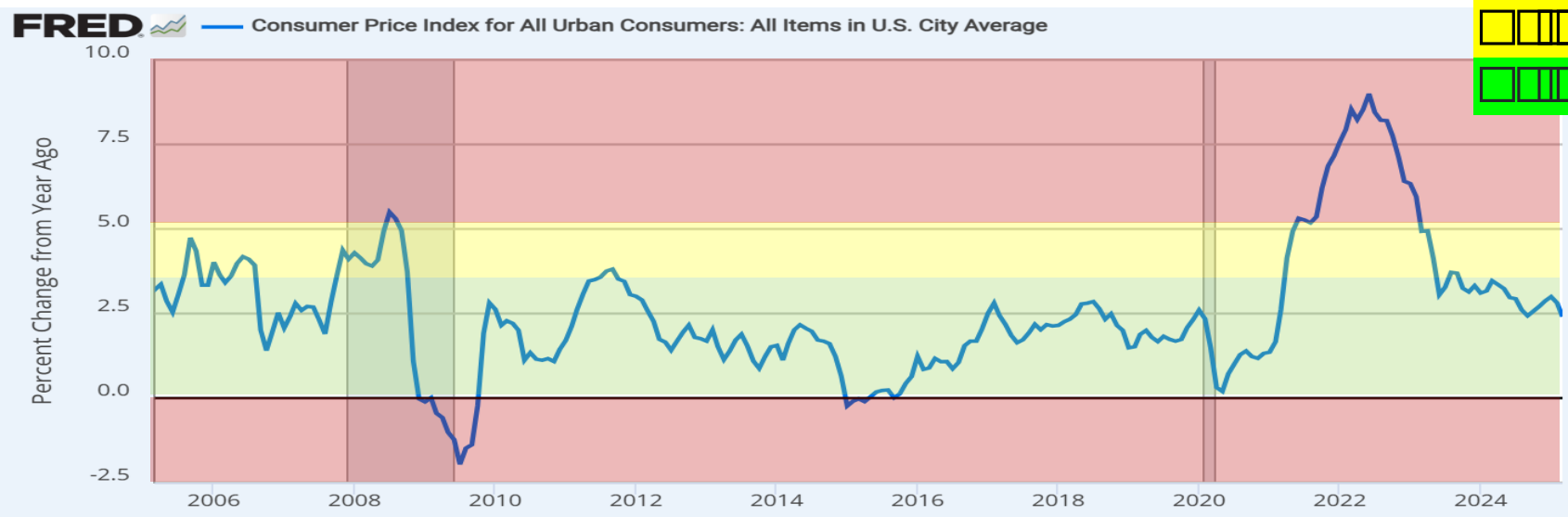


A [REDACTED] FED [REDACTED], [REDACTED]
30% [REDACTED]
2026,
F [REDACTED] 20 [REDACTED] 2024
B [REDACTED]

The Consumer Price Index (CPI) for All Urban Consumers (AUC) is a measure of the average change over time in the prices paid by urban consumers for a fixed basket of goods and services. In February 2022, the CPI for AUC increased 2.4% from the previous month.

The CPI for AUC increased 9% from the previous year.

The CPI for AUC is projected to increase 3.5% in 2024 and 2.4% in 2025.



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_____:

- _____ A _____! B _____
_____, C _____, _____!
- FED _____ 2026.
- _____ GA. _____ 6th _____ \$53.1 B.
_____ (_____) _____.
- C _____ GA _____ & _____, _____,
_____, _____



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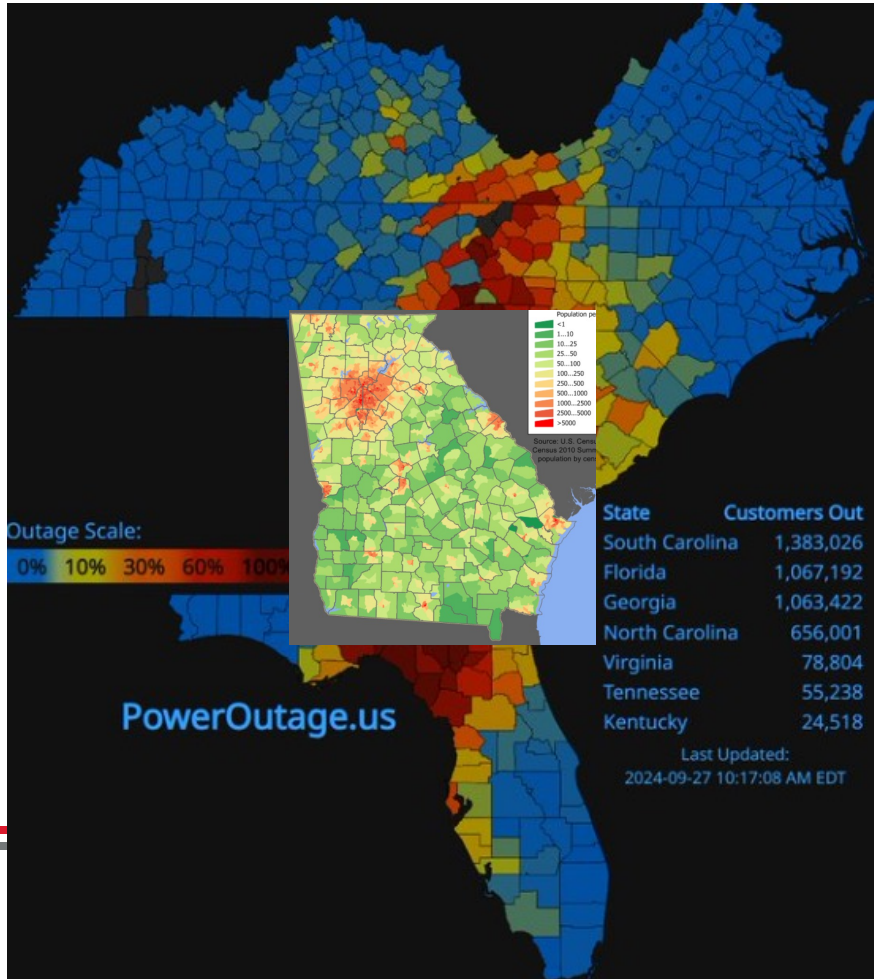
GA

-  7%; **A**  () **D**  **0.4%.**
- **D**  1.3%, 
.
- **C**   (-8.3%). **C** 
, 
 **3** 1.2%. **B** 



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Hurricane Helene & Georgia's Impact



GA damage estimates range widely, but Georgia's impact is likely to be around 7 billion total (infrastructure, homes, autos, agriculture, equipment).

\$5.5 billion in agriculture alone.
Pecans, Timber, Corn, Cotton, & Livestock.

Highlights a continuing weather vulnerability, but it could have been MUCH worse in more populated areas.

EVERYTHING IS AWESOME

I B

C A



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					G						
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Initial Claims

