

April 2021

Colliers

Economic Indicators

National jobs,
industrial
absorption keep
Index at 4

Current
Colliers
Index

4

The Colliers Index is a 1-10 scale assessing Atlanta CRE as measured by key economic indicators, current and projected market fundamentals, and overall industry sentiment.

Last Month: 4

For more information

Spencer Papciak

Senior Research Associate | Atlanta
+1 404 781 0227
spencer.papciak@colliers.com

Scott Amoson

VP, Director of Research | Atlanta
+1 404 877 9286
scott.amoson@colliers.com

Colliers International | Atlanta

Promenade | Suite 800
1230 Peachtree Street, NE
Atlanta, Georgia, 30309
+1 404 888 9000
colliers.com/atlanta

The Colliers Index remains a 4 amid mixed news this month. Nationally, the labor market saw huge improvements thanks to continued resumption of economic activity that was put on hold due to the COVID-19 pandemic. 916,000 jobs were added, and the national unemployment rate fell to 6.0%. Locally, Atlanta added 8,700 jobs: a modest gain, but a positive month nonetheless. Atlanta office absorption took a tumble in Q1, losing over 2.8 million square feet. The industrial market, meanwhile, had a reversal of fortune, adding over 10.8 million square feet in Q1. Continued job growth and economic stability will see the Colliers Index soon rise to a 5.

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Accelerating success.

+916K

U.S. Jobs Gained in March

+280K

in Leisure & Hospitality

+110K

in Construction

+66K

in Professional and Business Services

6.0%

National Unemployment Rate

6.0%

Q1 2021 GDP Estimate

Current Market Conditions

The United States nonfarm unemployment rate fell to 6.0% after 916,000 jobs were added in March. While this is another great step towards economic recovery, employment is still down by 8.4 million jobs from a pre-pandemic peak in February of 2020.

U.S. Employment: Once again, one of the biggest drivers of the national employment situation is continued vaccine rollout and the easing of pandemic-related restrictions. The United States is now averaging over 3.3 million vaccines doses per day and has administered over 194 million doses so far. This results in 23.1% of the population fully vaccinated, and 37.3% of the population having gotten at least one dose. The ease of COVID-19 restrictions has had a positive effect on the Leisure and Hospitality industry, with 280,000 jobs added in March. The majority of this increase was in Food Services and Drinking Places, which added 176,000 jobs. Indicators point to a similar increase in the April data, as more states begin to relax restrictions.

Atlanta Employment: After a normal downturn to start the year in January, Atlanta got back on track by adding 8,700 jobs in February. This dropped the local unemployment rate to 4.5%, which is the lowest it has been since February of 2020 (3.3%) before the COVID-19 pandemic. Atlanta is still down over 160,000 jobs from this time last year, so there is still room for job growth.

Monthly Economic Indicators	Prior Available Data	Current Available Data	M-O-M Change	Y-O-Y Change
Interest Rates	March	April		
10-year Treasury Rate	1.56	1.64	5.1%	118.7%
LIBOR (1 month)	0.10	0.12	11%	-88.4%
Jobs (Metro Atlanta)	January	February		
Employment (thousands)	2697.6	2706.3	8.7	-161.6
Unemployment Rate	Feb./Jan.	Mar./Feb.		
U.S.	6.2%	6.0%	-0.2	1.6
Atlanta	5.1%	4.5%	-0.6	1.2
GDP	Q3 2020	Q4 2020		
U.S.	33.4%	4.3%		
Oil	March	April		
Crude (Nymex)	\$65.20	\$62.75	-3.8%	144%
Mo. Building Permits (ATL)	January	February	3 Month Average	6 Month Average
Single Family	2,622	2,819	2,667	2,713
YTD	2,622	5,459		
Multi-Family	104	121	101	228
YTD	104	262		