



The Nevada economy continues to make progress on the road to economic recovery. Labor markets in the state's two urbanized areas improved notably over the past 12 months as Nevadans returned to work. The statewide job gains brought a number of sectors within striking distance of their pre-pandemic employment counts, with some industries surpassing pre-pandemic levels.

Economic Briefing

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Employment conditions in Southern Nevada improved rapidly over the past year, with nearly two out of three returning jobs coming from the leisure and hospitality sector and the trade, transportation and utilities industries. Total employment rose from 879,900 in August 2020 to 965,300 in August 2021, a 9.7 percent annual increase. Leisure and hospitality employment saw the largest annual increase, adding 36,900 new positions for an annual growth rate of 19.3 percent. Returning jobs brought the sector's employment total to 228,000. The trade, transportation and utilities sector reported the second largest increase after gaining 20,400 jobs. By the end of August 2021, there were 200,000 workers in the trade, transportation and utilities sector, nearly 11.4 percent more than the previous August.

During the pandemic-related recession, nearly 274,800, or 26.2 percent, of Southern Nevada's jobs were lost. Since then, 70 percent of those jobs were recovered with just over half (101,000 jobs) sourced to the leisure and hospitality sector. However, leisure and hospitality employment remained 64,300 (-23.6 percent) below pre-pandemic employment levels in February 2020. Trade, transportation and utility employment grew 7.3 percent, adding 13,600 positions. It was the only major industrial sector to report more workers in August 2021 than before

the pandemic-related recession. Importantly, the sector includes retail trade as well as warehousing, which were boosted by a shift from in-person shopping to online ordering for a wide range of goods.

In Northern Nevada, job gains were slower – largely due to the fact that pandemic-induced job losses were much less in the Reno market area. Total employment increased 6.1 percent over the year, adding 14,300 new positions and bringing total employment to 247,300. Professional and business services was the fastest growing sector with a significant presence in the region. In August 2021, there were 36,300 workers employed in professional roles, 4,100 (+12.7 percent) more positions than in the previous year. Leisure and hospitality employment recorded the second largest increase, adding 3,800 new jobs (+12.4 percent). The sector's employment accounted for 34,500 of the region's jobs. Trade, transportation and utilities employed 55,400 workers in August 2021, nearly 2,400 (+4.5 percent) more than the previous year.

Employment conditions in Northern Nevada had largely returned to pre-pandemic levels. While the region lost 35,000 positions during the recession, it regained 34,200 of those lost jobs by August 2021. The leisure and hospitality sector lagged in terms of recovery as the sector reported 3,600 fewer workers

MONTHLY

Employment Indicators

Nevada Employment		Aug-21
Current Period	Prev. Period	Same Period Prev. Yr.
1,350,300	1,334,600	1,241,900
GROWTH RATE	1.2% ▲	8.7% ▲

Nevada Private Average Weekly Hours Worked		Aug-21
Current Period	Prev. Period	Same Period Prev. Yr.
35.1	35.0	35.0
GROWTH RATE	0.3% ▲	0.3% ▲

Nevada Unemployment Rate		Aug-21
Current Period	Prev. Period	Same Period Prev. Yr.
7.7%	7.7%	14.5%
GROWTH RATE	0.0% ◆	-6.8% ▼

TRAILING 12-MONTH

Employment Indicators

Nevada Employment ⁽¹⁾		Aug-21
Current Period	Prev. Period	Same Period Prev. Yr.
1,302,158	1,293,125	1,329,017
GROWTH RATE	0.7% ▲	-2.0% ▼

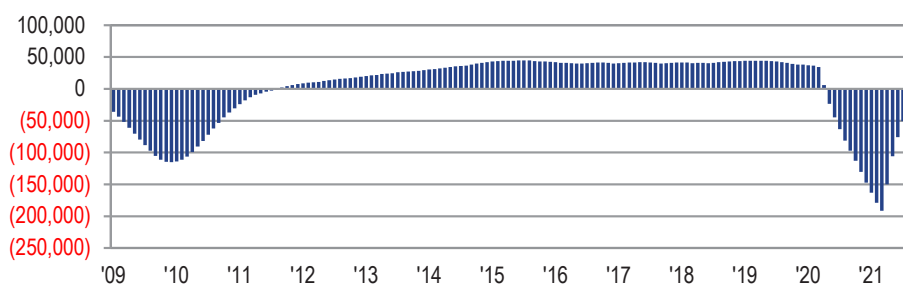
Nevada Private Average Weekly Hours Worked ⁽¹⁾		Aug-21
Current Period	Prev. Period	Same Period Prev. Yr.
35.1	35.0	34.4
GROWTH RATE	0.0% ◆	2.0% ▲