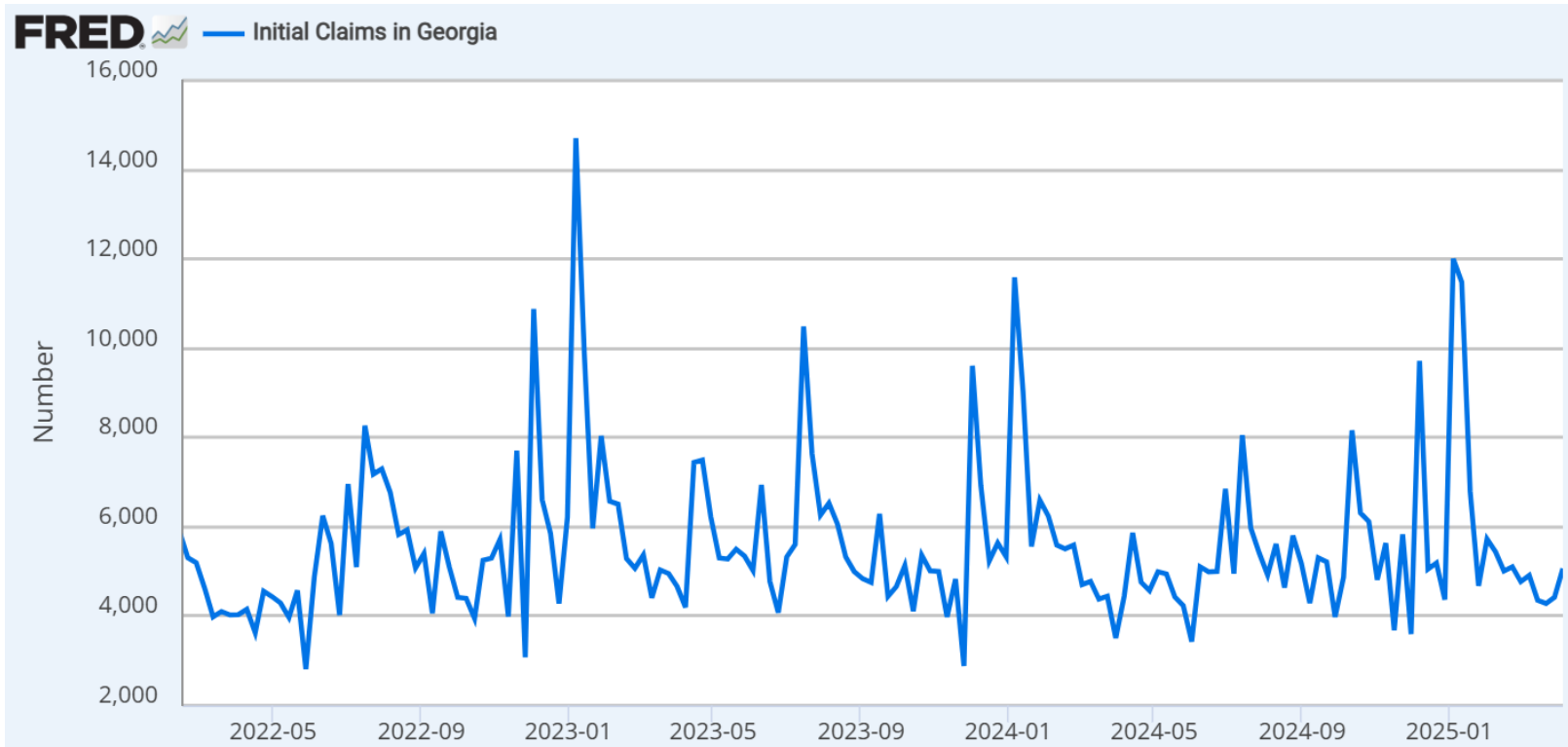
As of 2, 2025

400

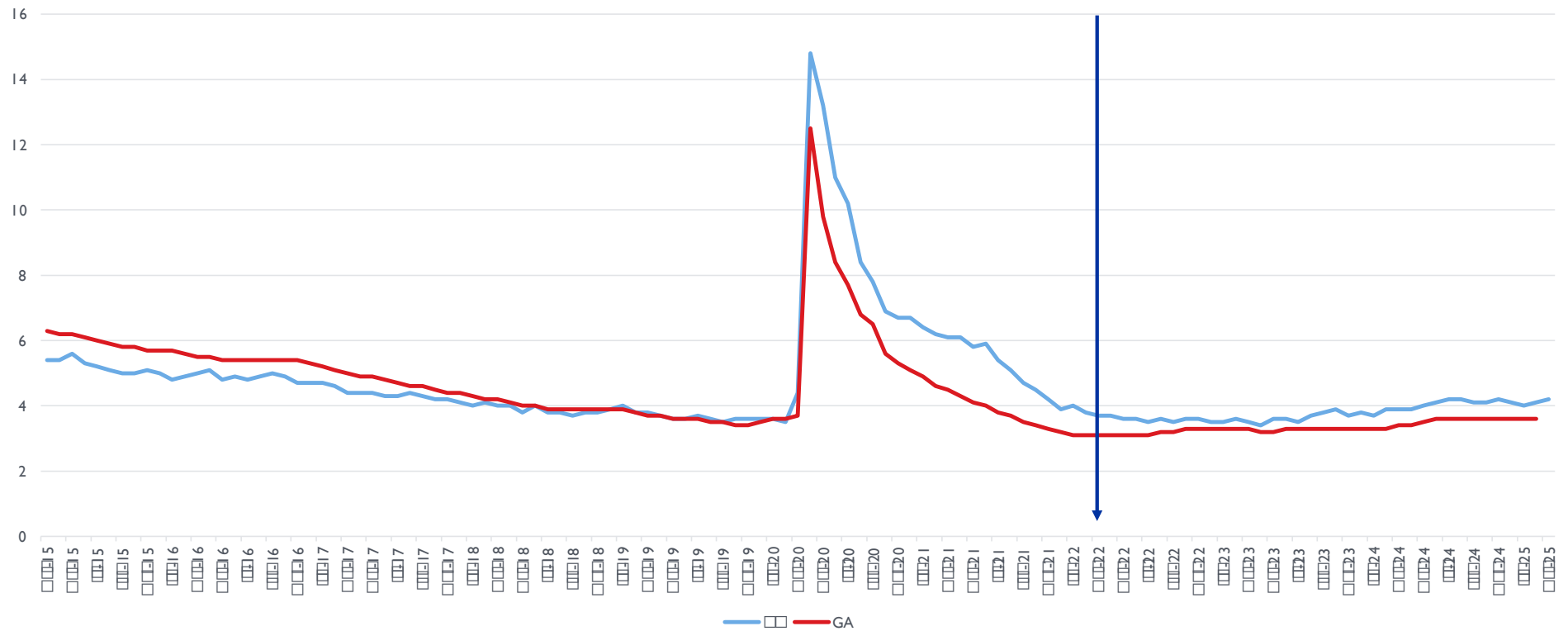


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G C



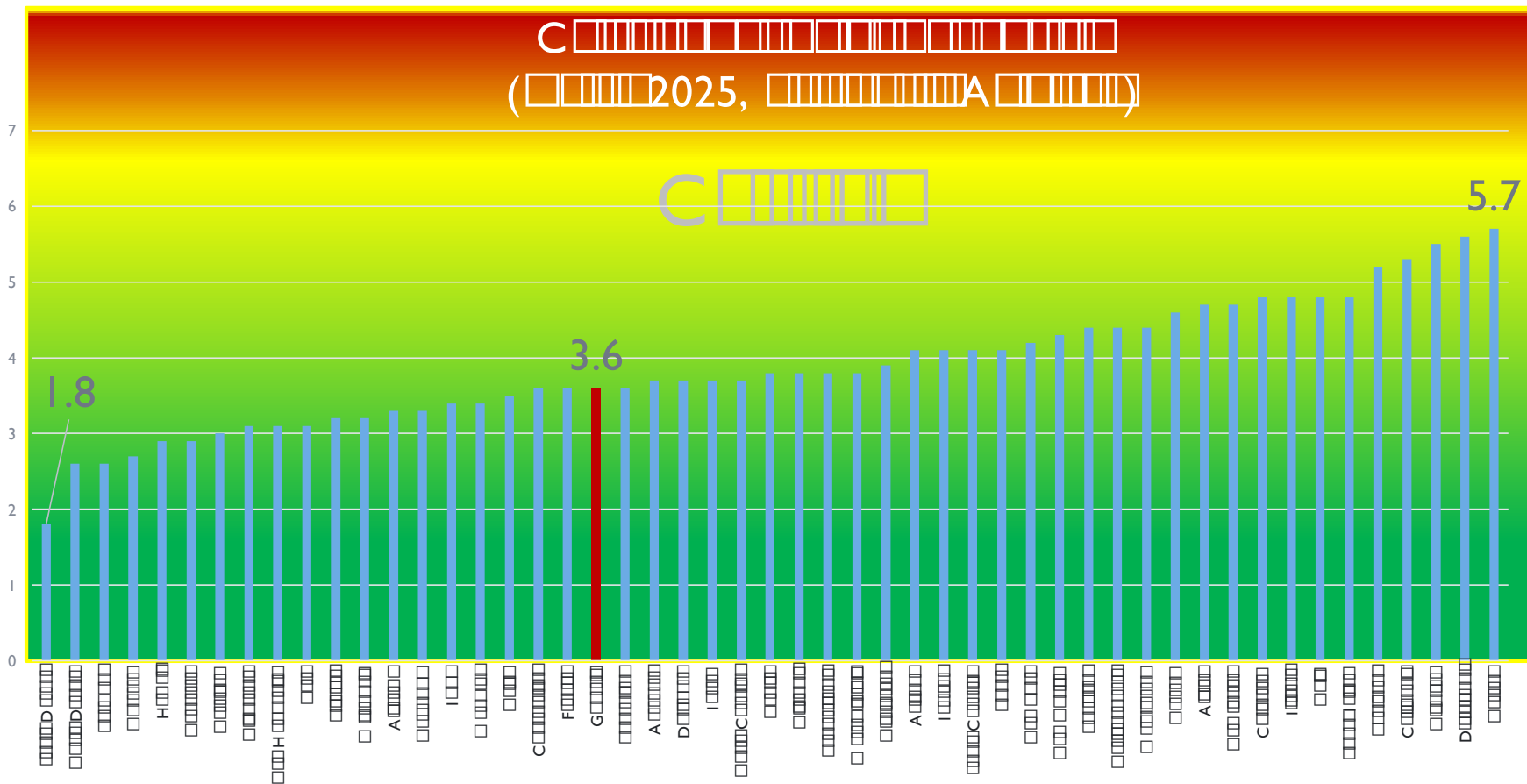
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[illegible]

