

# 2020 COMMERCIAL CONSTRUCTION TRENDS FOR MWCOCG REGION

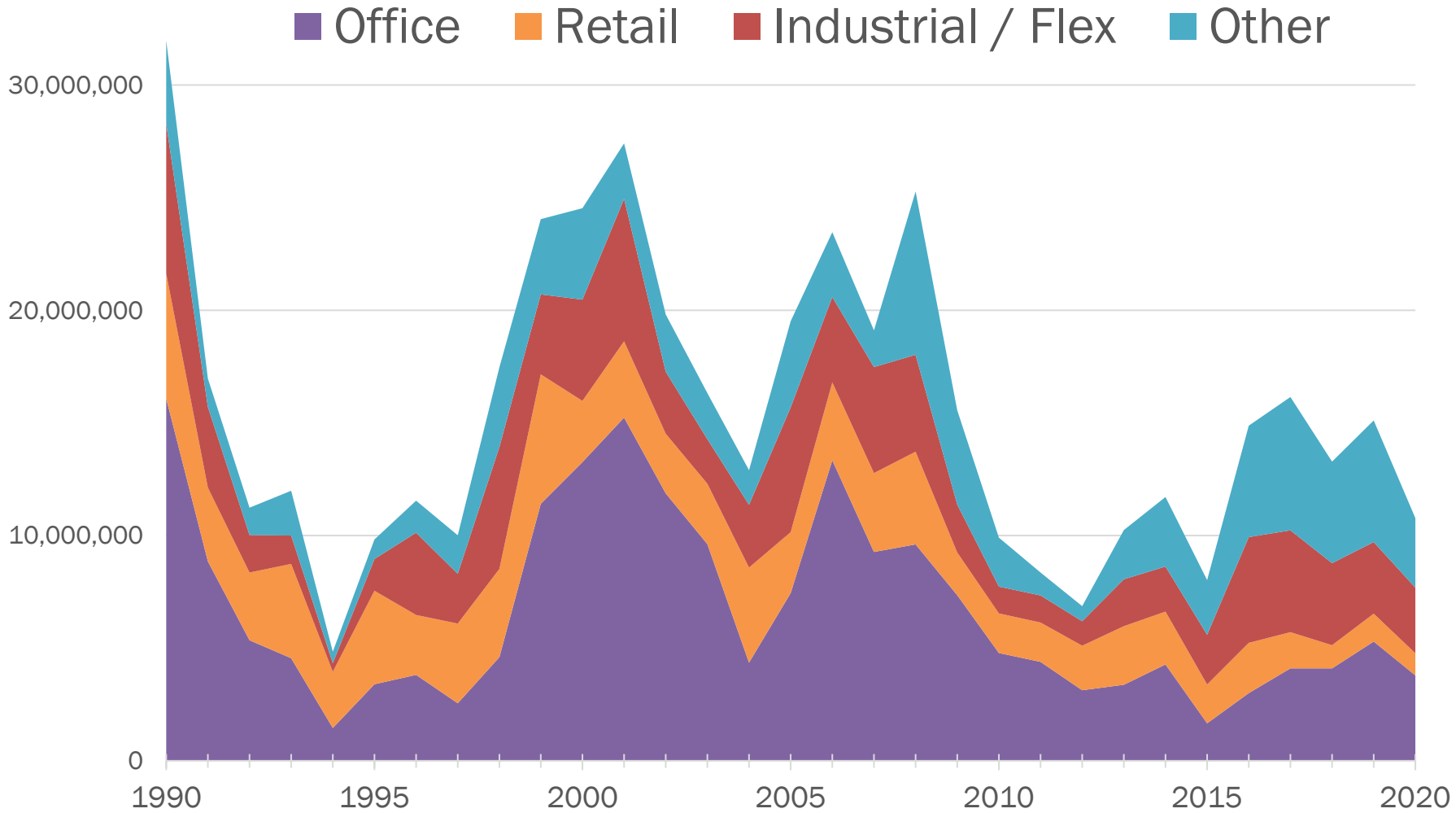
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## Analysis of CoStar data

