

# Raleigh, Durham, Chapel Hill, NC

U.S. Construction Market | Market Snapshot Q4 - 2022

North Carolina ranks as one of the top states in the country for business. Several high-profile projects in the Research Triangle are predicted to help the state's construction industry grow through 2022 and beyond. Many of these are related to manufacturing and technology – and include factories for electric vehicle batteries, supersonic business jets, and cameras and optical equipment. The Research Triangle has long been a hub for science and technology (hence the nickname) and stands to benefit from increasing costs on the West Coast and renewed interest in domestic manufacturing.

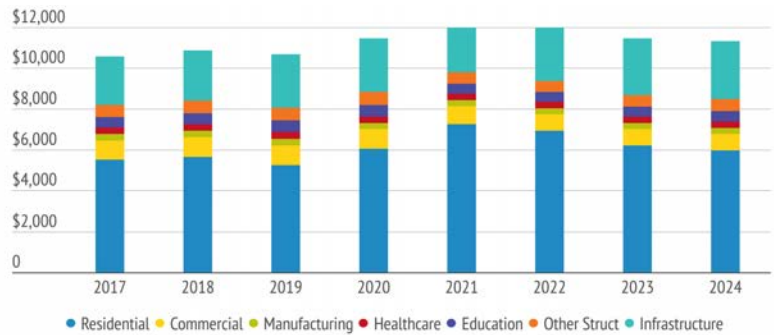
The Research Triangle has averaged around 6% growth over the last two years, although 2022 is expected to be the end. We expect the market to decline by about 2% next year. Projects that began during the pandemic are expected to wrap up this year, and a cooling economy means that there should be fewer new projects to replace them. Our research suggests that the Research Triangle will remain a steady market through at least 2024.

## Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

Sector	2017	2018	2019	2020	2021	2022	2023	2024
<b>Total Increase</b>	4.6%	2.6%	-1.8%	9.3%	8.0%	-5.8%	-9.5%	1.1%
Residential	9.5%	2.2%	-7.5%	16.2%	21.4%	-2.9%	-15.8%	-0.6%
Commercial	4.3%	3.4%	2.0%	2.6%	-10.6%	-12.6%	-6.7%	-4.6%
Manufacturing	-14.0%	-2.2%	7.1%	-6.5%	1.2%	3.9%	3.4%	-7.6%
Healthcare	9.6%	-0.2%	4.0%	4.9%	-0.9%	-9.3%	-8.7%	4.4%
Education	7.0%	3.3%	5.2%	1.7%	-12.9%	-13.7%	1.1%	3.0%
Other Struct*	7.0%	2.7%	1.1%	11.3%	-10.3%	-13.2%	-3.1%	1.3%
Infrastructure	-4.1%	3.9%	5.7%	1.8%	-4.1%	-9.0%	3.2%	7.4%

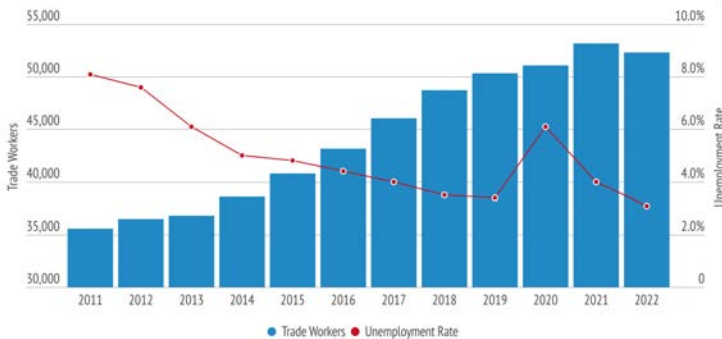
\* This includes religious buildings, amusement, government communications, and public recreation projects.

## Annual Volume (x\$1M, 2012\$)



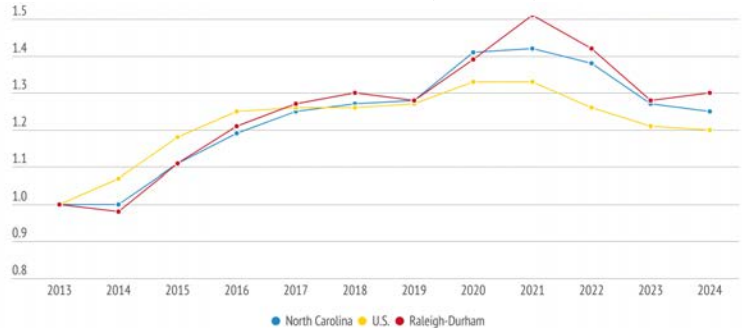
SOURCE: BHS-Markit

## Regional Construction Employment

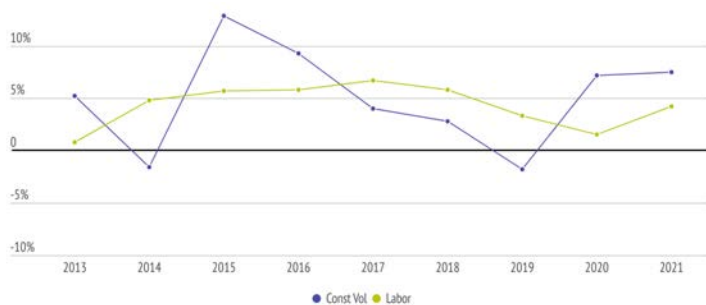


SOURCE: U.S. Bureau of Labor Statistics

## Construction Spending Index 2013-2023 (2013=1.0)



## Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: ReedConnect

## Top Regional Projects Sorted by Construction Value

Project	Location	Value
Chatham County Semiconductor Manufacturing Facility	Siler City	5.0B
VinFast Electric Vehicle Manufacturing Facility - Triangle Innovation Point East	Moncure	4.0B
River District	Charlotte	3.0B
Downtown South and MLS Stadium Complex	Raleigh	2.2B
Helix Innovation Park At Friendship	Holly Springs	2.0B
Southern High School - 2022 Bond - Guilford County Schools	Greensboro	1.7B
Toyota Battery Plant at Greensboro Randolph Megasite - Phase 1	Liberty	1.3B
Eli Lilly at The Grounds At Concord	Concord	1B
Rail Realignment - Wilmington	Wilmington	1B
Lane's Ferry Landing	Rocky Point	1B

SOURCE: ReedConnect