2025, 4.1%

	2024	F 2025	2025	2024	2024	D 2024	2025	F 2025	2025
	1.5	1.6	1.7	1.3	1.7	1.6	1.5	1.5	1.5
2	2.0	2.2	2.1	1.8	2.0	1.9	1.9	1.9	1.9
3	3.9	4.5	4.2	3.9	4.2	4.1	4.0	4.1	4.2
4	4.1	4.7	4.5	4.1	4.5	4.4	4.3	4.4	4.4
5	4.7	5.4	5.1	4.8	5.1	5.0	4.9	5.1	5.1
6	7.4	8.4	7.9	7.3	7.7	7.5	7.5	8.0	7.9
2									

D
 +0.2



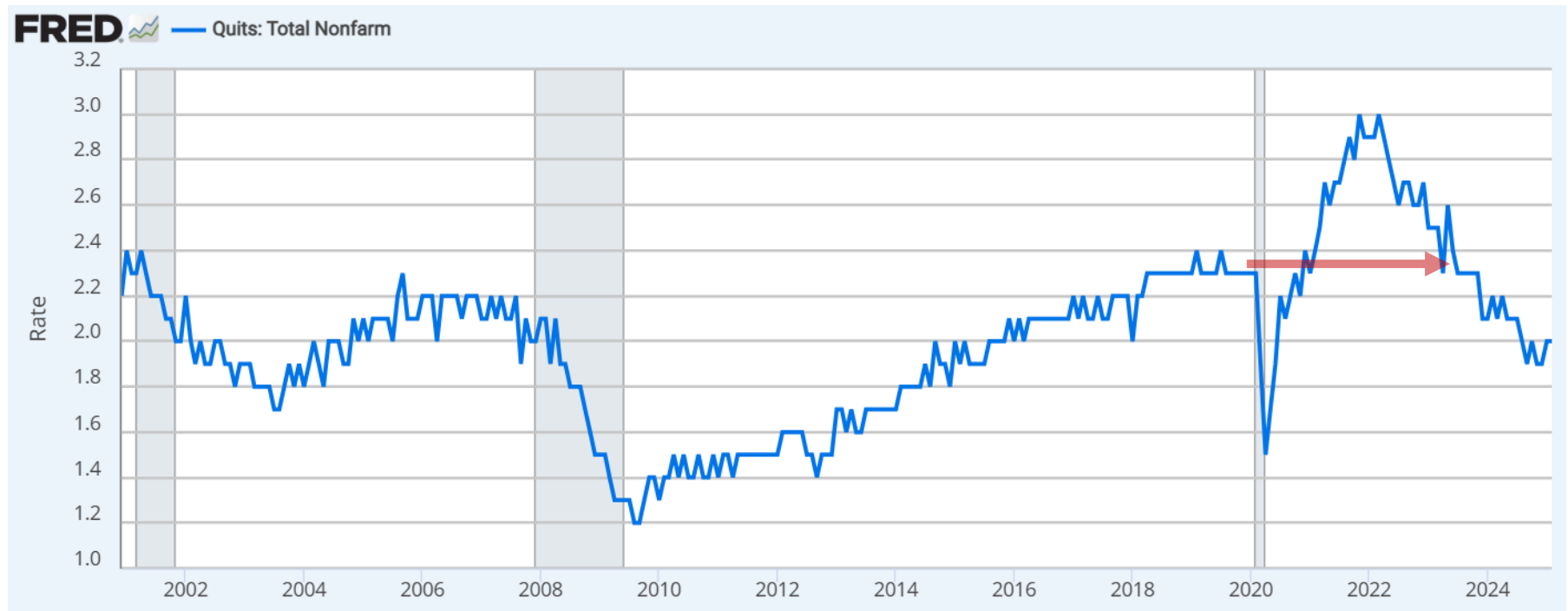
UNIVERSITY OF WEST GEORGIA

A

B

C

D



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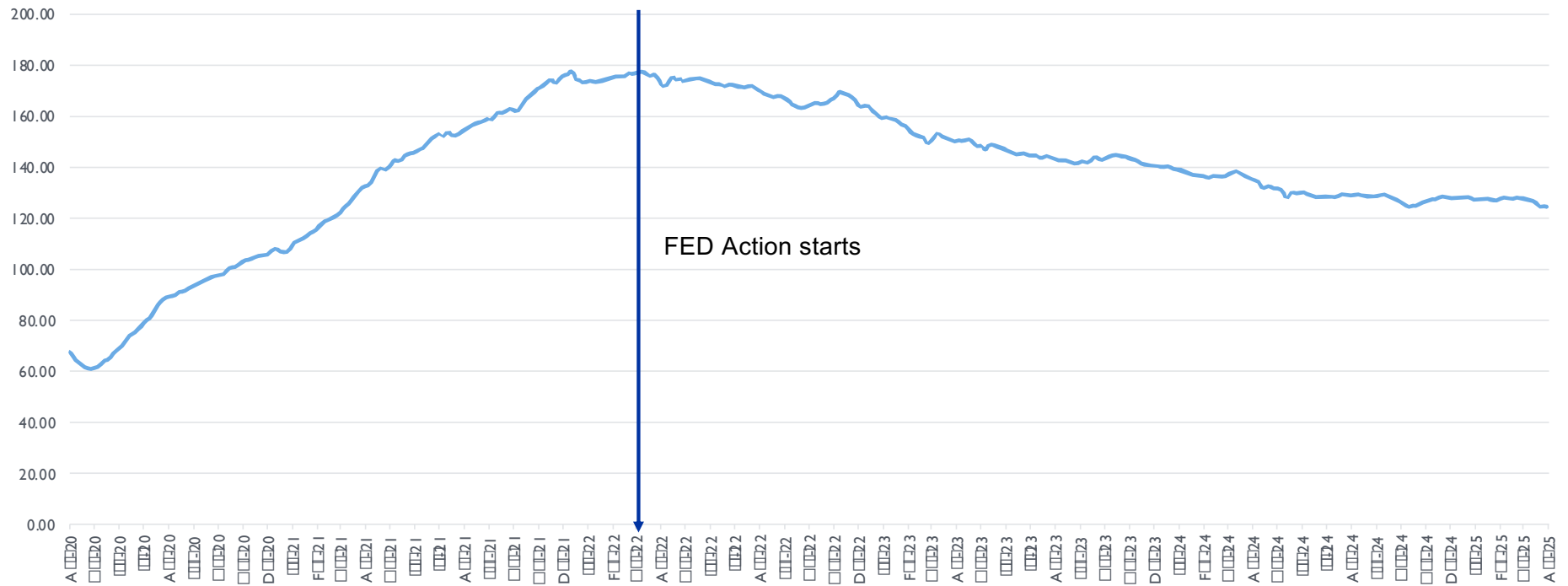


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(G )