Nevada Unemployment Rate ⁽¹⁾		Aug-21
Current Period	Prev. Period	Same Period Prev. Yr.
8.8%	9.4%	10.8%
GROWTH RATE	-0.6% ▼	-2.0% ▼

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

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NEVADA EMPLOYMENT GROWTH TRAILING 12-MONTH AVERAGES



MONTHLY & QUARTERLY
Economic Indicator Series

Nevada Initial Unemployment Insurance Claims

Aug-21

Current Period	Prev. Period	Same Period Prev. Yr.
7,826	9,796	49,595
GROWTH RATE	-20.1% ▼	-84.2% ▼

Nevada Residential Housing Units Permitted

Jul-21

Current Period	Prev. Period	Same Period Prev. Yr.
1,795	1,770	1,962
GROWTH RATE	1.4% ▲	-8.5% ▼

Nevada Taxable Retail Sales

Jun-21

Current Period	Prev. Period	Same Period Prev. Yr.
\$6,931,547,904	\$6,299,002,257	\$5,301,733,779
GROWTH RATE	10.0% ▲	30.7% ▲

Nevada Gross Gaming Revenue

Jul-21

Current Period	Prev. Period	Same Period Prev. Yr.
\$1,359,876,493	\$1,180,299,646	\$756,772,679
GROWTH RATE	15.2% ▲	79.7% ▲

Las Vegas/Reno-Tahoe Enplaned and Deplaned Passengers

Jul-21

Current Period	Prev. Period	Same Period Prev. Yr.
4,589,661	4,207,929	1,764,424
GROWTH RATE	9.1% ▲	160.1% ▲

Clark/Washoe County Visitor Volume

Jul-21

Current Period	Prev. Period	Same Period Prev. Yr.
3,684,567	3,348,794	1,791,760
GROWTH RATE	10.0% ▲	105.6% ▲

Nevada New Business Creation

Q1 '21

Current Period	Prev. Period	Same Period Prev. Yr.
2,351	1,104	893
GROWTH RATE	113.0% ▲	163.3% ▲

Nevada Housing Price Index

(Q1 1991 = 100)

Q2 '21

Current Period	Prev. Period	Same Period Prev. Yr.
341.5	316.1	284.8
GROWTH RATE	8.0% ▲	19.9% ▲

Clark County Office Market

Vacancy Rate

Q2 '21

Current Period	Prev. Period	Same Period Prev. Yr.
16.7%	16.5%	14.8%
GROWTH RATE	0.2% ▲	1.9% ▲

Nevada Hotel/Motel Occupancy

Q1 '21

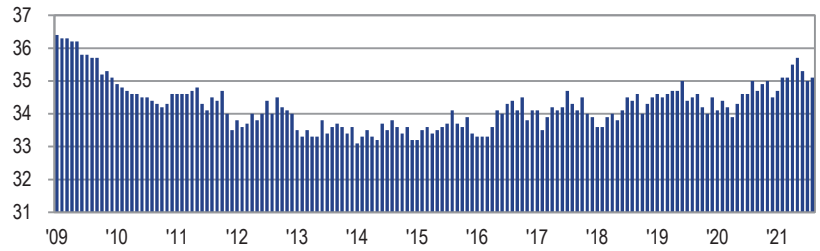
Current Period	Prev. Period	Same Period Prev. Yr.
43.9%	40.1%	66.0%
GROWTH RATE	3.8% ▲	-22.1% ▼

