CUMMING
Building Value Through Expertise

PORTLAND, OR

Portland is expected to see a notable decrease in construction volume until 2022, with slowdowns in every major construction sector due to the pandemic. Project delays caused by concern for public health and safety have negatively impacted construction volume and regulations have caused construction productivity to drop as well, thereby increasing project costs. The commercial, manufacturing, and education sectors are expected to all see market volume drops greater than 17%. All three market sectors are foreseen to see year-on-year growth in 2022, as is the residential construction market, which accounts for more than half of Portland's construction volume. The downward pressure on prices exerted by the decreasing construction volume should be counteracted in part by the tight trade labor market and disruptions to the global supply chains.

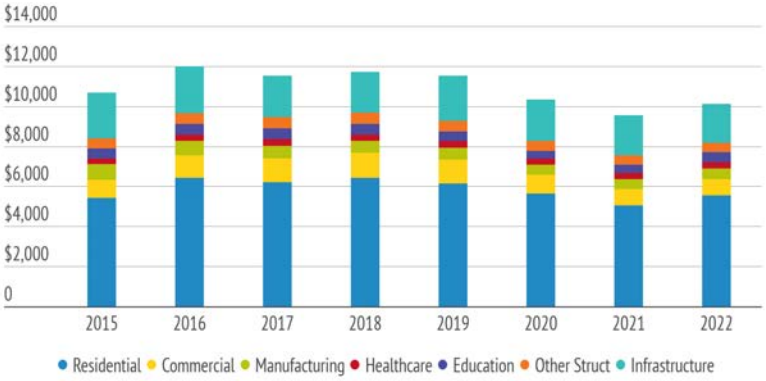
Total Construction Market Volume by Sector (x $1m, Nominalized 2012$)

Sector	2015	2016	2017	2018	2019	2020	2021	2022
Total (x $1m)	**10,679**	**11,995**	**11,523**	**11,716**	**11,513**	**10,327**	**9,543**	**10,119**
Residential	5,408	6,409	6,195	6,414	6,151	5,644	5,034	5,533
Commercial	929	1,144	1,206	1,254	1,179	924	827	835
Manufacturing	759	725	627	609	607	500	502	517
Healthcare	300	311	321	315	320	317	318	328
Education	493	518	532	509	478	396	410	484
Other Struct*	504	537	571	562	549	482	462	463
Infrastructure	2,286	2,351	2,071	2,052	2,228	2,063	1,990	1,959
Total Increase	**Y-O-Y %**	**12.3%**	**-3.9%**	**1.7%**	**-1.7%**	**-10.3%**	**-7.6%**	**6.0%**
Residential	Y-O-Y %	18.5%	-3.3%	3.5%	-4.1%	-8.2%	-10.8%	9.9%
Commercial	Y-O-Y %	23.1%	5.4%	4.0%	-6.0%	-21.6%	-10.5%	1.0%
Manufacturing	Y-O-Y %	-4.5%	-13.5%	-2.9%	-0.3%	-17.6%	0.4%	2.9%
Healthcare	Y-O-Y %	3.7%	3.2%	-1.8%	1.5%	-0.9%	0.2%	3.0%
Education	Y-O-Y %	5.2%	2.7%	-4.4%	-6.1%	-17.1%	3.5%	18.0%
Other Struct*	Y-O-Y %	6.5%	6.4%	-1.5%	-2.3%	-12.3%	-4.2%	0.3%
Infrastructure	Y-O-Y %	2.9%	-11.9%	-0.9%	8.6%	-7.4%	-3.6%	-1.5%

SOURCE: IHS Markit

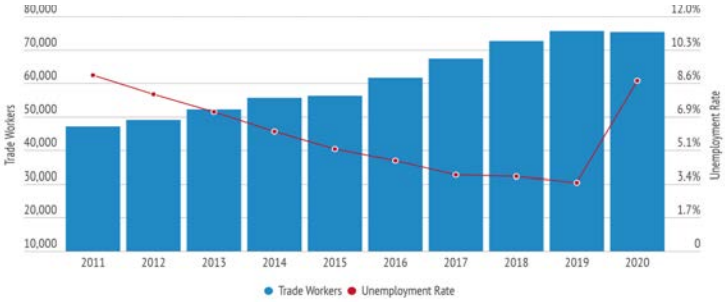
* This includes religious buildings, amusement, government communications and public recreation projects.

Annual Volume (x$1m, 2012$)



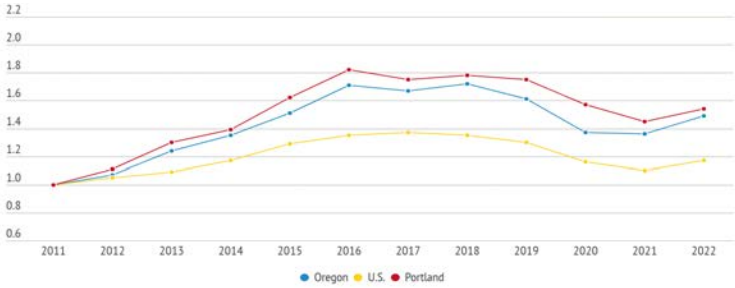
SOURCE: IHS-Markit

Regional Construction Employment



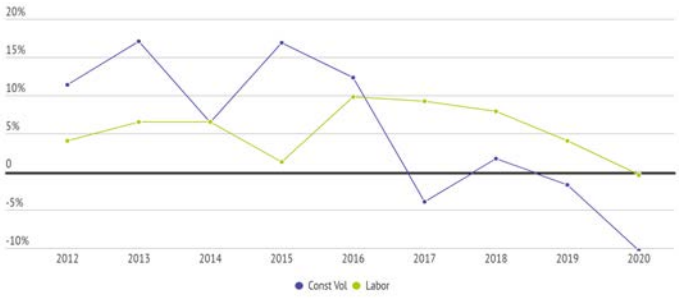
SOURCE: U.S. Bureau of Labor Statistics

Construction Spending Index 2010-2021 (2010=1.0)



SOURCE: IHS-Markit

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: ReedConnect

Top Regional Projects Sorted by Construction Value

Project	Location	Value
Columbia River I-5 Bridge	Vancouver	$3.0B
Columbia River Crossing	Saint Helens	$3.0B
Southwest Corridor Transit	Portland	$2.9B
USPS Broadway Corridor	Portland	$1.2B
2020 Bond - Portland Public Schools	Portland	$1.1B
The Broadway Corridor	Portland	$1.1B
Vigor Industrial LLC Marina Dredging	Vancouver	$1.0B
2020 Bond - Southwest Corridor	Portland	$975m
Burnside Bridge	Portland	$850m
2020 Bond - Tualatin Valley Highway	Portland	$700m

SOURCE: ReedConnect

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