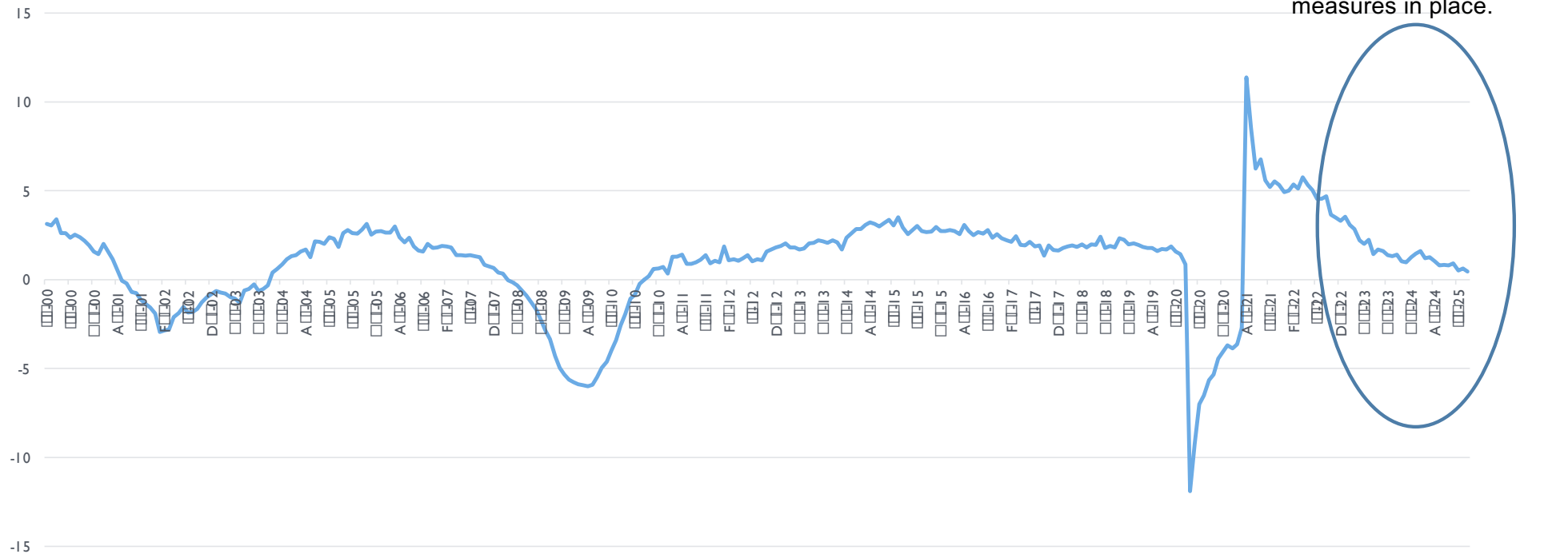


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Georgia's Economic Outlook

Georgia's Economic Outlook

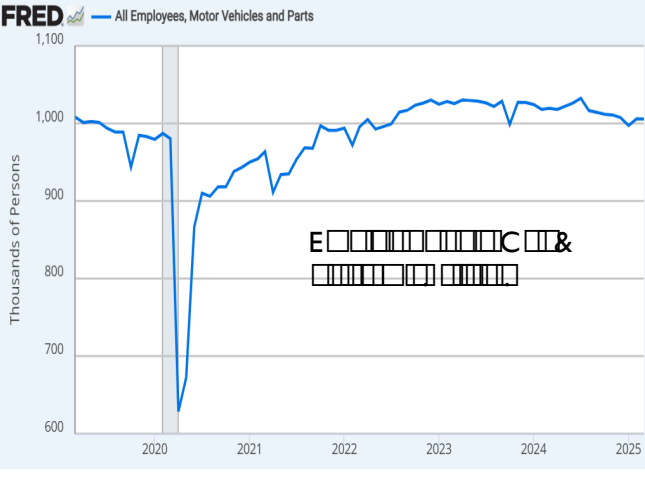
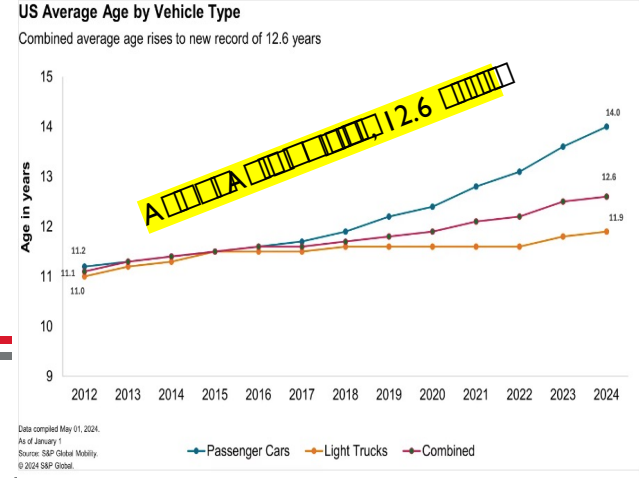
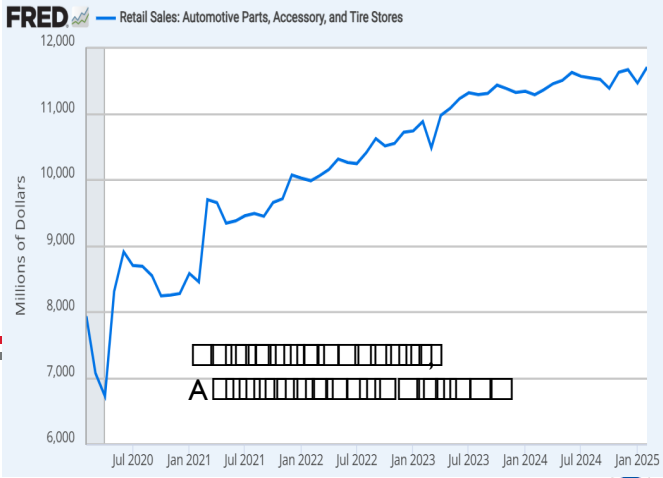
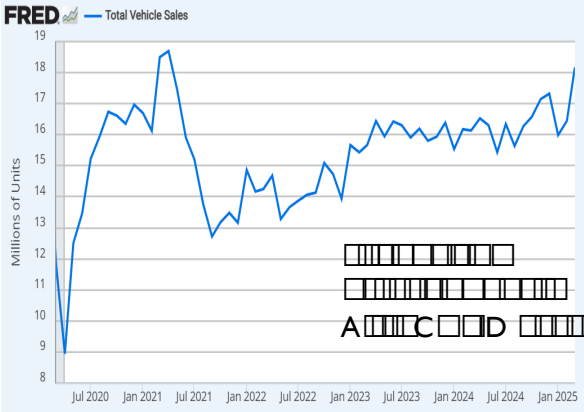
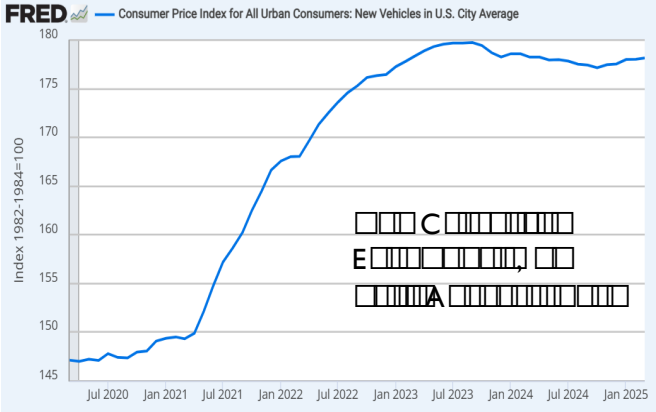
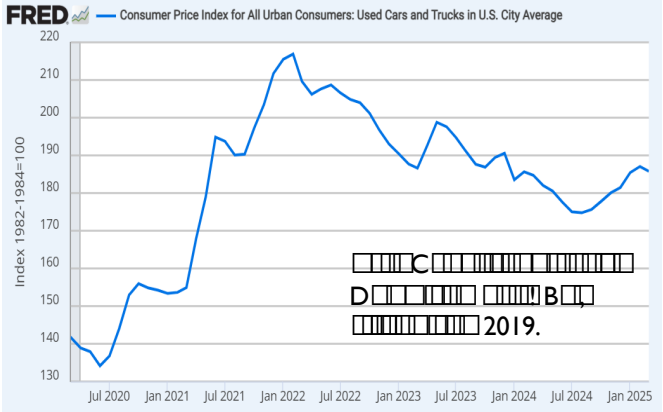
Georgia's Economic Outlook



