



On November 10, 2020, Governor Sisolak urged Nevadans to stay home as COVID-19 cases spiked in recent weeks. Much like the rest of the United States, the Silver State has been dealing with resurgence of confirmed cases that is adding considerable strain to an already fragile economy. The increase in virus-related cases follows a two-month decline in new Nevada cases. With added restrictions becoming a possibility, the impact on the Nevada economy remains somewhat concerning.

Despite the day-to-day evolving nature of COVID-19 and the related response, Nevada's employment situation continued to improve. October marked the sixth consecutive month of jobs gains, and the statewide seasonally-adjusted unemployment rate fell to 12.0 percent from 12.5 percent in September. Despite recent improvements, the jobless rate stands 8.3 percentage points higher than the same period in 2019. Initial claims for unemployment insurance exceeded 37,000 in October. This number grew 10.2 percent compared to the previous month and easily remains above any period prior to 2020. The impact of the current situation is well documented, but it is important to consider a path forward that allows the unemployed to get back on their feet.

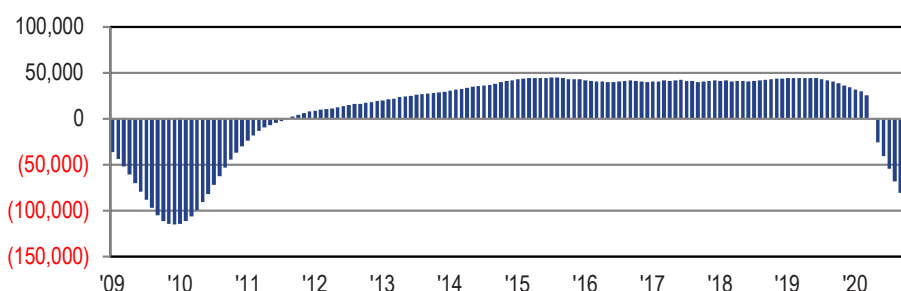
The upcoming holiday season is a notoriously strong period for consumer spending that is typically kicked off on Black Friday. Amid an ongoing pandemic, however, the frenzied pace of in-person shopping and door-buster deals is likely to be subdued. The

reality is that retailers will seek to extend the shopping season ahead of Thanksgiving while finding ways to migrate shoppers online. This holiday shopping season will be a delicate one as retailers and consumers re-evaluate their positions and consider a different approach. With elevated unemployment levels and limited Federal stimulus funding flowing through the economy, the demand side of the equation is likely to be impacted. Given the current climate, an additional round of governmental stimulus appears remote heading into the holiday season. Moreover, the end of supplemental unemployment insurance benefits has the potential to directly impact 10-million-plus Americans and their families.

Notwithstanding the broader economic challenges, the Nevada housing market has managed to press forward with higher prices and elevated sales volumes. Prices have clearly been impacted by record low mortgage interest rates and limited housing availability. However, the statewide eviction

Continued on Back Cover >>

NEVADA EMPLOYMENT GROWTH
TRAILING 12-MONTH AVERAGES



Economic Briefing

NOVEMBER 2020

ISSUE ELEVEN | VOLUME FOURTEEN

MONTHLY

Employment Indicators

Nevada Employment		Oct-20
Current Period	Prev. Period	Same Period Prev. Yr.
1,317,800	1,306,600	1,431,700
GROWTH RATE	0.9% ▲	-8.0% ▼

Nevada Private Average Weekly Hours Worked		Oct-20
Current Period	Prev. Period	Same Period Prev. Yr.
34.9	34.7	34.2
GROWTH RATE	0.6% ▲	2.0% ▲

Nevada Unemployment Rate		Oct-20
Current Period	Prev. Period	Same Period Prev. Yr.
12.0%	12.5%	3.7%
GROWTH RATE	-0.5% ▼	8.3% ▲

TRAILING 12-MONTH

Employment Indicators

Nevada Employment ⁽¹⁾		Oct-20
Current Period	Prev. Period	Same Period Prev. Yr.
1,322,358	1,331,850	1,414,308
GROWTH RATE	-0.7% ▼	-6.5% ▼

Nevada Private Average Weekly Hours Worked ⁽¹⁾		Oct-20
Current Period	Prev. Period	Same Period Prev. Yr.
34.4	34.4	34.6
GROWTH RATE	0.2% ▲	-0.3% ▼

Nevada Unemployment Rate ⁽¹⁾		Oct-20
Current Period	Prev. Period	Same Period Prev. Yr.
12.0%	11.3%	4.0%
GROWTH RATE	0.7% ▲	8.0% ▲

Notes: (1) Trailing 12-month/4-quarter averages.
(2) Trailing 12-month/4-quarter totals.

