2025 against 2024 — #1 of 10: One-Year Change in One-Unit Homes Permitted (2025)

Gwinnett Leads Atlanta in New Home Permits

Gwinnett County tops the 29-county metro in new single-family construction

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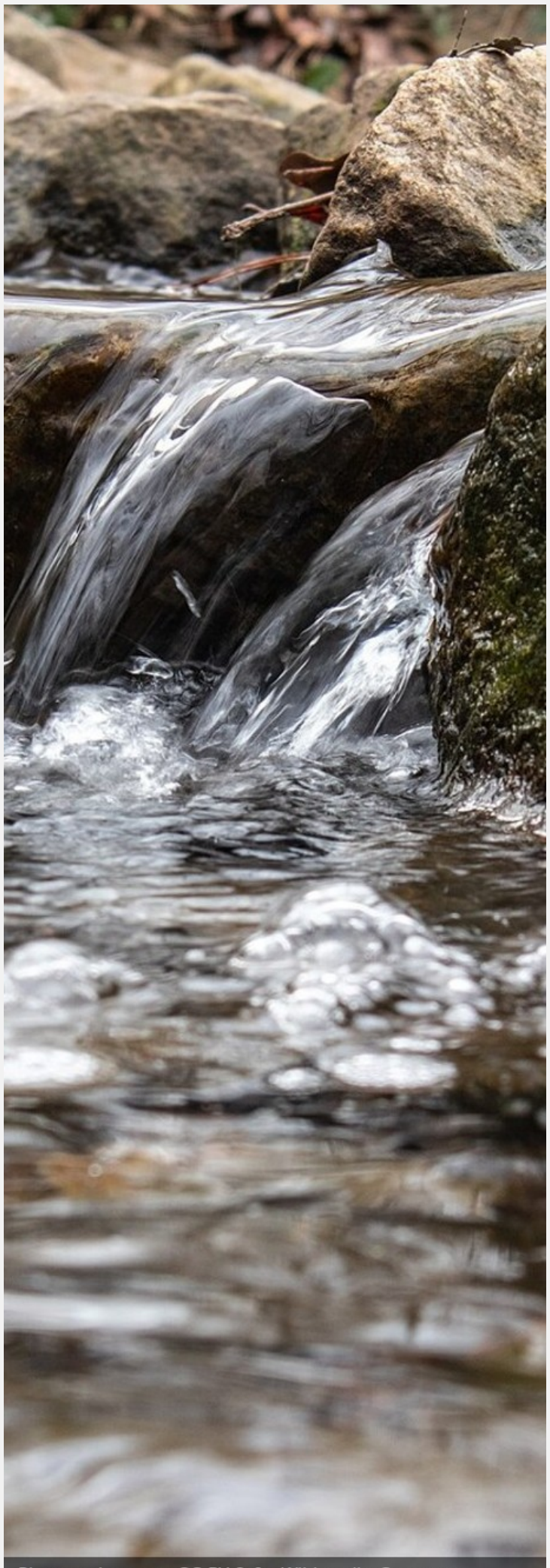
THE DATA

-14.4%

One-Year Change in One-Unit Homes Permitted (2025)

The Atlanta market saw a 14.4% decline in new home approvals in 2025 compared to 2024.

This drop signals a cooling in new construction momentum across the 29-county Atlanta metro area. Despite broader national trends, the decline is not uniform—Gwinnett County remains the standout performer, with 2,950 permits issued in 2025. The slowdown reflects tightening affordability, rising material costs, and shifting developer sentiment, even as demand for housing remains strong.



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Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-atlanta-ga-permits-market-change

01

Leadership in Growth Amid Decline

The county’s ability to sustain high permit volumes underscores its role as the primary engine of Atlanta’s housing supply. As affordability pressures intensify elsewhere, Gwinnett’s position may become even more critical to meeting regional demand, especially in the single-family home segment.

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02

The Suburban Divide is Deepening

This divergence suggests that while wealthier counties like Forsyth maintain high quality of life, they are not necessarily the primary sites of new housing supply. The future of Atlanta's housing market may depend less on elite enclaves and more on mid-tier, transit-accessible suburbs with strong infrastructure and growth momentum.

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