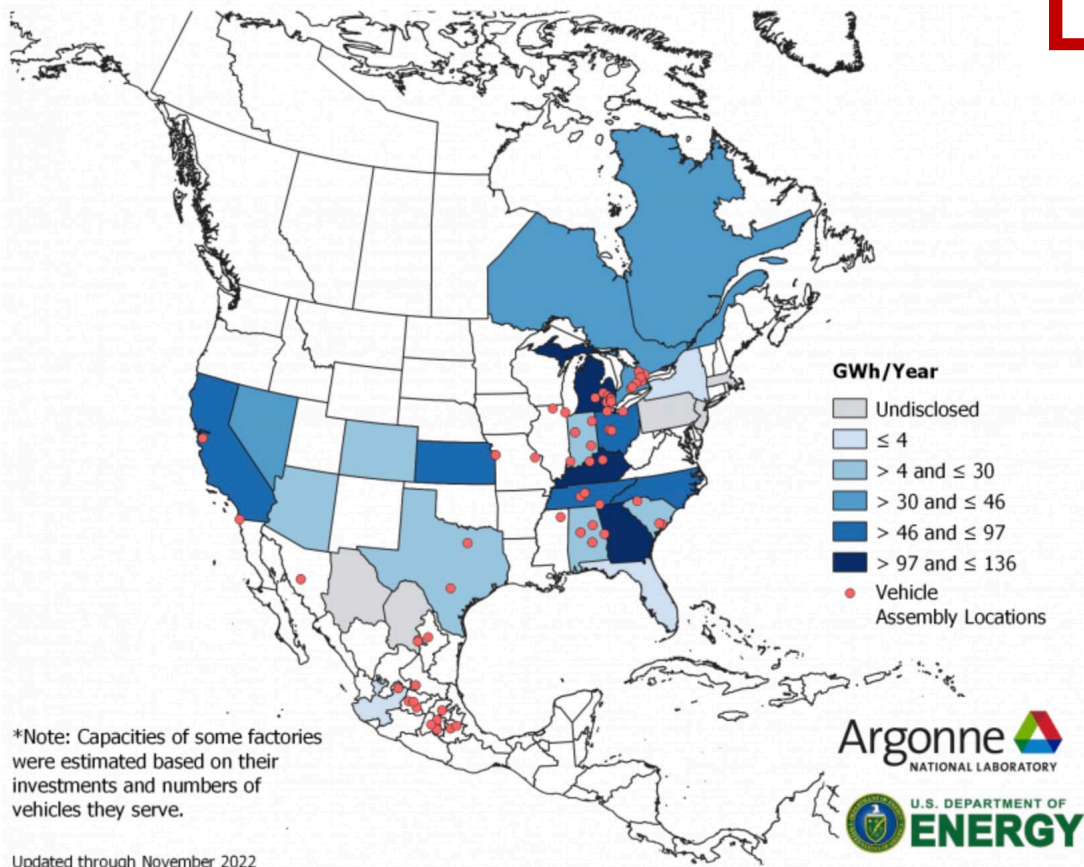
UNIVERSITY OF WEST GEORGIA



A [redacted] [redacted] (\$ [redacted], \$53 [redacted])
[redacted] [redacted] [redacted] [redacted] [redacted] [redacted]



Planned Battery Plant Capacity in North America by 2030



Did you know?

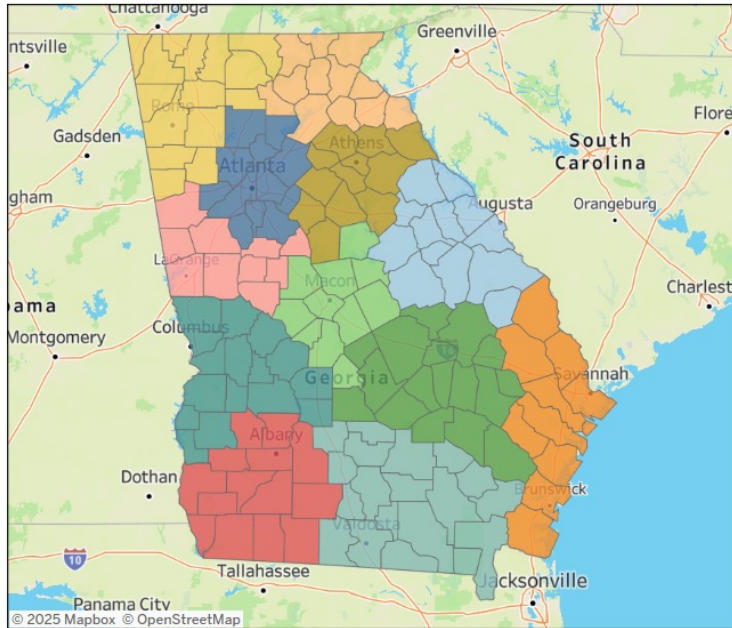


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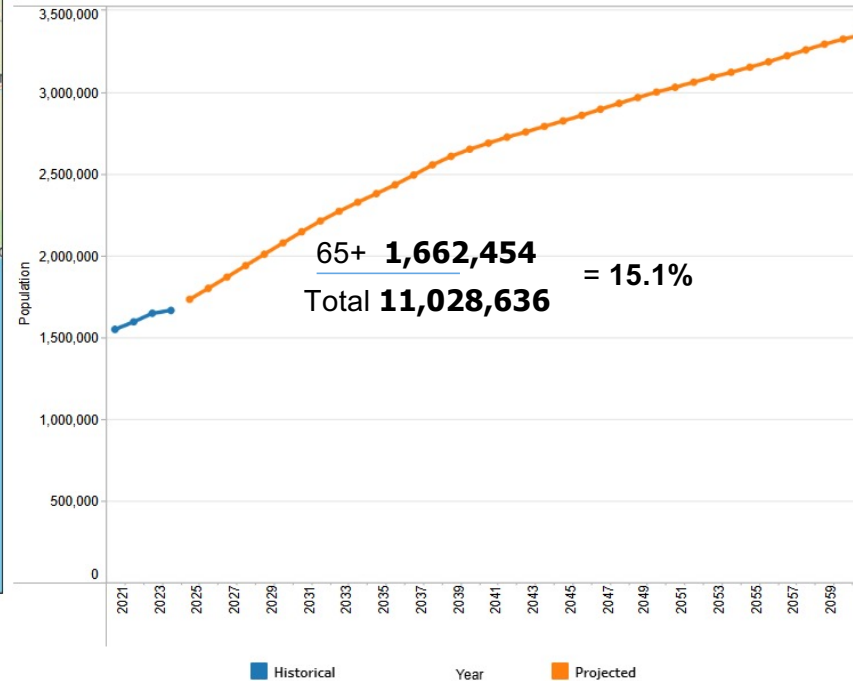
Housing: On-Campus Housing



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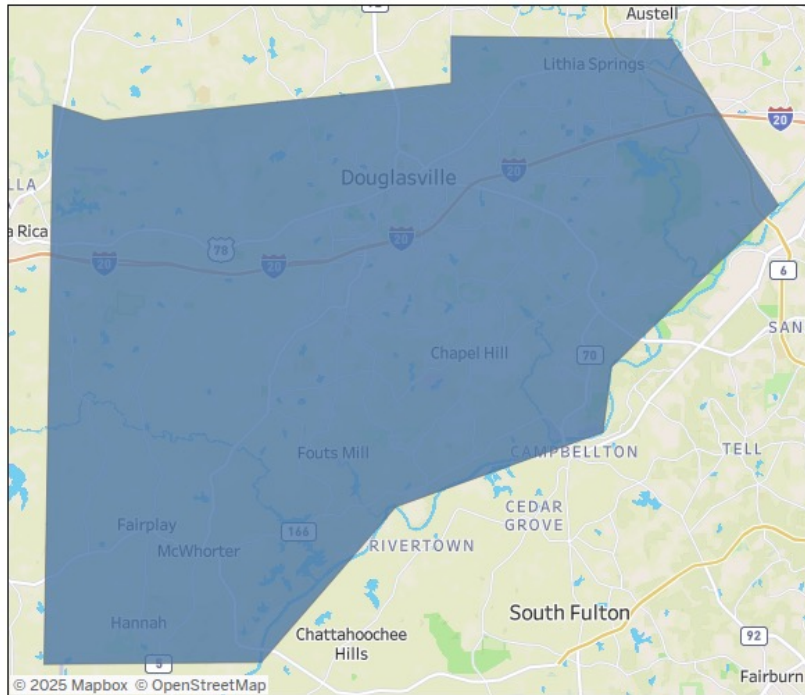
Historical and Projected Population, 2020-2060



Historical data is based on the U.S. Census Bureau's Vintage 2023 Population Estimates

