

As 2022 wore on, the pandemic housing boom began to look less like a blip and more like the beginning of a sustained trend. The overall market – although not as active as in 2021 – is expected to grow steadily throughout the 2020s. The city has a strong economy and is one of a handful of places that is positioning itself to capture tech companies looking to escape the rising costs in Silicon Valley. Unlike cities further east like Nashville or Houston, Salt Lake City is sandwiched between the eponymous Great Salt Lake on one side and the Wasatch Mountains on the other. This limits available land and pushes costs up as the city expands.

Thanks to its status as Utah’s capital, Salt Lake City enjoys relative insulation from economic shocks. Approximately one in five workers are employed by state, municipal, or federal governments. Another one in five works in transportation in some capacity. These industries are uniquely positioned to benefit from a shift away from brick-and-mortar stores and towards online commerce. Government employees are not at the whims of booms and recessions in the same way that the private sector is, and the logistics sector has enjoyed constant, sustained demand for the past decade. These factors keep a significant chunk of workers employed, and these workers can stimulate demand for the remainder of the economy.

Salt Lake City, UT

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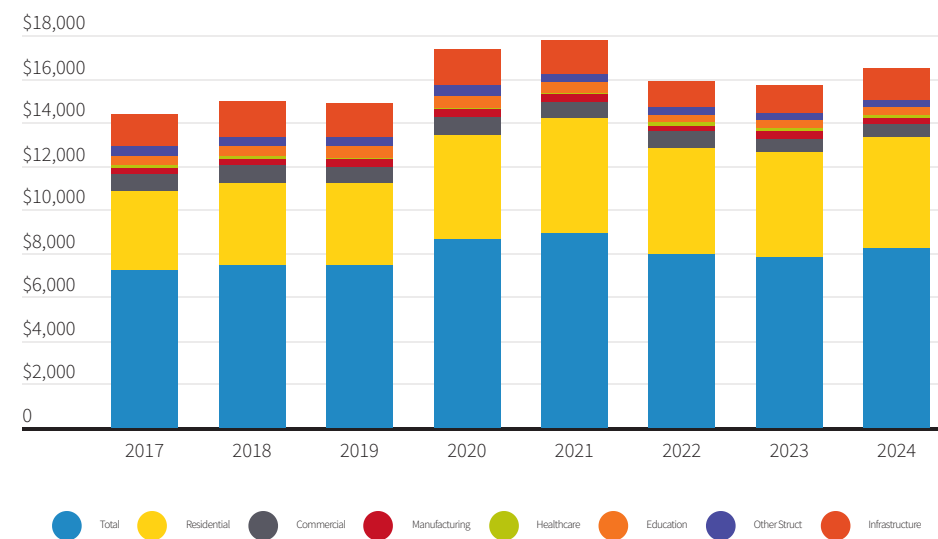
Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

	2017	2018	2019	2020	2021	2022	2023	2024
Total Increase	8.1%	3.9%	-0.2%	16.5%	2.3%	-10.5%	-1.3%	5.2%
Residential	14.1%	3.2%	-1.6%	27.8%	11.6%	-7.4%	-2.4%	5.1%
Commercial	3.9%	4.0%	2.9%	5.2%	-8.6%	-10.9%	-6.9%	-7.8%
Manufacturing	-12.5%	-2.3%	6.6%	-5.5%	2.0%	5.9%	5.5%	-5.2%
Healthcare	10.0%	0.3%	-2.2%	7.4%	-2.1%	-14.9%	-7.0%	8.3%
Education	5.7%	0.9%	3.8%	2.8%	-13.6%	-18.7%	-0.8%	6.8%
Other Structure*	9.7%	0.3%	0.6%	10.4%	-11.1%	-12.2%	-3.1%	1.7%
Infrastructure	1.4%	9.4%	-0.9%	6.6%	-9.9%	-20.8%	5.7%	15.2%

◀ HISTORIC FORECAST ▶

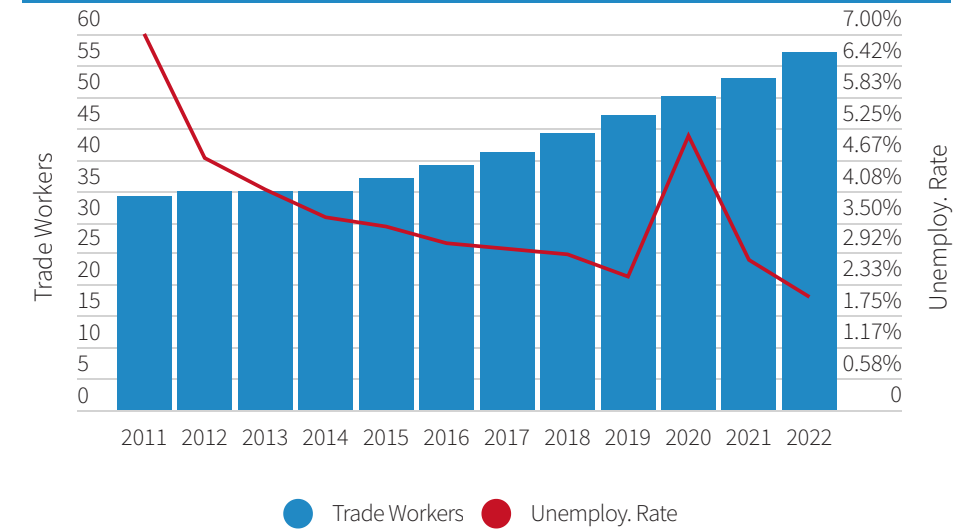
* This includes religious buildings, amusement, government communications, and public recreation projects.