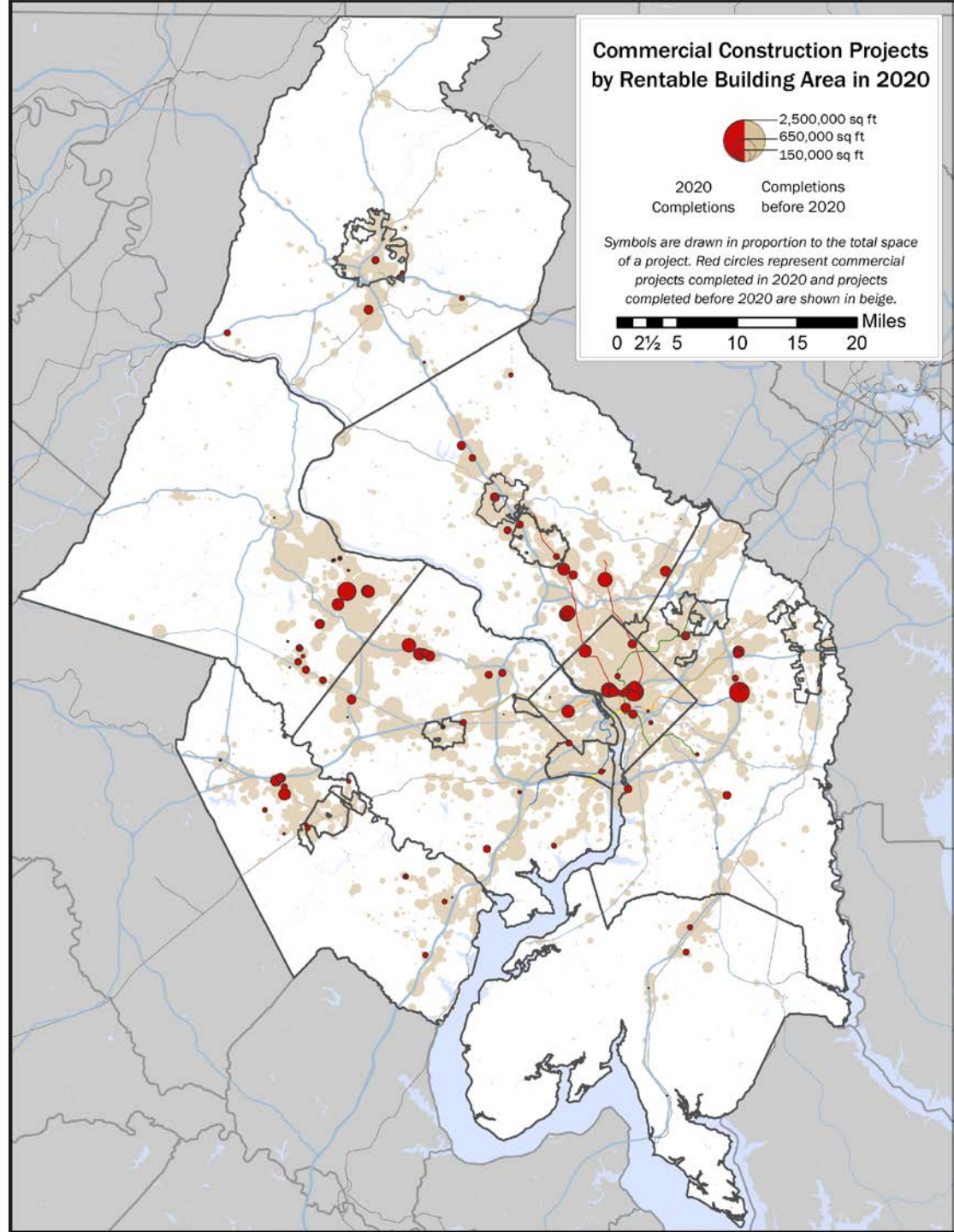
John Kent  
Regional Planner  
Department of Community Planning and Services