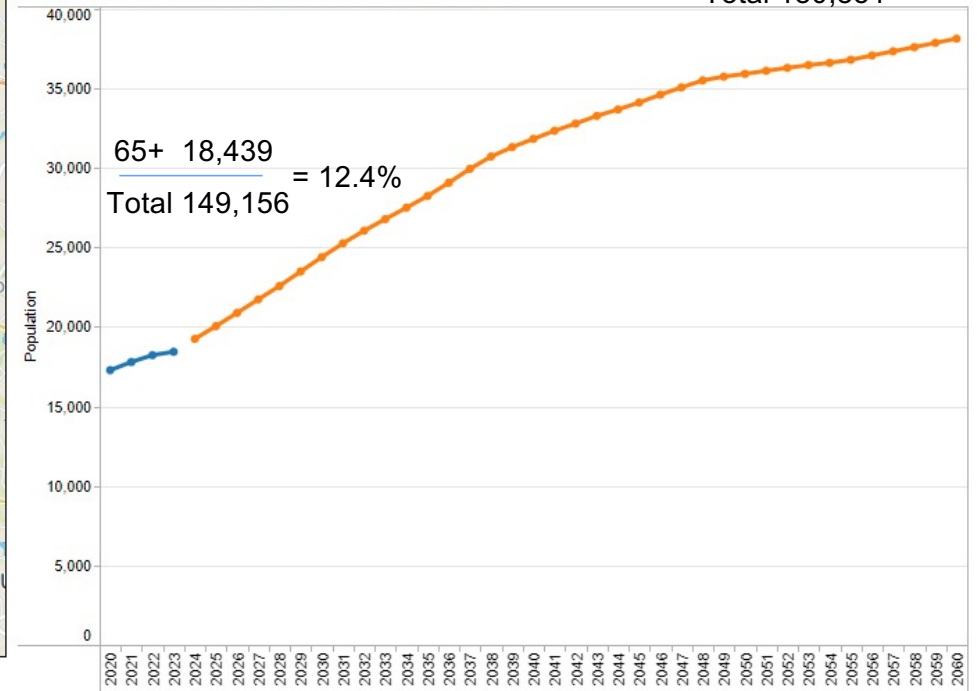


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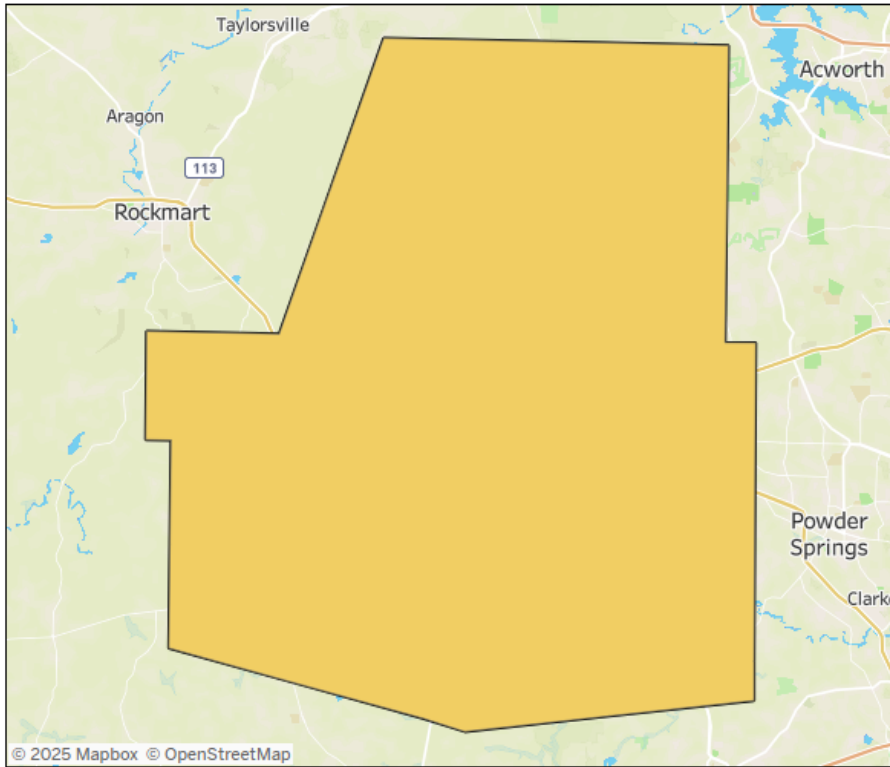