MONTHLY & QUARTERLY
Economic Indicator Series

Nevada Initial Unemployment Insurance Claims

Oct-20

Current Period	Prev. Period	Same Period Prev. Yr.
37,891	34,370	9,735
GROWTH RATE	10.2% ▲	289.2% ▲

Nevada Residential Housing Units Permitted

Sep-20

Current Period	Prev. Period	Same Period Prev. Yr.
2,006	1,514	1,378
GROWTH RATE	32.5% ▲	45.6% ▲

Nevada Taxable Retail Sales

Aug-20

Current Period	Prev. Period	Same Period Prev. Yr.
\$4,877,175,697	\$5,003,435,014	\$5,410,952,341
GROWTH RATE	-2.5% ▼	-9.9% ▼

Nevada Gross Gaming Revenue

Sep-20

Current Period	Prev. Period	Same Period Prev. Yr.
\$821,132,375	\$743,038,677	\$1,057,935,421
GROWTH RATE	10.5% ▲	-22.4% ▼

Las Vegas/Reno-Tahoe Enplaned and Deplaned Passengers

Sep-20

Current Period	Prev. Period	Same Period Prev. Yr.
1,869,916	1,921,407	4,716,425
GROWTH RATE	-2.7% ▼	-60.4% ▼

Clark/Washoe County Visitor Volume

Sep-20

Current Period	Prev. Period	Same Period Prev. Yr.
2,093,817	1,920,640	4,093,765
GROWTH RATE	9.0% ▲	-48.9% ▼

Nevada New Business Creation

Q1 '20

Current Period	Prev. Period	Same Period Prev. Yr.
566	1,247	-2,098
GROWTH RATE	-54.6% ▼	-127.0% ▼

Nevada Housing Price Index

(Q1 1991 = 100)

Q2 '20

Current Period	Prev. Period	Same Period Prev. Yr.
285.9	282.8	275.4
GROWTH RATE	1.1% ▲	3.8% ▲

Clark County Office Market

Vacancy Rate

Q3 '20

Current Period	Prev. Period	Same Period Prev. Yr.
15.8%	14.8%	15.0%
GROWTH RATE	1.0% ▲	0.8% ▲

Nevada Hotel/Motel Occupancy

Q2 '20

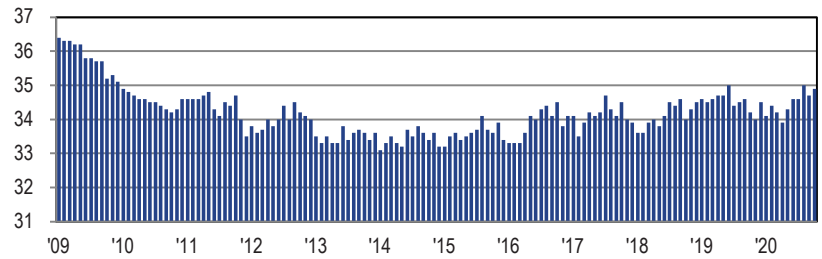
Current Period	Prev. Period	Same Period Prev. Yr.
15.3%	66.8%	85.6%
GROWTH RATE	-51.5% ▼	-70.3% ▼

State of Nevada Personal Income

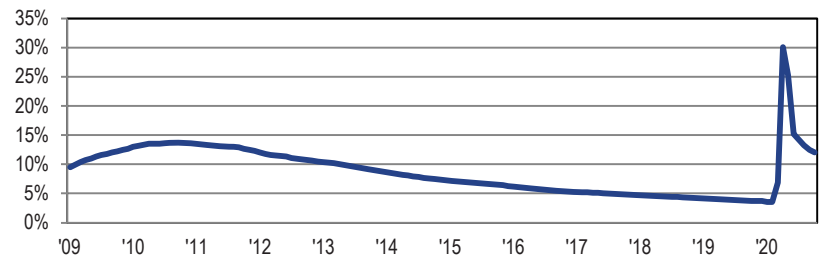
Q2 '20

Current Period	Prev. Period	Same Period Prev. Yr.
\$45,333,400,000	\$40,505,850,000	\$39,219,425,000
GROWTH RATE	11.9% ▲	15.6% ▲