Planning Directors Technical Advisory Committee  
May 21, 2021

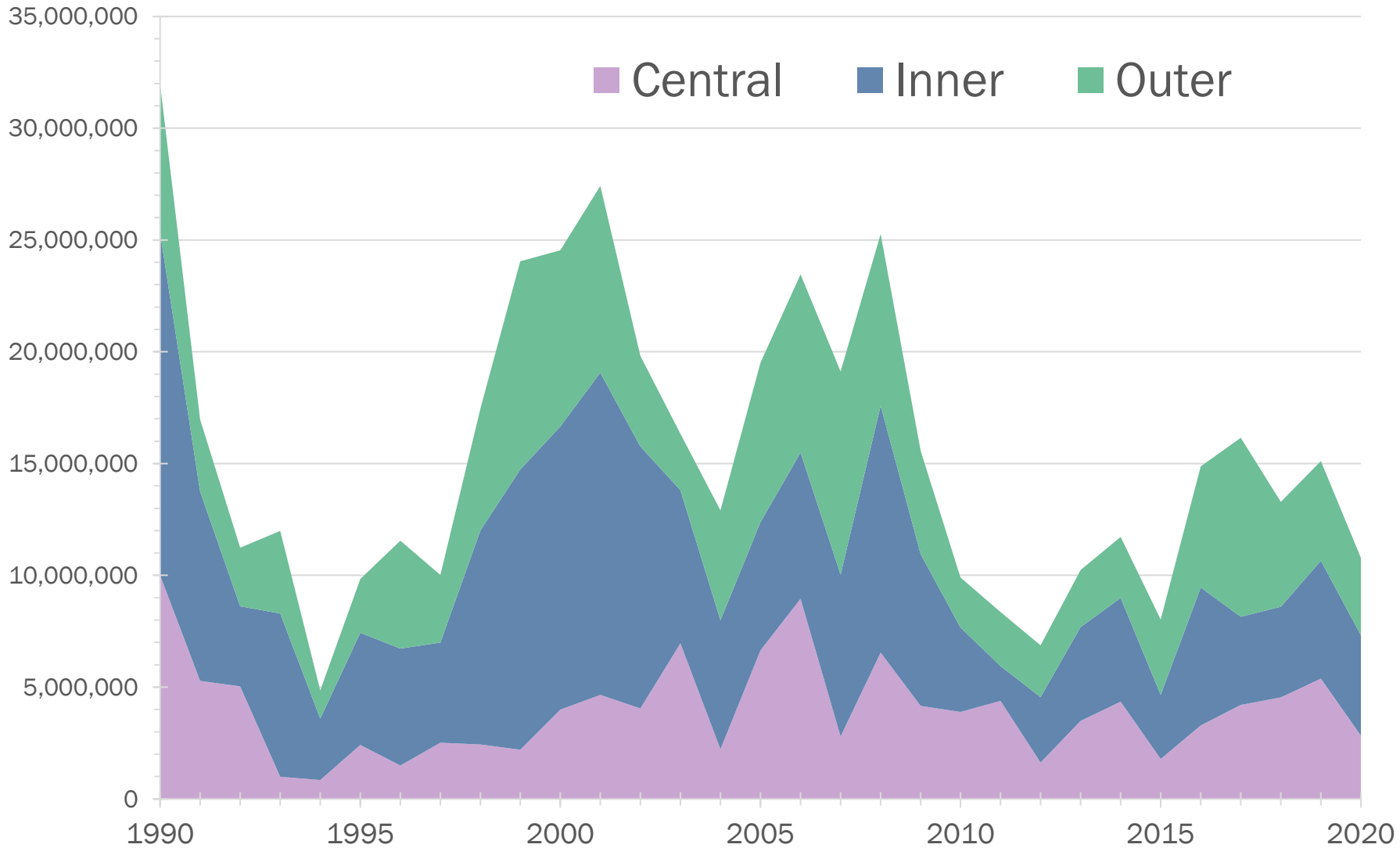
# Square Footage of Completed Commercial Construction by Structure Type, 1990 - 2020



- All major COG counties added commercial space in 2020.
- Office construction was the largest source of new space and was mostly built near Metrorail stations.
- Loudoun County had significant construction in industrial/flex space, mostly from data centers.