State of Nevada Personal Income

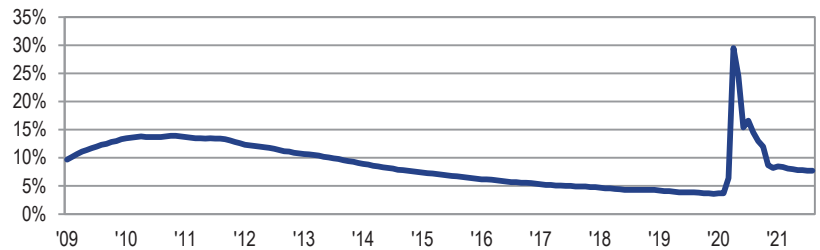
Q1 '21

Current Period	Prev. Period	Same Period Prev. Yr.
\$47,243,300,000	\$41,270,925,000	\$40,519,400,000
GROWTH RATE	14.5% ▲	16.6% ▲

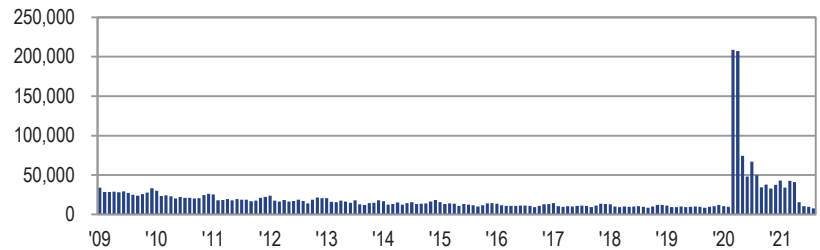
NEVADA PRIVATE AVERAGE WEEKLY HOURS WORKED
MONTHLY SERIES



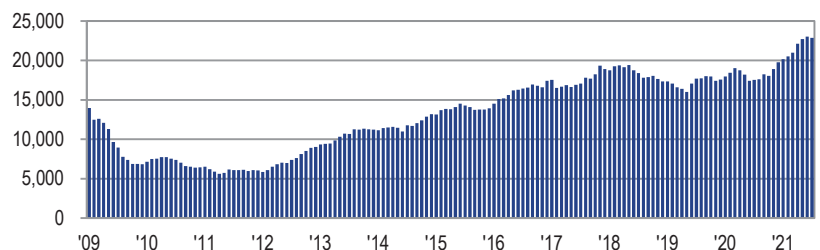
NEVADA UNEMPLOYMENT RATE
MONTHLY SERIES



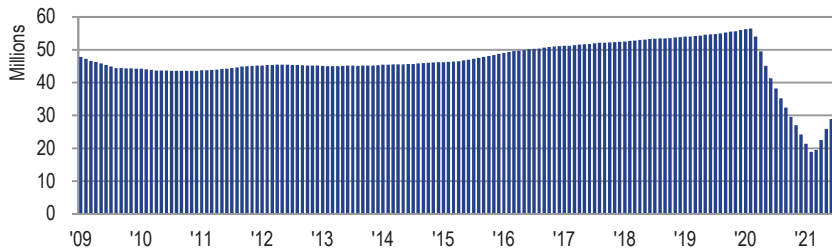
NEVADA UNEMPLOYMENT INSURANCE CLAIMS
MONTHLY SERIES



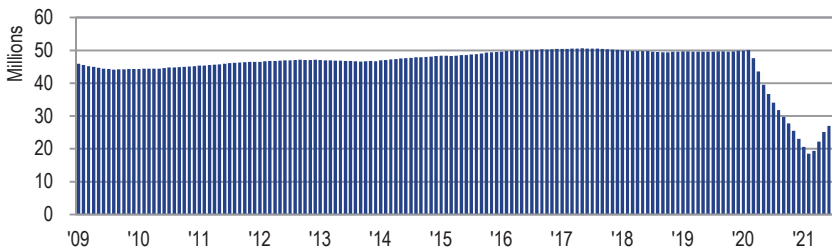
NEVADA RESIDENTIAL UNITS PERMITTED
TRAILING 12-MONTH TOTALS



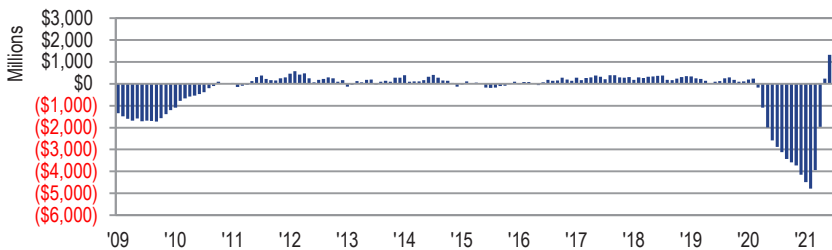
LAS VEGAS/RENO-TAHOE AIRPORT PASSENGER COUNTS
TRAILING 12-MONTH TOTALS



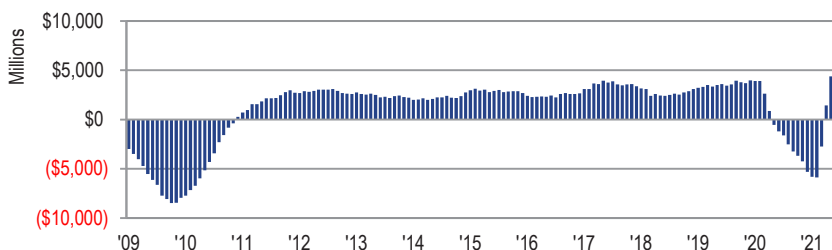
CLARK/WASHOE COUNTY VISITOR VOLUME
TRAILING 12-MONTH TOTALS



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⁾

		Aug-21	
Current Period	Prev. Period	Same Period	Prev. Yr.
345,759	387,528	715,638	
GROWTH RATE	-10.8% ▼	-51.7% ▼	

Nevada Residential Housing Units Permitted ⁽²⁾

		Jul-21	
Current Period	Prev. Period	Same Period	Prev. Yr.
22,862	23,029	17,519	
GROWTH RATE	-0.7% ▼	30.5% ▲	

Nevada Taxable Retail Sales ⁽²⁾

		Jun-21	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$67,704,797,544	\$66,074,983,419	\$61,365,683,690	
GROWTH RATE	2.5% ▲	10.3% ▲	

Nevada Gross Gaming Revenue ⁽²⁾

		Jul-21	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$11,253,086,248	\$10,649,982,434	\$9,060,203,439	
GROWTH RATE	5.7% ▲	24.2% ▲	

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

