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Construction in Denver has remained strong over the first part of the year. The area has seen unsustainably fast growth over the last ten years, with the cost of living increasing in tandem. With Residential construction starting to slow, nonresidential construction has slowly increased since 2023. In the years ahead, we expect the growth to come from the education, healthcare, and infrastructure sectors. Now that people have houses, they will need schools, medical care, and a way to get around the city. Most of Denver's population growth has occurred outside of the city itself. Officials now must shift spending towards tying these disparate

communities together. To that end, highways and commuter rail should be a priority in the coming years.

Throughout recent months Denver/the Front Range has been seeing continued long lead times with MEP equipment and is experiencing some labor shortages as the current labor pool trails construction demand. In order to keep companies and teams staffed, incentives are starting to be included, which is having a knock-on effect on overall costs.

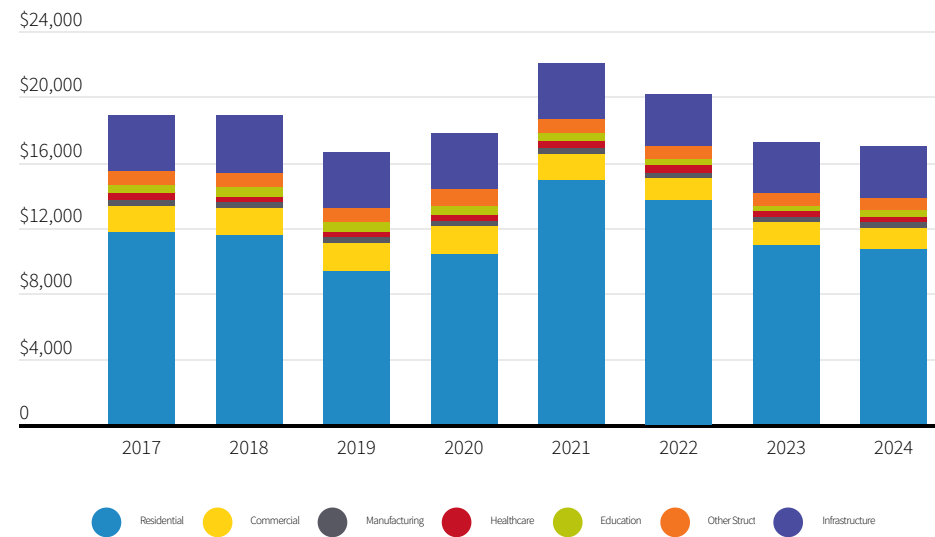
### Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

	2017	2018	2019	2020	2021	2022	2023	2024
Total Increase	10.2%	2.0%	-9.0%	5.7%	3.7%	-7.9%	-3.6%	-0.3%
Residential	16.9%	-1.6%	-19.1%	11.2%	44.2%	-8.5%	-19.6%	-2.1%
Commercial	4.8%	3.5%	2.9%	0.9%	-9.4%	-12.3%	-8.4%	-5.8%
Manufacturing	-13.9%	-2.8%	6.2%	-6.8%	-1.1%	5.7%	3.8%	-8.6%
Healthcare	9.7%	-1.7%	-3.5%	1.3%	2.7%	-7.6%	-10.6%	2.2%
Education	1.9%	2.0%	4.6%	-0.1%	-13.0%	-13.2%	-0.6%	1.2%
Other Structure*	7.8%	4.3%	-0.9%	8.7%	-12.2%	-14.6%	-2.9%	0.8%
Infrastructure	2.2%	4.9%	-3.5%	-1.8%	2.5%	-8.0%	-1.4%	3.2%

◀ HISTORIC FORECAST ▶

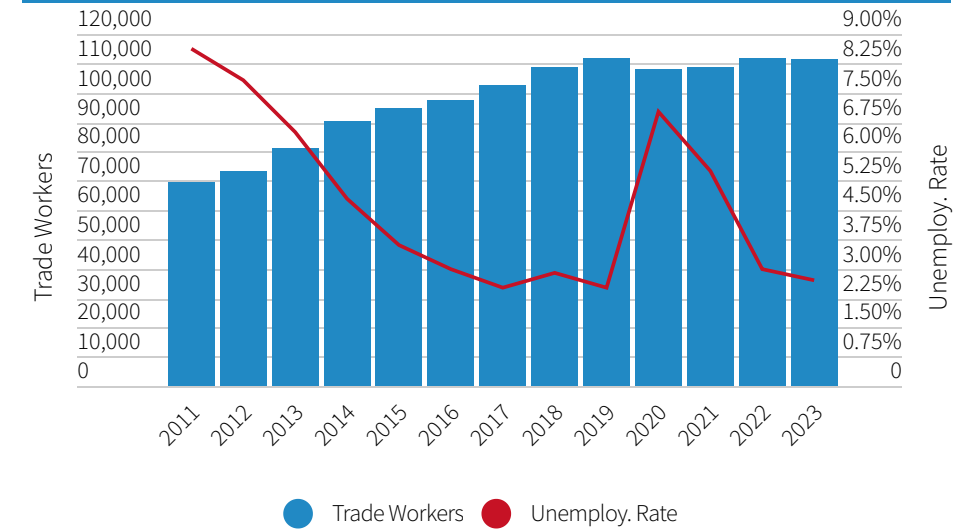
\* This includes religious buildings, amusement, government communications, and public recreation projects.