# Commercial Construction by Jurisdictional Group



## Central Jurisdictions

District of Columbia

Arlington County

City of Alexandria

## Inner Jurisdictions

Fairfax County

Montgomery County

Prince George's County

City of Falls Church

City of Fairfax

## Outer Jurisdictions

Charles County

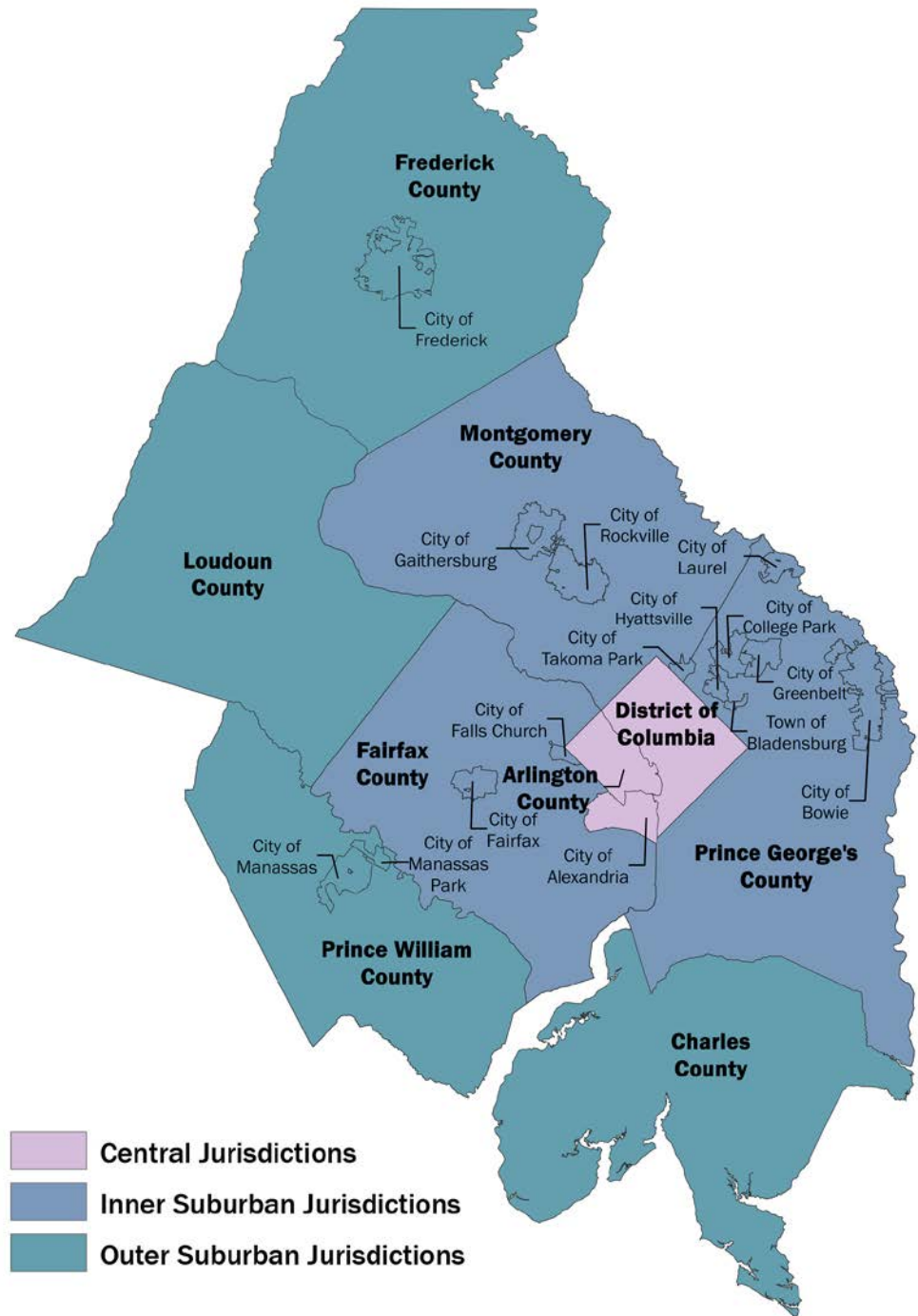
Frederick County

