#1 of 10: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (

Dawson County leads Atlanta's construction boom 33.61x

Dawson County against DeKalb County · U.S. Census Bureau 2025

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THE DATA

33.61x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Dawson County's permit rate is 33.61 times higher than DeKalb County's across the Atlanta metro.

This extreme disparity reveals a deeply uneven growth trajectory across the region. While Dawson County is experiencing a construction surge, DeKalb County remains among the slowest-growing in the metro, signaling a bifurcated development landscape. This imbalance is not a temporary fluctuation but a structural trend driven by land availability, zoning policies, and infrastructure readiness.



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Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-atlanta-ga-permits-county-spread

01

Growth is concentrated, not distributed

The data shows that residential construction is not spreading evenly across the Atlanta metro. Instead, it is clustering in a few select counties—Dawson, Barrow, Lumpkin—where land is more accessible and development is encouraged. This concentration signals a shift from broad-based expansion to hyper-localized growth, favoring investors and builders who can navigate the regulatory and logistical demands of these high-permit-rate zones. The rest of the metro, including core counties like DeKalb, remain constrained by policy and supply limitations.

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02

Permit rates reflect future housing supply

A high permit rate per capita is a leading indicator of future housing inventory. Dawson County's 35.3 permits per 1,000 residents signals a pipeline of new homes that will shape the region's affordability and market dynamics over the next 3–5 years. This is not just about current construction—it's about where supply will emerge. Counties with lower rates, like DeKalb, will face continued scarcity, reinforcing price resilience but also limiting access for first-time buyers.

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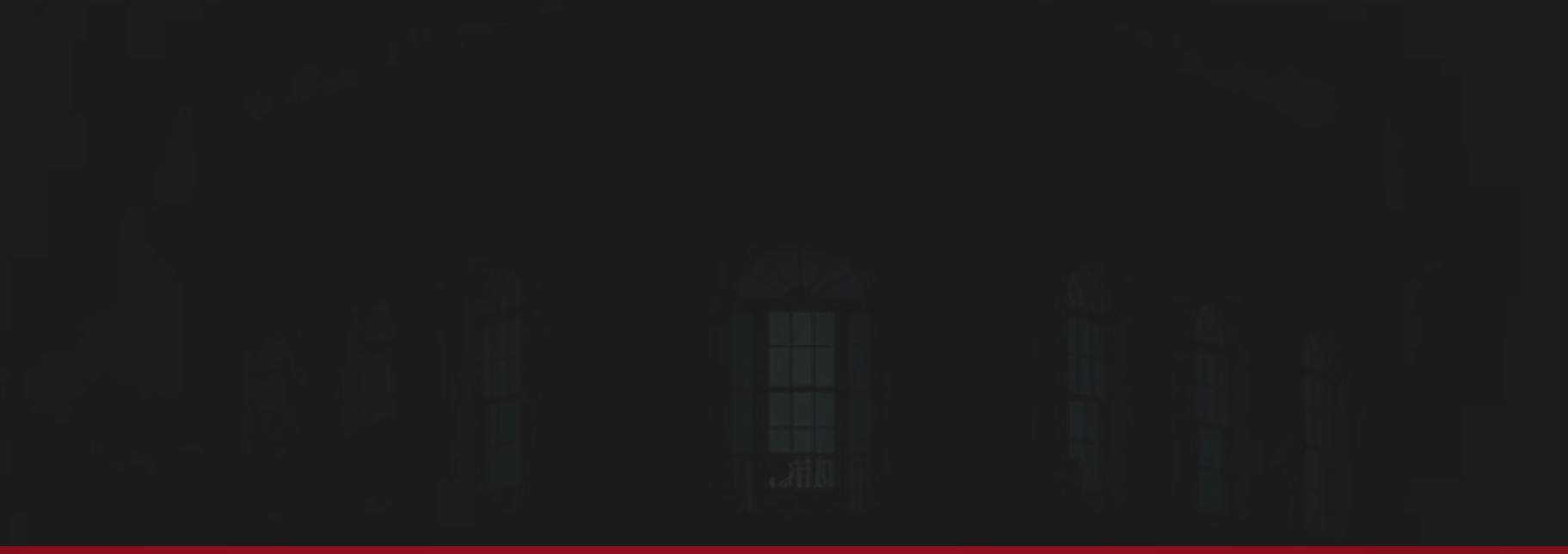

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