		Jul-21	
Current Period	Prev. Period	Same Period	Prev. Yr.
31,757,275	28,932,038	38,179,235	
GROWTH RATE	9.8% ▲	-16.8% ▼	

Clark/Washoe County Visitor Volume ⁽²⁾

		Jul-21	
Current Period	Prev. Period	Same Period	Prev. Yr.
28,911,360	27,018,553	34,096,620	
GROWTH RATE	7.0% ▲	-15.2% ▼	

Nevada New Business Creation ⁽²⁾

		Q1 '21	
Current Period	Prev. Period	Same Period	Prev. Yr.
6,412	4,954	3,508	
GROWTH RATE	29.4% ▲	82.8% ▲	

Nevada Housing Price Index ⁽¹⁾

		Q2 '21	
<i>(Q1 1991 = 100)</i>			
Current Period	Prev. Period	Same Period	Prev. Yr.
314.0	299.8	278.8	
GROWTH RATE	4.7% ▲	12.6% ▲	

Clark County Office Market Vacancy Rate ⁽¹⁾

		Q2 '21	
Current Period	Prev. Period	Same Period	Prev. Yr.
16.3%	15.9%	14.7%	
GROWTH RATE	0.4% ▲	1.6% ▲	

Nevada Hotel/Motel Occupancy ⁽¹⁾

		Q1 '21	
Current Period	Prev. Period	Same Period	Prev. Yr.
36.4%	42.0%	79.5%	
GROWTH RATE	-5.6% ▼	-43.1% ▼	

State of Nevada Personal Income ⁽²⁾

		Q1 '21	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$175,462,400,000	\$168,738,500,000	\$159,202,150,000	
GROWTH RATE	4.0% ▲	10.2% ▲	

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

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than prior to the recession. However, the deficit in leisure and hospitality employment was offset by gains in the professional and business services sector, which had 3,600 more jobs than before the pandemic. Trade, transportation and utilities also reported an overall increase in jobs, employing 1,800 more workers in August 2021 than in February 2020.