Loudoun County

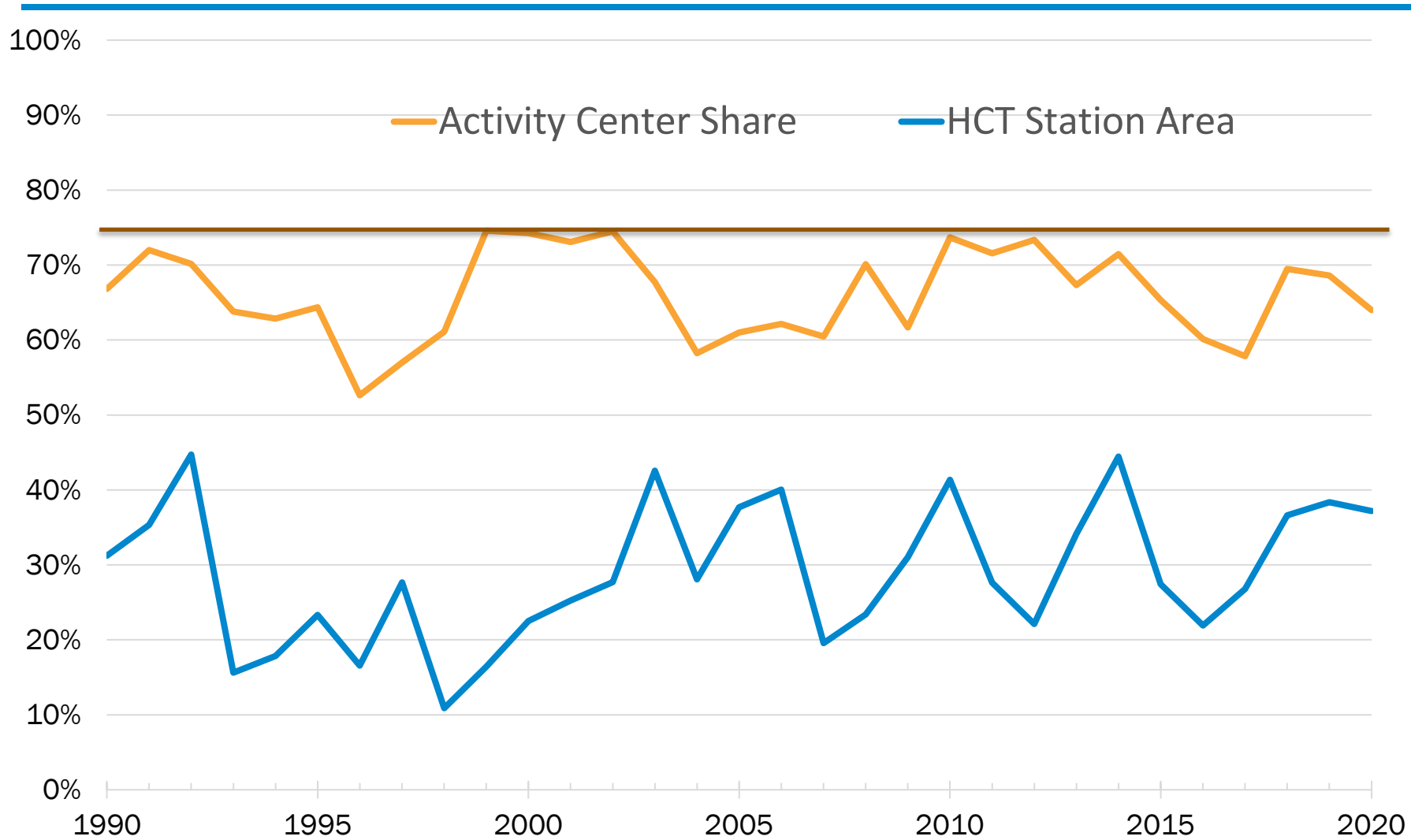
Prince William County

City of Manassas

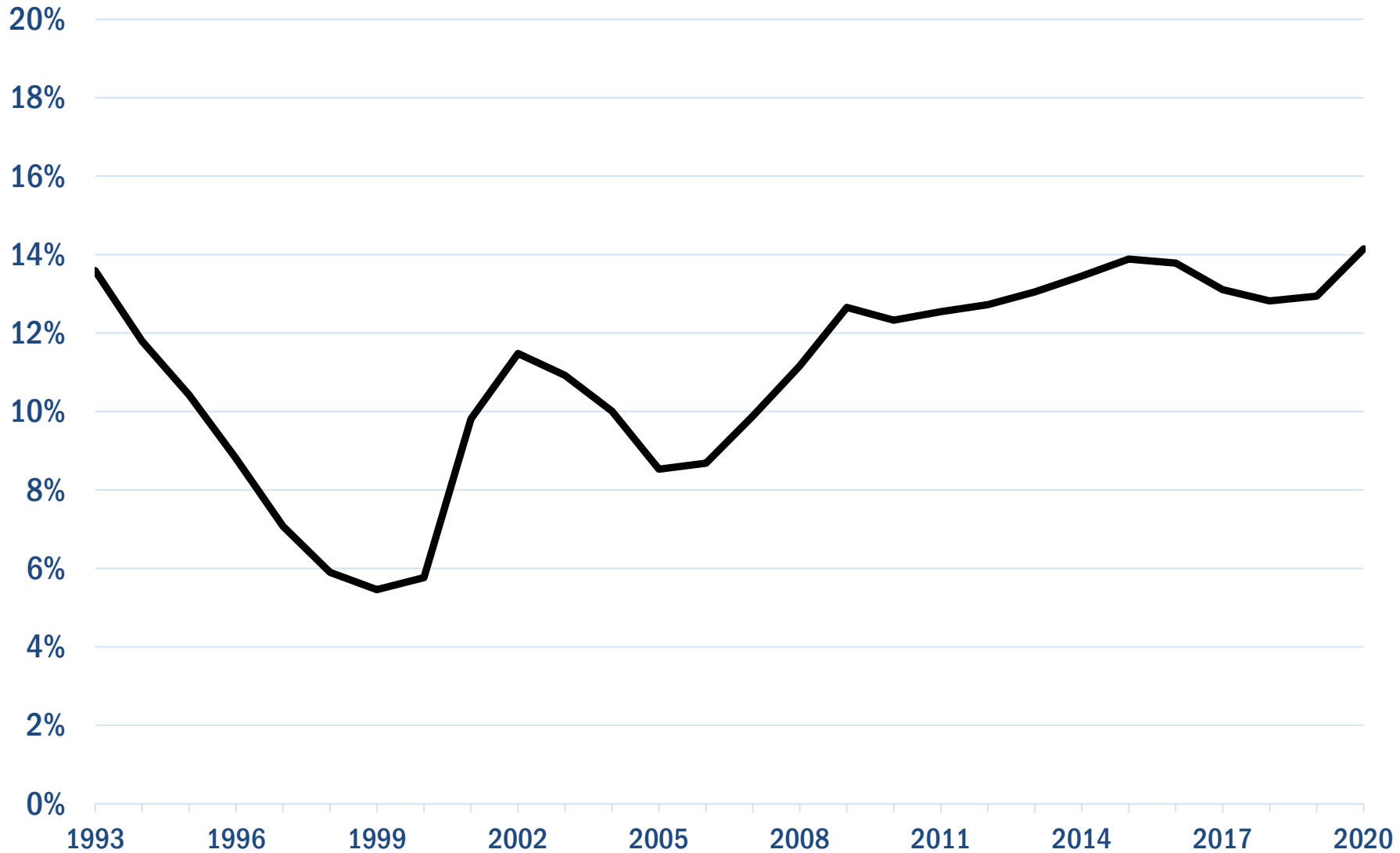
City of Manassas Park