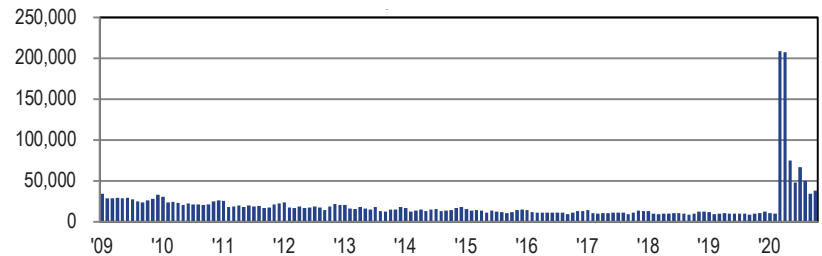
NEVADA PRIVATE AVERAGE WEEKLY HOURS WORKED
MONTHLY SERIES



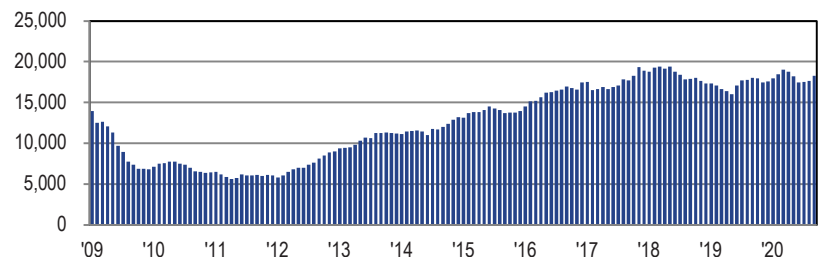
NEVADA UNEMPLOYMENT RATE
MONTHLY SERIES



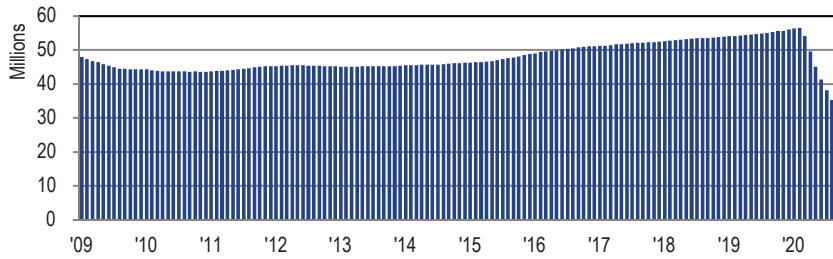
NEVADA UNEMPLOYMENT INSURANCE CLAIMS
MONTHLY SERIES