In both areas, trade, transportation and utilities comprised an increasingly larger share of each region's economy. The sector accounted for 17.8 percent of all jobs in Southern Nevada in February 2020. By August 2021, 20.7 percent of all jobs in the region were directly sourced to the sector, making it the second-largest industry in Southern Nevada. In Northern Nevada, the sector remained the largest among all categories and grew from 21.6 percent of jobs to 22.4 percent of jobs by August 2021. Growth was primarily driven by gains in the transportation and warehousing subsector, which grew precipitously from the increased rates of online shopping spurred by the pandemic. On a statewide basis, the subsector accounted for 68.4 percent of the sector's new jobs between February 2020 and August 2021. In addition to the job gains, industrial real estate development activity remained in high demand due to the increased need for distribution and warehouse facilities. For example, the Las Vegas market area experienced net demand of over eight million square feet of industrial product during the past year and a half, and another 12 million square feet are currently under development.

Nevada posted the seventh consecutive month of job growth in August 2021. The months-long upward trek brought the state within six percentage points of pre-pandemic employment levels, resulting in 240,500 Nevadans regaining employment since February 2020. While there is certainly ground left to cover, Nevada's labor markets are in their best position since the state's economy was shuttered by the COVID-19 pandemic.

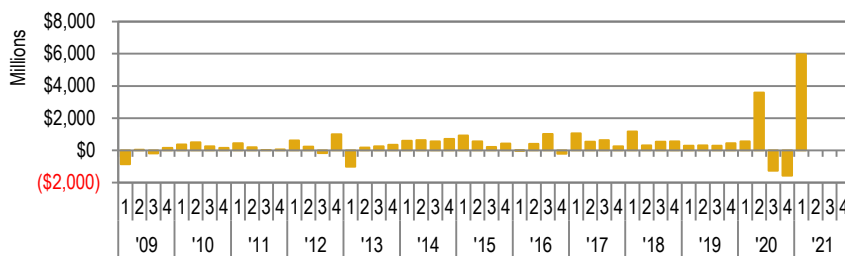
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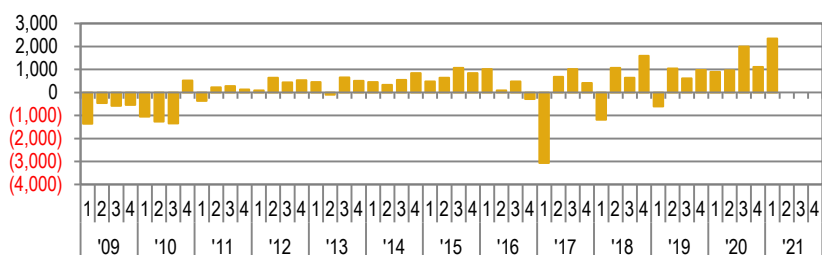
appliedanalysis.com

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.

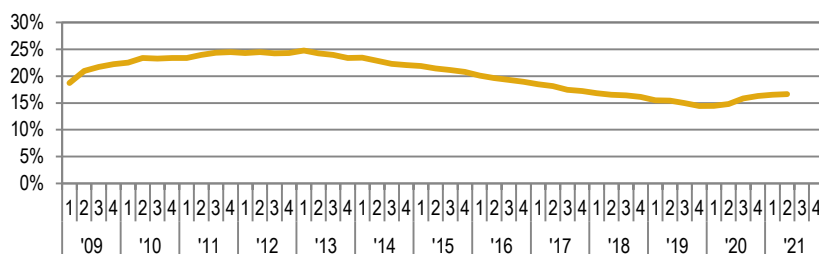
NEVADA PERSONAL INCOME GROWTH
QUARTER-OVER-QUARTER



NEVADA NEW BUSINESS CREATION
QUARTER-OVER-QUARTER



LAS VEGAS OFFICE MARKET VACANCY RATE
QUARTERLY SERIES



NEVADA HOTEL/MOTEL OCCUPANCY
QUARTERLY SERIES