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



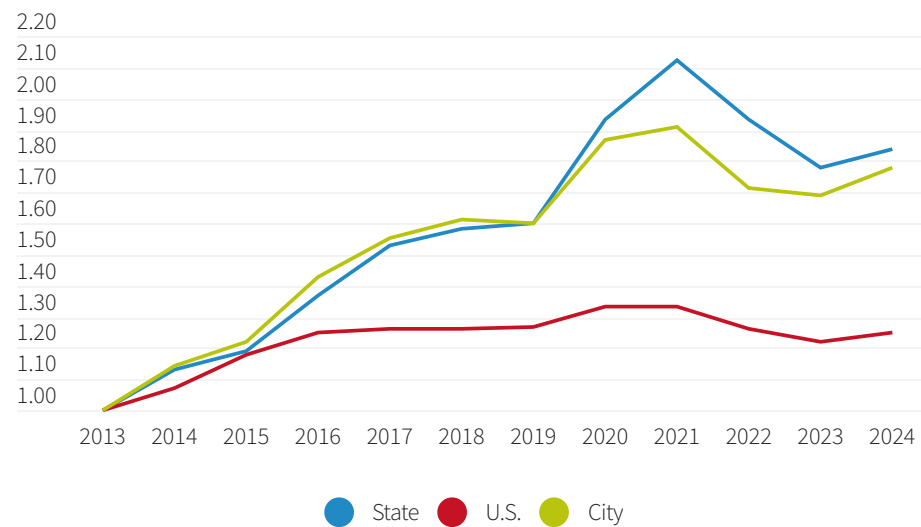
SOURCE: IHS-Market

Regional Construction Employment



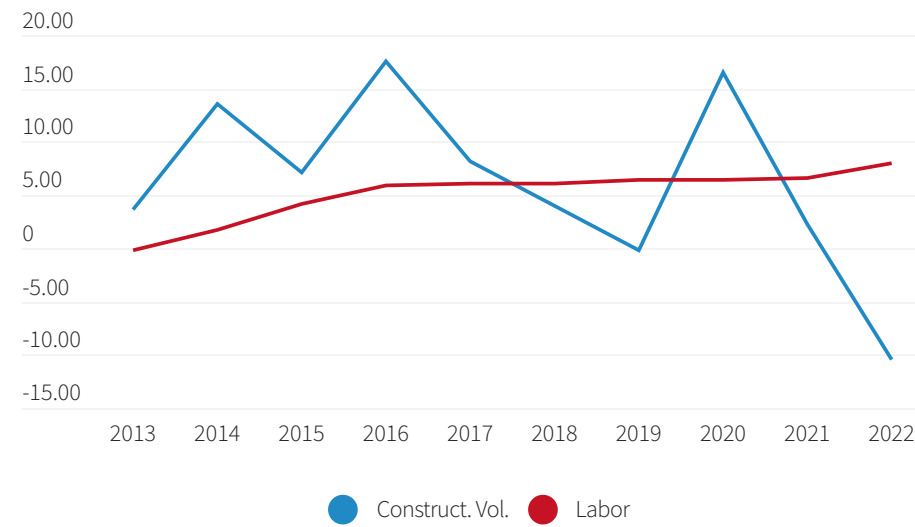
SOURCE: U.S. Bureau of Labor Statistics

Construction Spending Index 2013-2024 (2013=1.0)



SOURCE: IHS-Market

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: ReedConnect

Top Regional Projects Sorted by Construction Value

Project Name	Location	Value
Semiconductor Wafer Fabrication Plant	Lehi	11.00B
Olympia Hills	Herriman	2.00B
Thanksgiving Station	Lehi	2.00B
Eagle Mountain Data Campus	Fairfield	1.20B
Skye-Lehi	Lehi	0.95B
Utah State Correctional Facility GMP 9.01 Administration (SA)	Magna	0.44B
SMS: Multiple Award Construction Contract IV (MACC IV)	Hill Air Force Base	0.39B
Lionsback Resort	Moab	0.35B
SMS: Simplified Acquisition of Base Engineering Requirements (SABER)	Hill Air Force Base	0.27B
RFQ D/B - USACE SPK DB Construction - F35 Maintenance Facility - Hill AFB, UT	Hill Air Force Base	0.25B

SOURCE: ReedConnect