Regions

Historical and Projected Population, 2020-2060

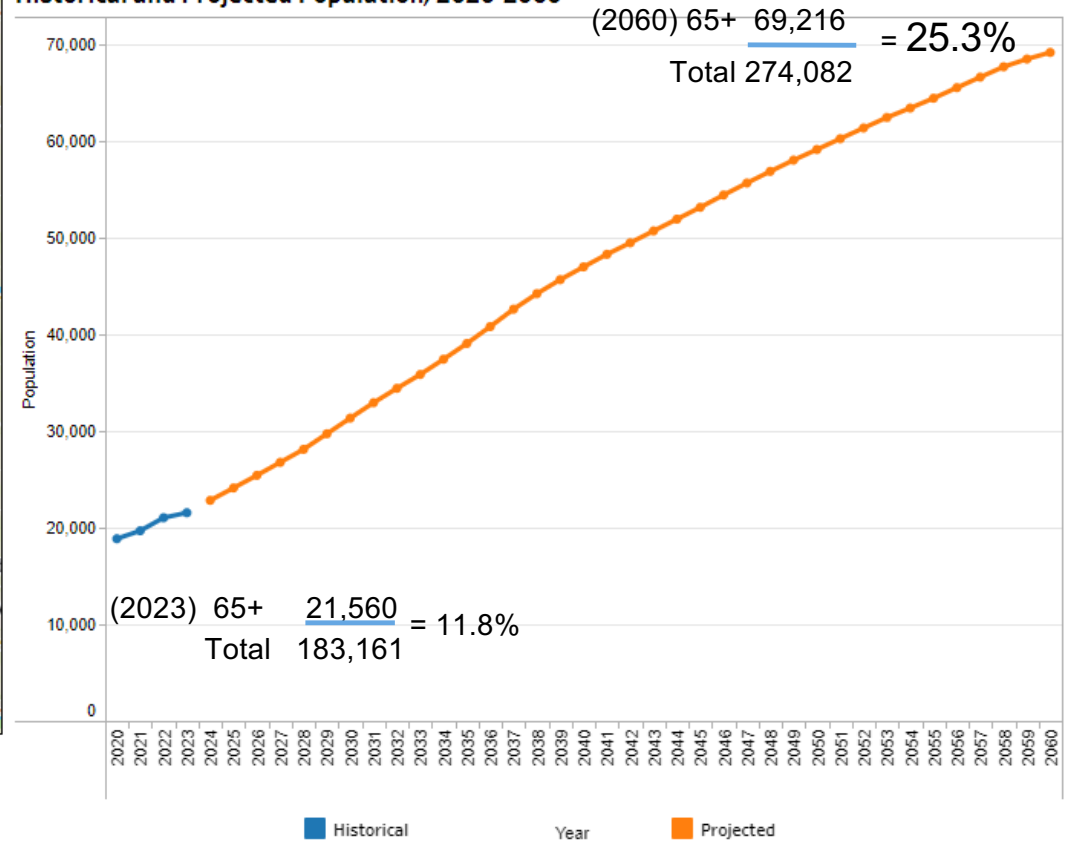


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Regions

Historical and Projected Population, 2020-2060

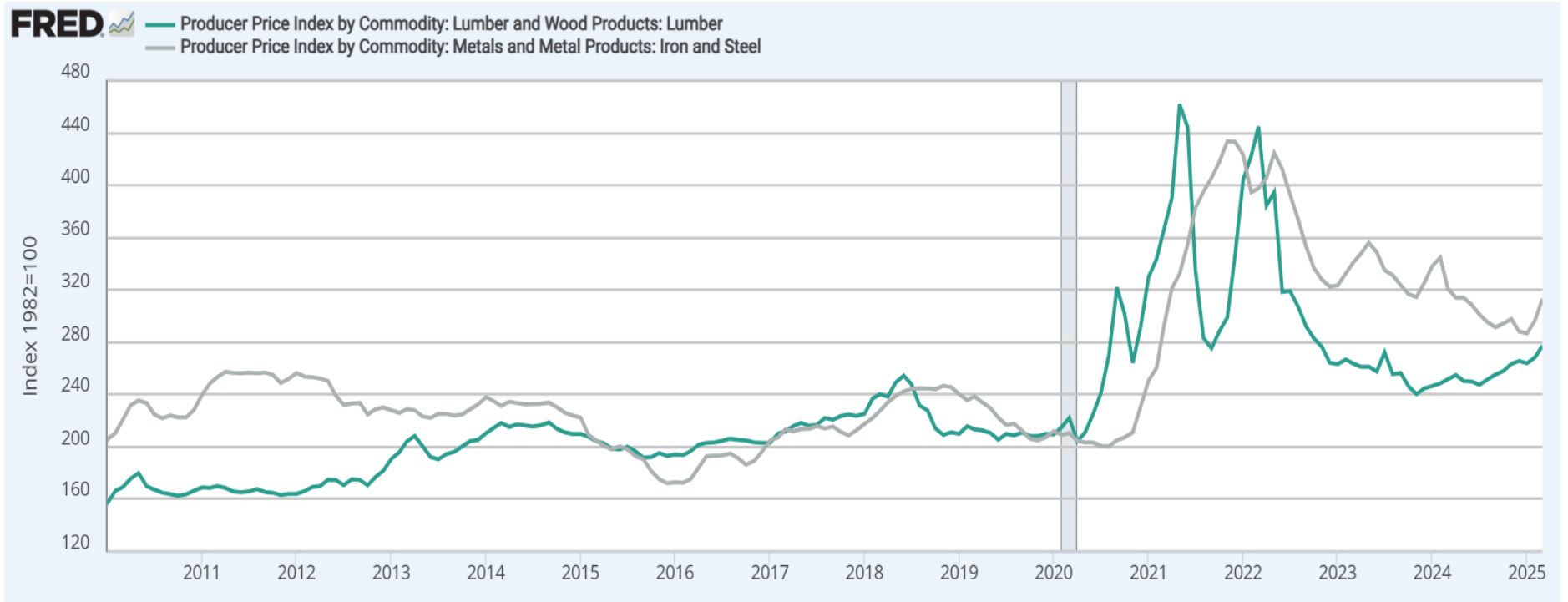


Historical data is based on the U.S. Census Bureau's Vintage 2023 Population Estimates



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2021 2022
-C D



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G [] [] [] [] [] [] [] [] [] [] 4 [] []

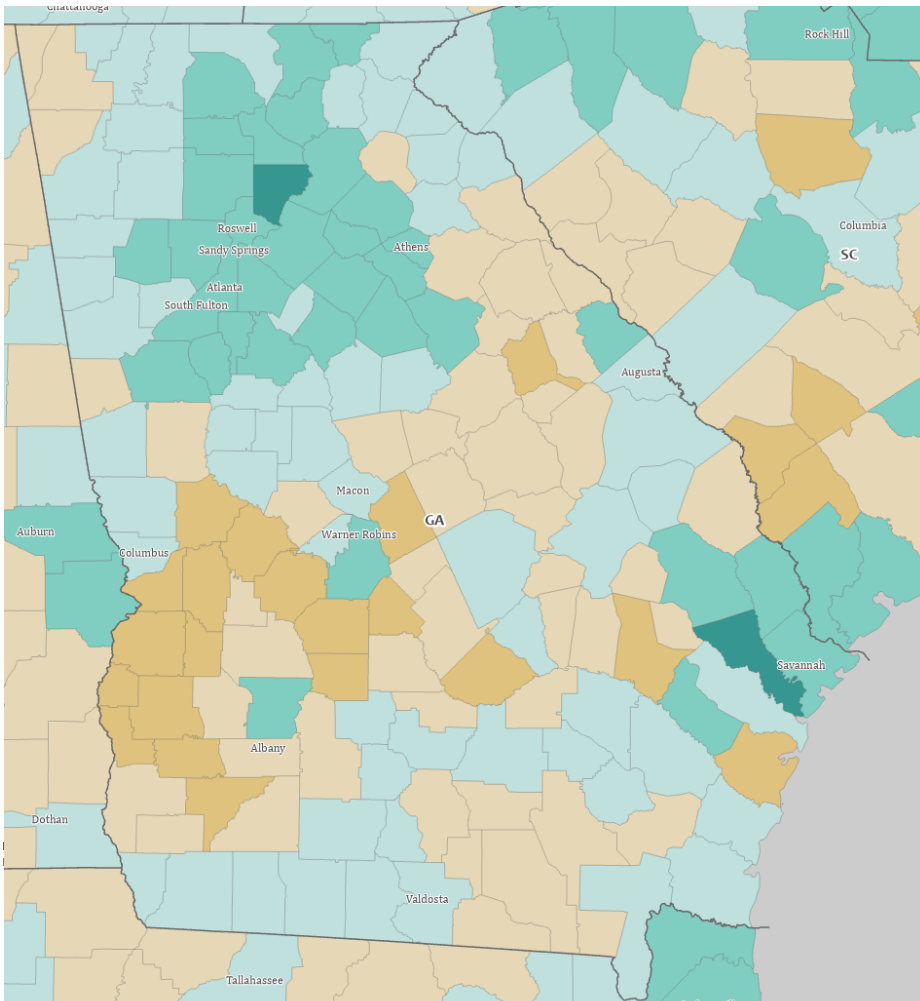
0 2022 2023					
	G A	A, 2020 (E B)	, 2022	, 2023	G
I		29,145,459	30,029,848	30,503,301	473,453
2	F	21,538,216	22,245,521	22,610,726	365,205
3	C	10,439,459	10,695,965	10,835,491	139,526
4	G	10,713,771	10,913,150	11,029,227	116,077
5	C	5,118,422	5,282,955	5,373,555	90,600
6		6,910,786	7,048,976	7,126,489	77,513
7	A	7,157,902	7,365,684	7,431,344	65,660
8		8,631,373	8,679,099	8,715,698	36,599
9	C	5,773,707	5,841,039	5,877,610	36,571
10		3,271,614	3,381,236	3,417,734	36,498



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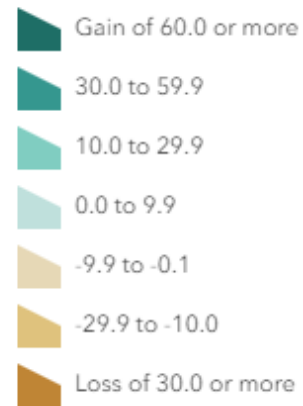


C 2010-2020



Legend

Percent change by county (or county equivalent)



U.S. percent = 7.4

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The jump in home prices, inflation, and interest rates have provided current home-owners a few major benefits:

- A comparatively great interest rate
- An asset that now has a much higher value
- A repayment in cheaper dollars

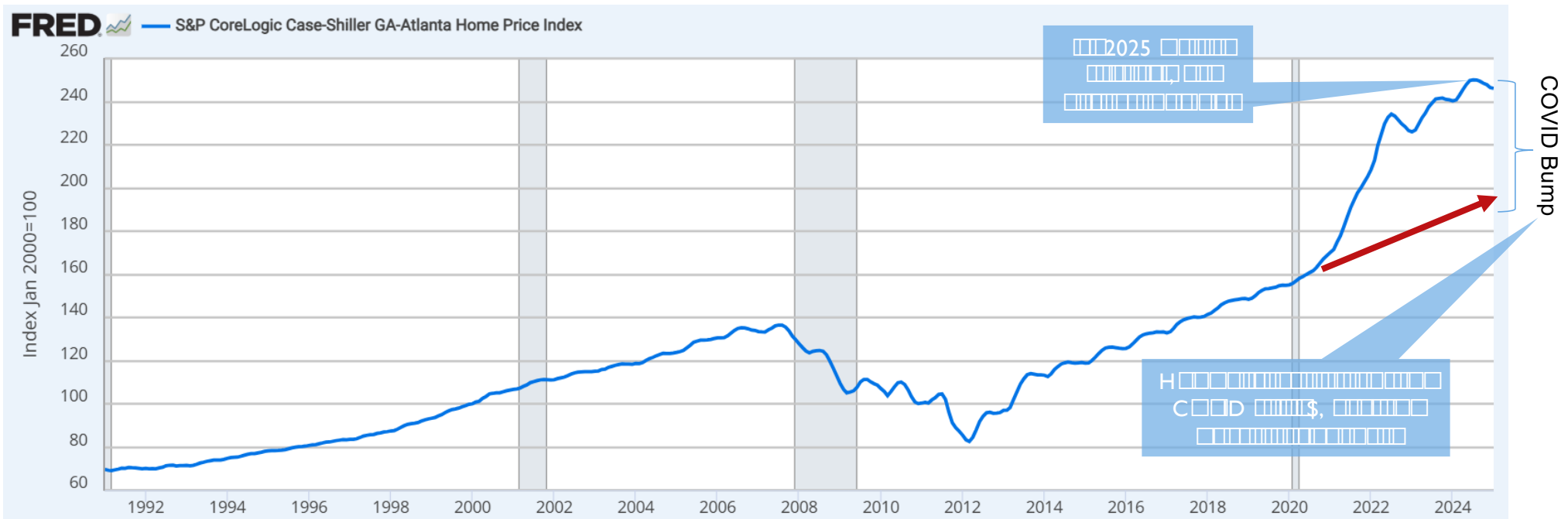
However...

