Economy
Finance sector employment emerges from the lockdown relatively unscathed

Source: BLS
Hospitality job losses mostly in New York and California

Source: BLS
Southeast region is almost back on its feet

Source: BLS
Construction sector recovery accelerates in the Southeast region

Source: BLS
High income job creation near pre-covid levels

Source: Paychex, Intuit, Earnin, Kronos
Uptick in job postings points towards recovery

Source: Burning Glass
Consumers ready to unleash cash when Covid is over

Source: BEA
Low mortgage rates and the lack of resale inventory drive new home sales

Source: Census
Foreclosure moratorium tightens existing home market
Risks of a housing bust is very low when foreclosure moratorium expires
New home sizes are set to grow

Source: Census
Increase in single-family construction almost broad-based

Source: Census
Rents in most Southeast markets have recovered to the pre-covid levels

Source: Apartment List
Multi-family constructions will bottom out in 2021

Source: Census
Non-residential
Challenges ahead bringing new supply of warehouses to the market

INDUSTRIAL SUPPLY & DEMAND

Source: CBRE
Construction of office spaces continues in all markets amid Covid
Positive net absorption is critical for launching new office projects
No substantial systematic risk detected in the office market

Source: JLL
Hotel sector bracing for uncertain future of business travel
Hotel revenues are not expected to return to the pre-covid levels until 2025

Source: Oxford Economics
E-tailers gained substantial share relative to brick-and-mortar shops

Source: Census
More travels are needed to replenish state DOT’s coffer

Source: Federal Reserve Bank of Dallas
New housing developments drive sewer and water projects
Summary

• Residential construction and demand for warehouses will continue to support demand for cement in 2021
• Hotel construction will remain weak for the foreseeable future until the dust settles on business travel
• Office absorptions need to turn positive before any significant investment decisions can be made
• Retail construction will follow new housing developments
• Road projects will see a flat year
• Water and sewage construction will rise thanks to housing boom
Broad-based home price appreciation means higher property tax revenue

Source: FHFA
Existing home sales and high level of refinance propelled home renovation spending

Source: Census, MBA