

Atlanta, GA

U.S. Construction Market | Market Snapshot Q1 - 2022

Atlanta will only become more relevant as a hub for finance and culture in the 2020s. Its construction volume is expected to see sustained growth through at least 2025, driven mainly by the infrastructure sector. The Atlanta area is very suburban, with most of the population living outside of the city itself and commuting in. With expected population growth on the horizon, there will be a genuine need to connect all these disparate communities. Conversely, Atlanta is looking to rebuff this trend and is investing in high-density, mixed-income residential projects in its urban core. This is visible in the city's footprint, which has grown upwards rather than outwards.

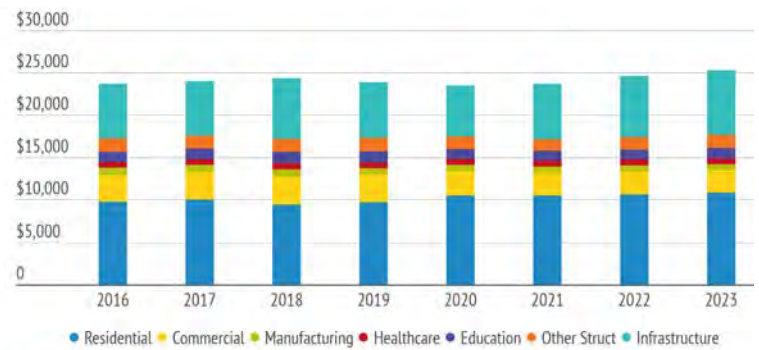
Atlanta boasts one of the most educated workforces in the country. Adults here are almost twice as likely to have a degree (and able to work remotely) than the national average. Firms with operations in the city have been better able to adapt to remote work than the surrounding communities, which has, in turn, kept unemployment low. Atlanta is one of the few markets that has made a full recovery. Unemployment is within 0.1% of its pre-pandemic level, while construction labor is making steady gains. This will likely push labor costs higher in the short term, albeit only slightly.

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

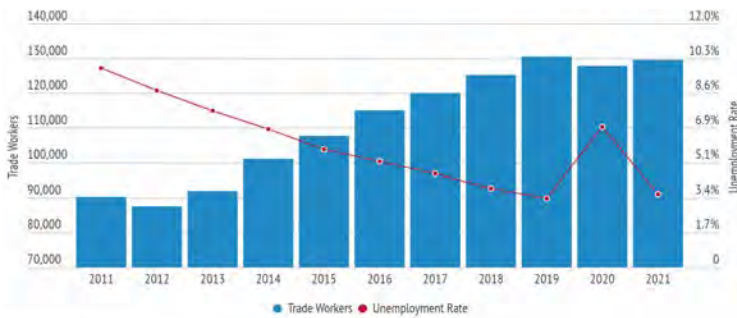
Sector	2016	2017	2018	2019	2020	HISTORIC			FORECAST		
						2021	2022	2023	2021	2022	2023
Total Increase	Y-O-Y %	1.4%	1.5%	-1.8%	-1.8%	0.8%	4.0%	2.6%			
Residential	Y-O-Y %	2.3%	-6.1%	3.4%	8.1%	0.2%	1.0%	1.8%			
Commercial	Y-O-Y %	3.5%	2.0%	-2.6%	-10.2%	-7.2%	-0.8%	-1.5%			
Manufacturing	Y-O-Y %	-1.7%	6.6%	-12.5%	-2.0%	-1.8%	3.1%	1.9%			
Healthcare	Y-O-Y %	-2.7%	5.5%	-3.0%	-2.7%	1.1%	3.8%	2.8%			
Education	Y-O-Y %	4.2%	4.7%	-0.2%	-9.9%	-4.7%	1.5%	1.5%			
Other Struct*	Y-O-Y %	-0.1%	-2.3%	4.5%	-11.4%	-4.0%	6.7%	5.2%			
Infrastructure	Y-O-Y %	-0.4%	12.2%	-8.5%	-7.9%	8.4%	10.7%	5.1%			

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

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

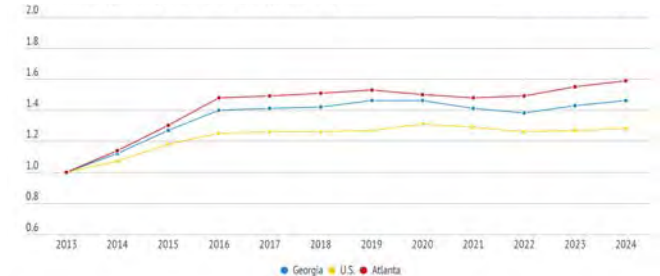


Regional Construction Employment



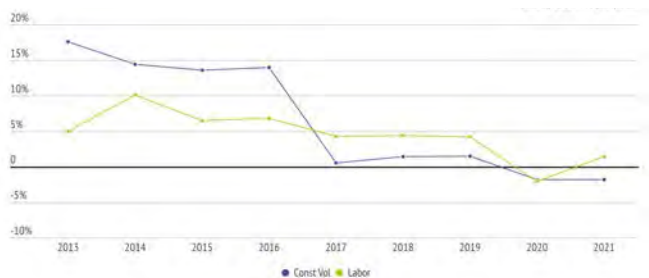
SOURCE: U.S. Bureau of Labor Statistics

Construction Spending Index 2010-2021 (2010=1.0)



SOURCE: BLS-Hunt

Construction Volume vs Labor - Annual Increase/Decrease



SOURCE: ReedConnect

Top Regional Projects Sorted by Construction Value

Project	Location	Value
Rowen	Lawrenceville	6.9B
I-285 Top End Express Lanes Project - Georgia Department of Transportation	Sandy Springs	5.1B
Project Tera	Atlanta	5.0B
Centennial Yards / Atlanta	Atlanta	5.0B
Rivian Automotive East Atlanta Megasite	Social Circle	5.0B
Talmadge Memorial Bridge Replacement - Georgia Ports Authority	Savannah	2.5B
Design-Build-Finance-Maintain Agreement for the State Route (SR) 400 Express Lanes P3 Project	Atlanta	2.4B
Cumberland Inlet	Saint Marys	2.0B
High Street	Dunwoody	2.0B
Children's Healthcare of Atlanta Replacement Hospital Campus	Brookhaven	1,500M

SOURCE: ReedConnect