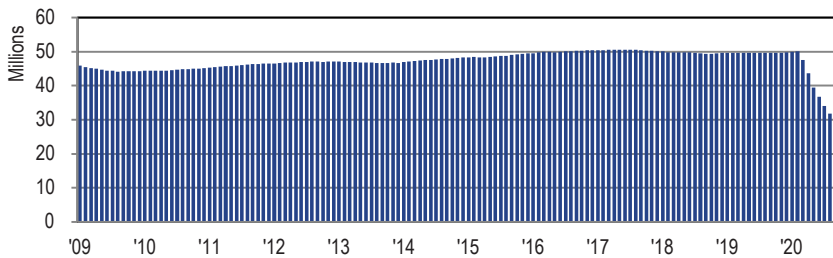
NEVADA RESIDENTIAL UNITS PERMITTED
TRAILING 12-MONTH TOTALS



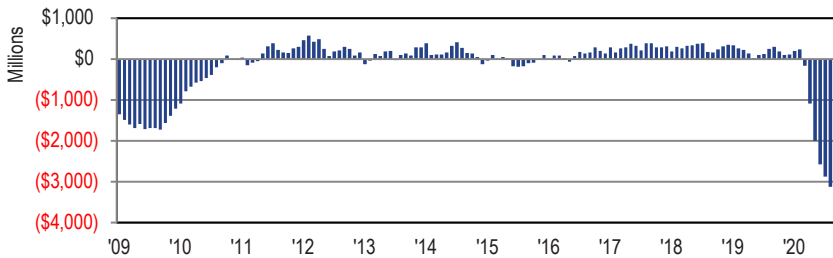
LAS VEGAS/RENO-TAHOE AIRPORT PASSENGER COUNTS
TRAILING 12-MONTH TOTALS



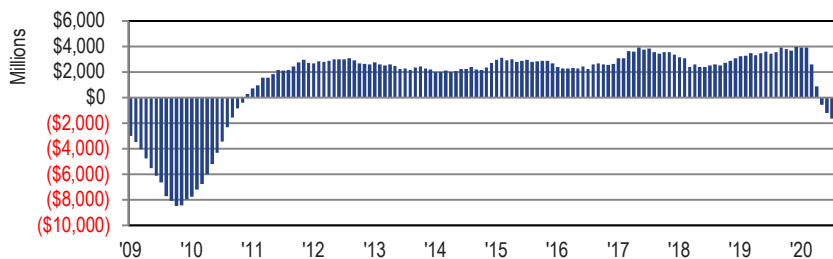
CLARK/WASHOE COUNTY VISITOR VOLUME
TRAILING 12-MONTH TOTALS



GROWTH IN NEVADA GROSS GAMING REVENUE
TRAILING 12-MONTH TOTALS



GROWTH IN NEVADA TAXABLE RETAIL SALES
TRAILING 12-MONTH TOTALS



TRAILING 12-MONTH
Economic Indicator Series

Nevada Initial Unemployment Insurance Claims ⁽²⁾

		Oct-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
769,723	741,567	120,657	
GROWTH RATE	3.8% ▲	537.9% ▲	

Nevada Residential Housing Units Permitted ⁽²⁾

		Sep-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
18,257	17,629	18,007	
GROWTH RATE	3.6% ▲	1.4% ▲	

Nevada Taxable Retail Sales ⁽²⁾

		Aug-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$60,602,457,842	\$61,136,234,486	\$63,128,993,355	
GROWTH RATE	-0.9% ▼	-4.0% ▼	

Nevada Gross Gaming Revenue ⁽²⁾

		Sep-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$8,612,863,766	\$8,849,666,813	\$12,044,672,075	
GROWTH RATE	-2.7% ▼	-28.5% ▼	

Las Vegas/Reno-Tahoe Enplaned and Deplaned Passengers ⁽²⁾

		Sep-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
32,388,236	35,234,745	55,281,532	
GROWTH RATE	-8.1% ▼	-41.4% ▼	

Clark/Washoe County Visitor Volume ⁽²⁾

		Sep-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
29,770,746	31,770,694	49,644,794	
GROWTH RATE	-6.3% ▼	-40.0% ▼	

Nevada New Business Creation ⁽²⁾

		Q1 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
5,058	2,394	1,213	
GROWTH RATE	111.3% ▲	317.0% ▲	

Nevada Housing Price Index ⁽¹⁾

		Q2 '20	
<i>(Q1 1991 = 100)</i>			
Current Period	Prev. Period	Same Period	Prev. Yr.
280.4	277.8	268.7	
GROWTH RATE	0.9% ▲	4.4% ▲	

Clark County Office Market Vacancy Rate ⁽¹⁾

		Q3 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
14.9%	14.7%	15.5%	
GROWTH RATE	0.2% ▲	-0.6% ▼	

Nevada Hotel/Motel Occupancy ⁽¹⁾

		Q2 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
62.1%	79.7%	83.0%	
GROWTH RATE	-17.6% ▼	-20.9% ▼	

State of Nevada Personal Income ⁽²⁾

		Q2 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$181,333,600,000	\$162,023,400,000	\$156,877,700,000	
GROWTH RATE	11.9% ▲	15.6% ▲	

Notes: (1) Trailing 12-month/4-quarter averages. (2) Trailing 12-month/4-quarter totals.

« Continued From Cover

moratorium has come to a close, but the CDC eviction moratorium provides an alternative for those impacted by COVID-19 and the current environment. The latest conditions are expected to hold their ground through the end of the year. Commercial real estate markets don't have the same backstop. Vacancy rates rose among office and retail spaces while remaining relatively flat in the industrial market. Big box distribution spaces continue to remain in demand as retailers ramp up online sales volumes. For example, the Southern Nevada industrial market added 1.1 million square-feet of new inventory during the third quarter of 2020 without taking major hits to tenants. With an additional 15.8 million square feet in the development pipeline (planned and under construction inventory), the region's industrial market has managed to replicate pre-pandemic performances.