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



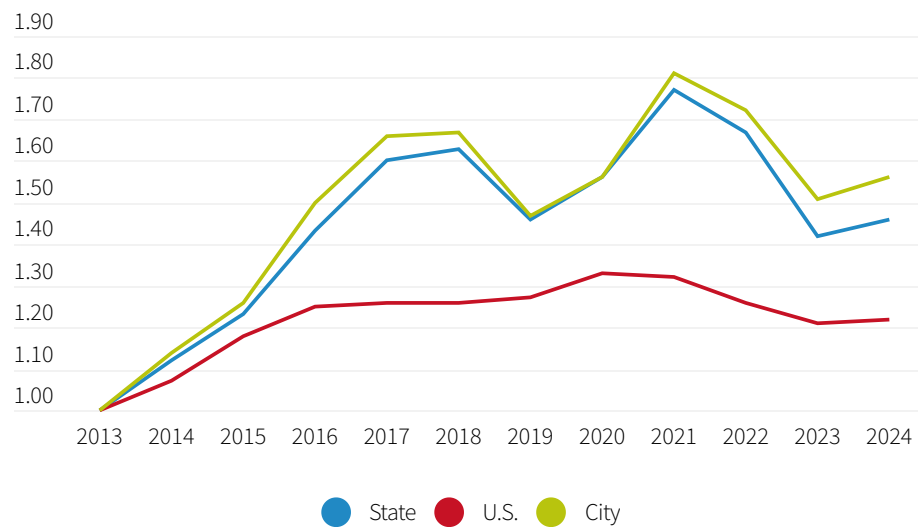
SOURCE: IHS-Market

### Regional Construction Employment



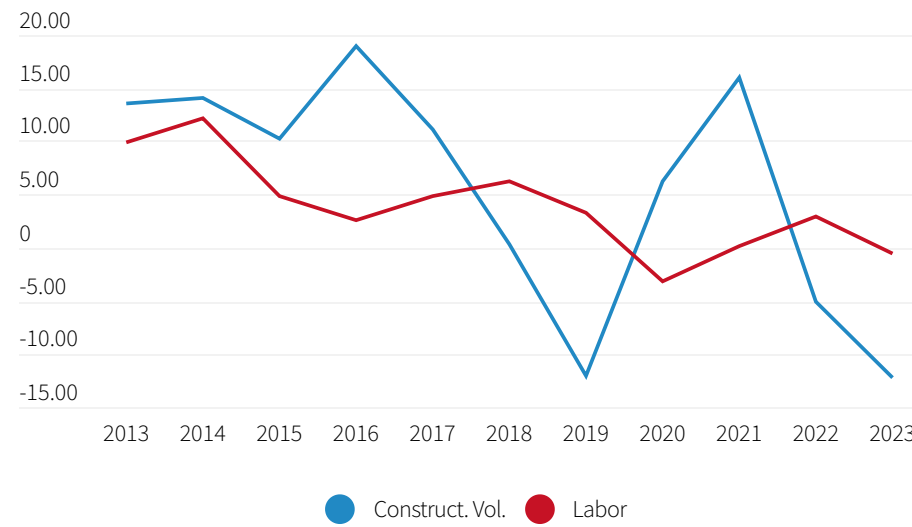
SOURCE: U.S. Bureau of Labor Statistics

### 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
Cherry Creek West Redevelopment	Denver	\$1B
National Western Center	Denver	\$765M
Agilent Technologies Manufacturing Facility	Frederick	\$725M
Lutheran Medical Center at Clear Creek Crossing	Wheat Ridge	\$650M
Brands at the Ranch	Loveland	\$600M
Pepsi Plant	Denver	\$400M
Hurley Place Phase 2	Denver	\$400M
Greyhound Track Redevelopment	Commerce City	\$400M
University of Colorado Health Tower 3	Aurora	\$388M
Santa Fe Yards Apartments	Denver	\$334M

SOURCE: ReedConnect