- It's no longer easy to trade up, down, or sideways
- More desirable homes are MUCH more expensive
- Interest rates & property taxes reset on sale
- Potential for capital gains taxes for some older sellers



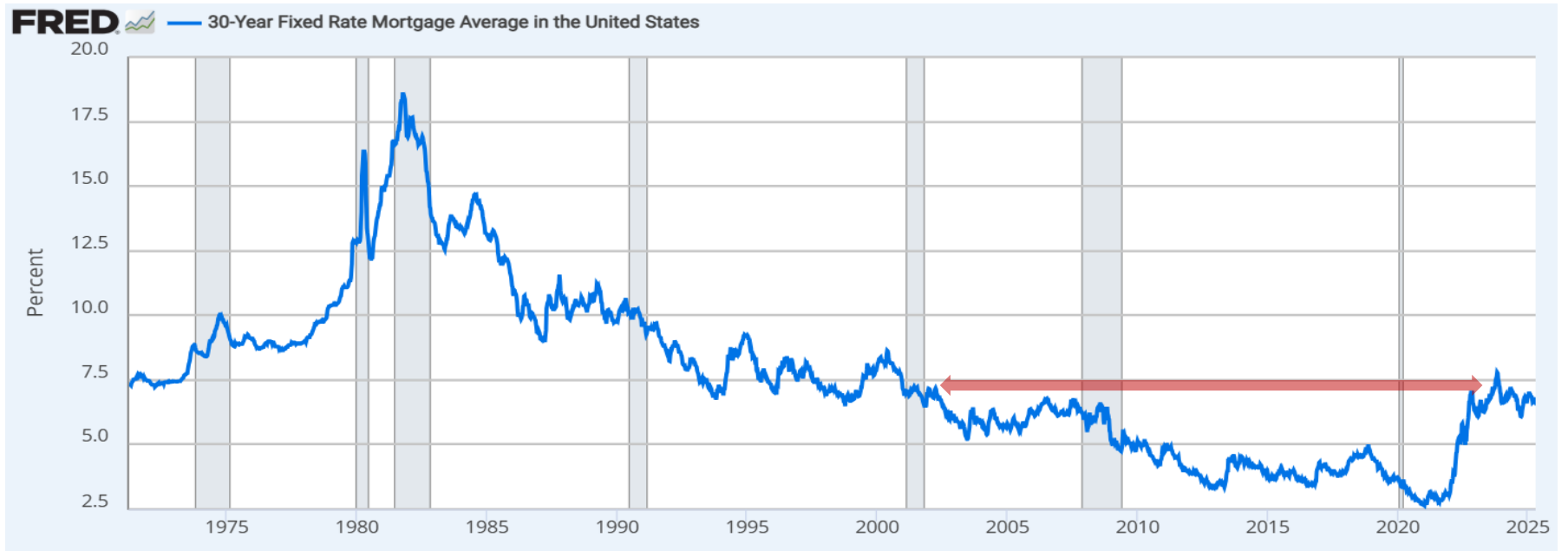
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COVID-19 Impact on Home Prices, Atlanta



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30-Year Fixed Rate Mortgage Average in the United States
7.10% 6.83% A 2024-2025



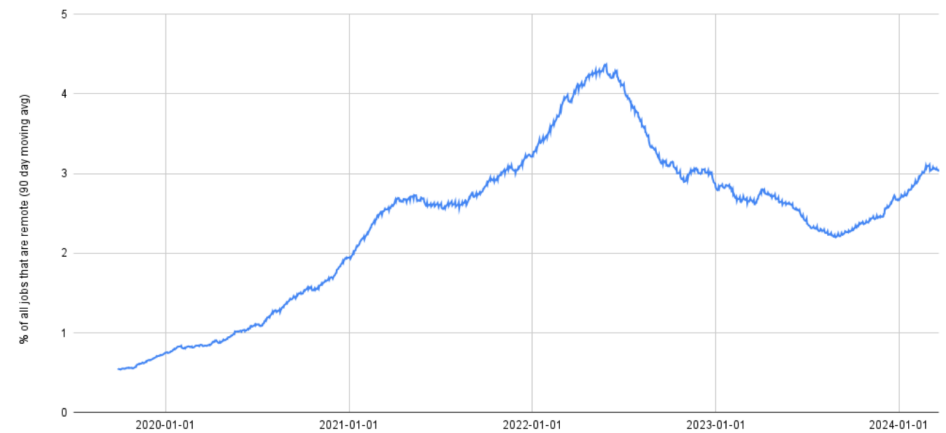
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MARKET ANALYSIS 2024

	23Q3	24Q2	24Q3
Total Inventory (in Millions of SF)	235.8	236.9	237.0
New Supply (in Thousands of SF)	848.5	573.9	117.0
Net Absorption (in Millions of SF)	-1.1	-0.6	-0.5
Overall Vacancy	19.4%	20.4%	20.6%
Under Construction (in Millions of SF)	2.8	2.1	2.1
Overall Asking Lease Rates (FSG)	\$31.45	\$31.68	\$31.48

Percentage of job postings listed as "Remote" over time (globally)

Analysis of job postings from 1800+ startups and 3500+ public companies



Source: Bloomberg / Revealera.com



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Office Space



AP

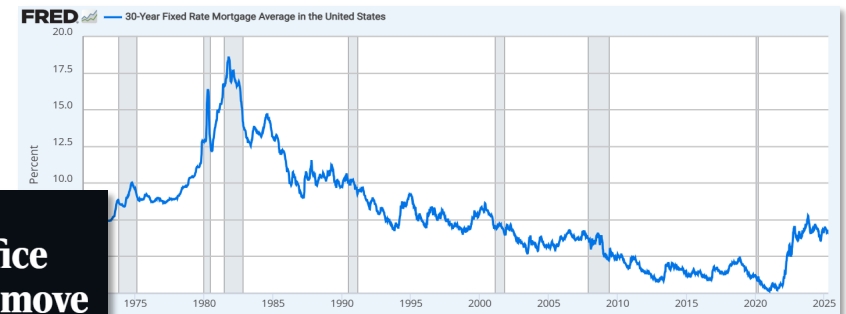
Small biz owners scale back their office space or go remote altogether. Some move to the suburbs

MAE ANDERSON Associated Press 14 hrs ago 0

AP

Small biz owners scale back their office space or go remote altogether. Some move to the suburbs

MAE ANDERSON Associated Press 14 hrs ago 0



CNN

CNN Center Office Space Now Available to Lease

By Mark McSwain on Feb. 5, 2024 — 4:31 PM

Now that the bulk of CNN's Atlanta-based employees are working out of its new old home at Ted Turner Techwood Campus, the current owner of the CNN Center, CP Group, has started listing the available office space within the building.

Upto 1,150,000 square feet of office space is now available to be leased, according to the CP Group's website. The CNN and glob

60 MINUTES OVERTIME

How empty office buildings are setting cities on a doom loop

By Jon Wertheim, Aliza Chason, Nathalie Sommer, Kaylee Tully

January 14, 2024 / 7:00 PM EST / CBS News

60 MINUTES OVERTIME

f x e



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2025

	24Q1	24Q4	25Q1
Total Inventory (in Millions of SF)	204.7	206.3	206.3
New Supply (in Thousands of SF)	433.0	882.5	0.0
Net Absorption (in Millions of SF)	-0.5	0.2	-0.3
Overall Vacancy	22.8%	24.1%	24.2%
Under Construction (in Millions of SF)	2.2	0.6	0.6
Overall Asking Lease Rates (FSG)	\$31.69	\$31.49	\$31.68

Commercial office vacancy rates continue to rise.

Urban Core Properties at **30.0%**, up from in 22.3% in 2024Q1 (Downtown, Midtown, Buckhead).

Suburban vacancy rates rose as well from 17.6% to 20.9% over the same period.

What to do with empty space?



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COMMUNICATIONS CENTER

COMMUNICATIONS CENTER

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- I _____, _____, _____

- G _____, _____ A _____
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- H _____ H _____ &
_____, _____, _____
_____, GA _____
- C _____ C _____ A _____ (_____) _____
_____?
- _____: _____
_____, _____





pope francis death

2M+
↑ 1,000%

rockets

500K+
↑ 300%

heat vs cavaliers

200K+
↑ 1,000%

real madrid - athletic

200K+
↑ 1,000%

grizzlies vs thunder

200K+
↑ 1,000%

magic vs celtics

200K+
↑ 1,000%

does joel die in the last of us

200K+
↑ 800%

justin thomas

200K+
↑ 800%

leicester city vs liverpool

200K+
↑ 1,000%

elizabeth hurley

100K+
↑ 1,000%





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CO-SPONSORS

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