Nevada is not facing a single crisis; it is facing multiple crises. While the health crisis remains front and center, economic, fiscal and social crises have also unfolded. The interconnectedness between the challenges that lie on the horizon is evident. Nevada has always bounced back from challenges. The timing of a vaccine and/or effective mitigation measures will play a role in the timing of the recovery of the other crises Nevada faces.

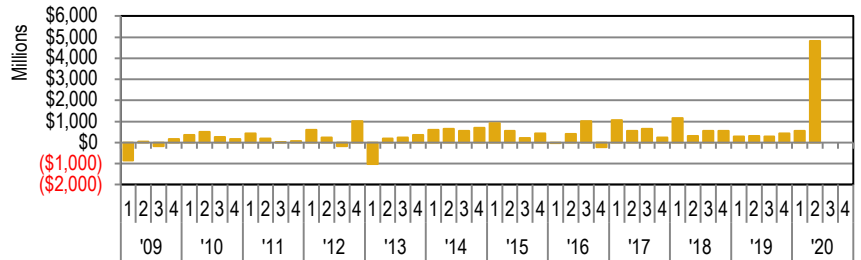
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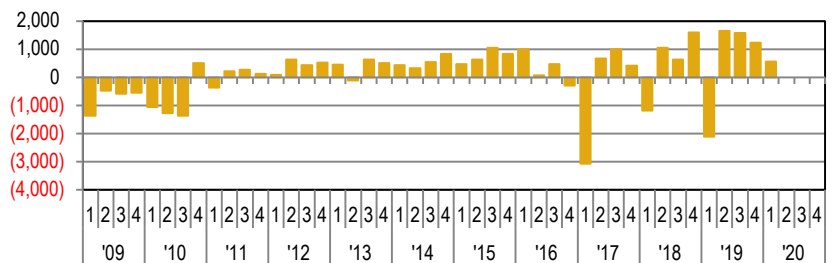
appliedanalysis.com

Methodology: Applied Analysis ("AA") was retained by Nevada State Bank to summarize and analyze a series of key economic indicators on a recurring basis. Relevant data were obtained from AA's internal databases as well as national, regional and local data providers, including, without limitation, state and local governments. While we have no reason to doubt the accuracy of any of the data reported, we have not performed an audit or assurance procedures on these data, and as such, we cannot attest to their completeness. Generally speaking, data reported are for Nevada, Clark County, Washoe County, or the metropolitan areas therein. Please note that these geographies may differ slightly between data providers.

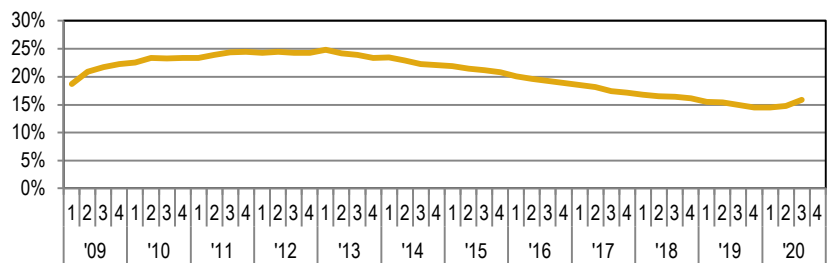
NEVADA PERSONAL INCOME GROWTH QUARTER-OVER-QUARTER



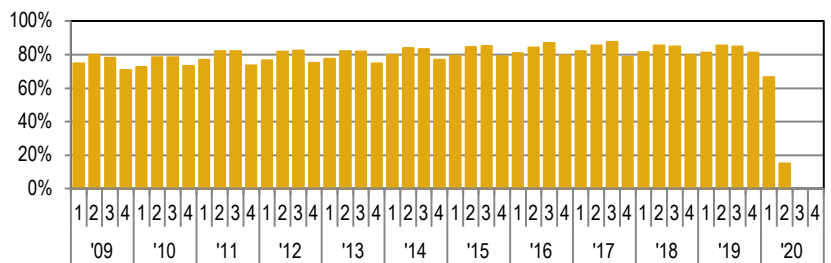
NEVADA NEW BUSINESS CREATION QUARTER-OVER-QUARTER



LAS VEGAS OFFICE MARKET VACANCY RATE QUARTERLY SERIES



NEVADA HOTEL/MOTEL OCCUPANCY QUARTERLY SERIES



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