

Las Vegas, NV

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

The construction market in Las Vegas punches above its weight, with the city seemingly building a new skyline every ten years. The area's casinos, convention centers, and resorts constantly reinvent themselves to cater to the more than 30 million people who visit in a typical year. Accommodating them is a massive sector of the local economy, but COVID-19 has led to a redoubling of efforts to diversify.

The casinos began moving just outside the Las Vegas city limits to avoid paying city taxes in the 1990s. The famous Las Vegas Strip is actually in neighboring Paradise, which is the country's

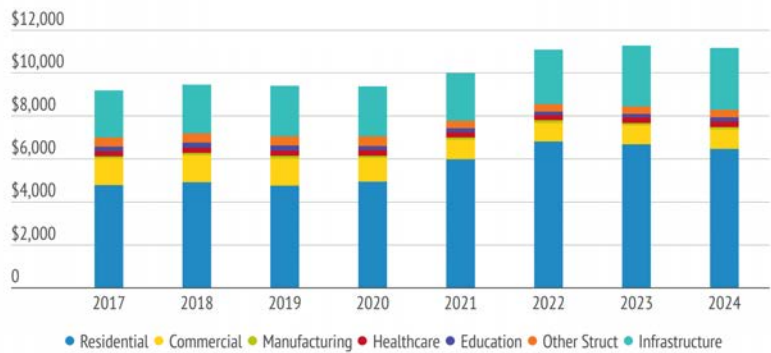
most populous unincorporated city. Since then, officials in Las Vegas have been courting other industries to make up for the drop in revenue. This began with tax incentives and has recently turned to flashy office parks. A few large tech companies are now headquartered in Las Vegas and officials hope that more will come as Silicon Valley becomes more expensive. Bringing in these companies (and their workers) would add some much-needed diversity to the economy and a lot of money. These efforts are beginning to bear fruit, although it is still too early to say for certain how the long-term play toward diversification will pan out.

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

Sector	HISTORIC FORECAST							
	2017	2018	2019	2020	2021	2022	2023	2024
Total Increase	4.1%	2.9%	-0.7%	1.3%	8.1%	-1.4%	3.4%	1.1%
Residential	7.6%	2.6%	-3.3%	5.0%	23.2%	3.1%	-0.1%	-0.5%
Commercial	2.8%	2.7%	1.7%	-12.4%	-16.6%	-11.9%	-2.8%	-0.7%
Manufacturing	-10.1%	2.4%	9.6%	-10.1%	2.8%	10.4%	5.9%	-9.2%
Healthcare	12.0%	1.3%	1.5%	5.6%	-1.6%	-7.5%	-0.7%	4.4%
Education	5.6%	2.7%	-1.0%	-4.3%	-7.5%	-13.7%	1.1%	2.4%
Other Struct*	8.6%	3.4%	1.6%	1.1%	-11.9%	-14.3%	-3.3%	1.2%
Infrastructure	-2.8%	3.9%	2.5%	1.8%	-5.5%	-6.0%	17.8%	6.1%

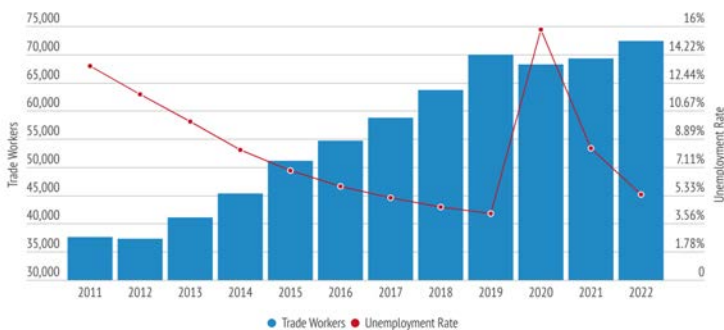
* This includes religious buildings, amusement, government communications, and public recreation projects.

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

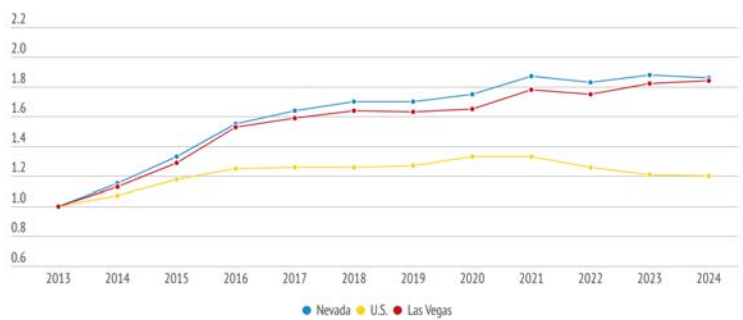


SOURCE: IHS-Markit

Regional Construction Employment

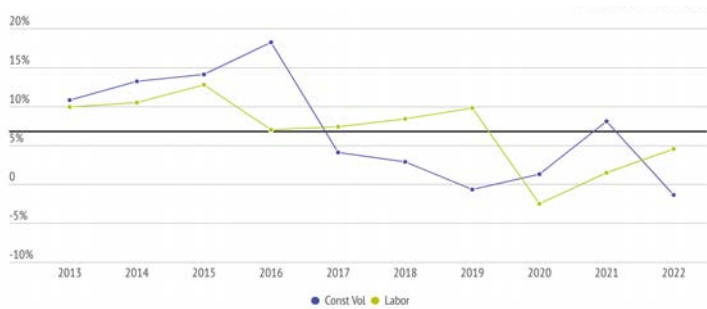


Construction Spending Index 2013-2023 (2013=1.0)



SOURCE: IHS-Markit

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: ReedConnect

Top Regional Projects Sorted by Construction Value

Project	Location	Value
DesertXpress High Speed Passenger Rail System	Las Vegas	8.0B
Bleutech Park Las Vegas	Las Vegas	7.5B
Fontainebleau Project / Las Vegas	Las Vegas	6.0B
North Pecos Road Medical Campus	Las Vegas	5.0B
Las Vegas Retail and Entertainment District	North Las Vegas	3.0B
All Net Arena and Resort	Las Vegas	2.7B
New Raiders NFL Football Stadium - Procurement Package No.4B-2	Las Vegas	1.9B
Las Vegas Stadium Project - Package 5A	Las Vegas	1.9M
New Raiders NFL Football Stadium - Package 3C - Las Vegas Stadium	Las Vegas	1.9M
Package No.5B - Las Vegas Stadium	Las Vegas	1.9M

SOURCE: ReedConnect