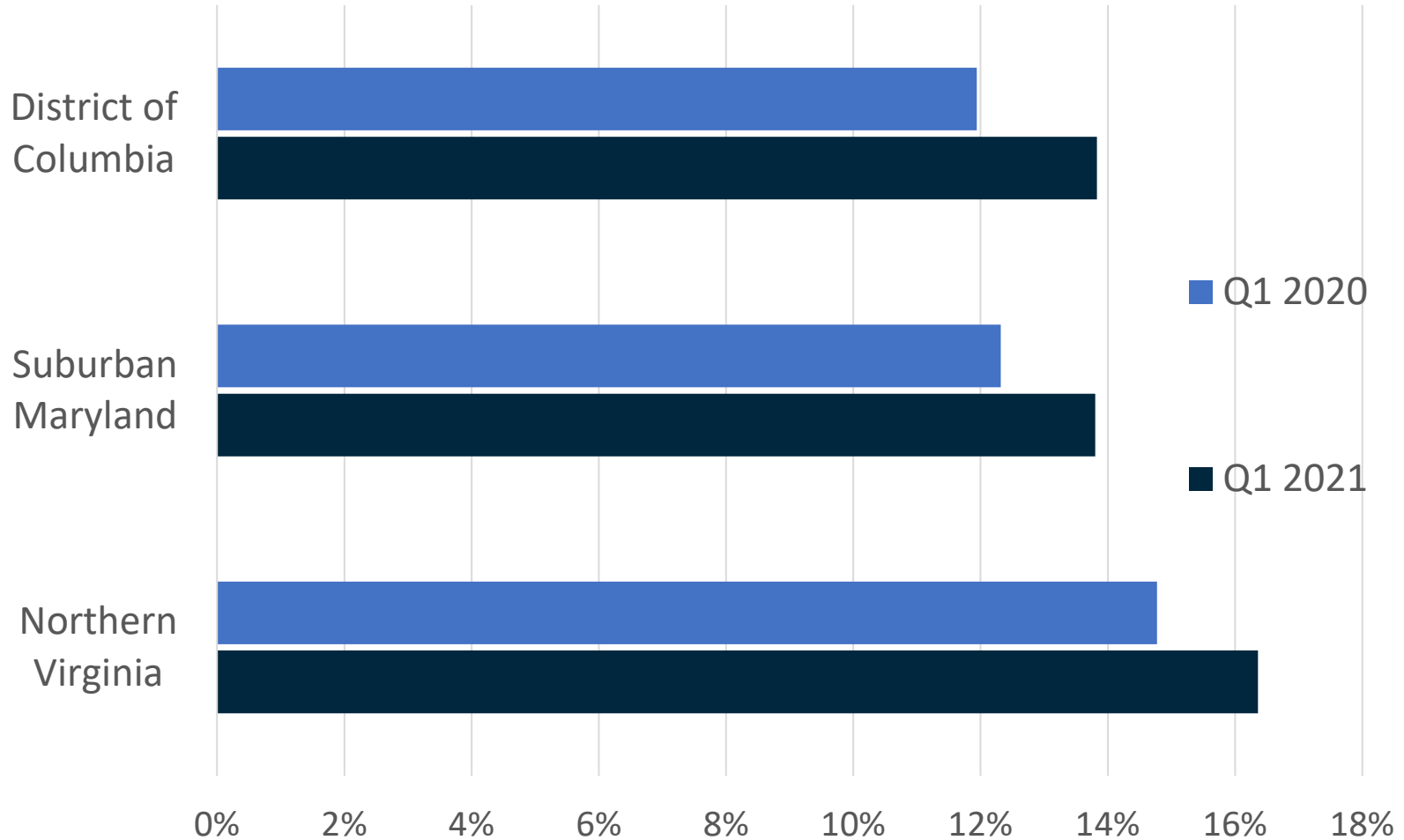
# Share of Construction Square Footage in Activity Centers and High-Capacity Transit Station Areas



# Vacancy Rate for Office Space, 1993 - 2020

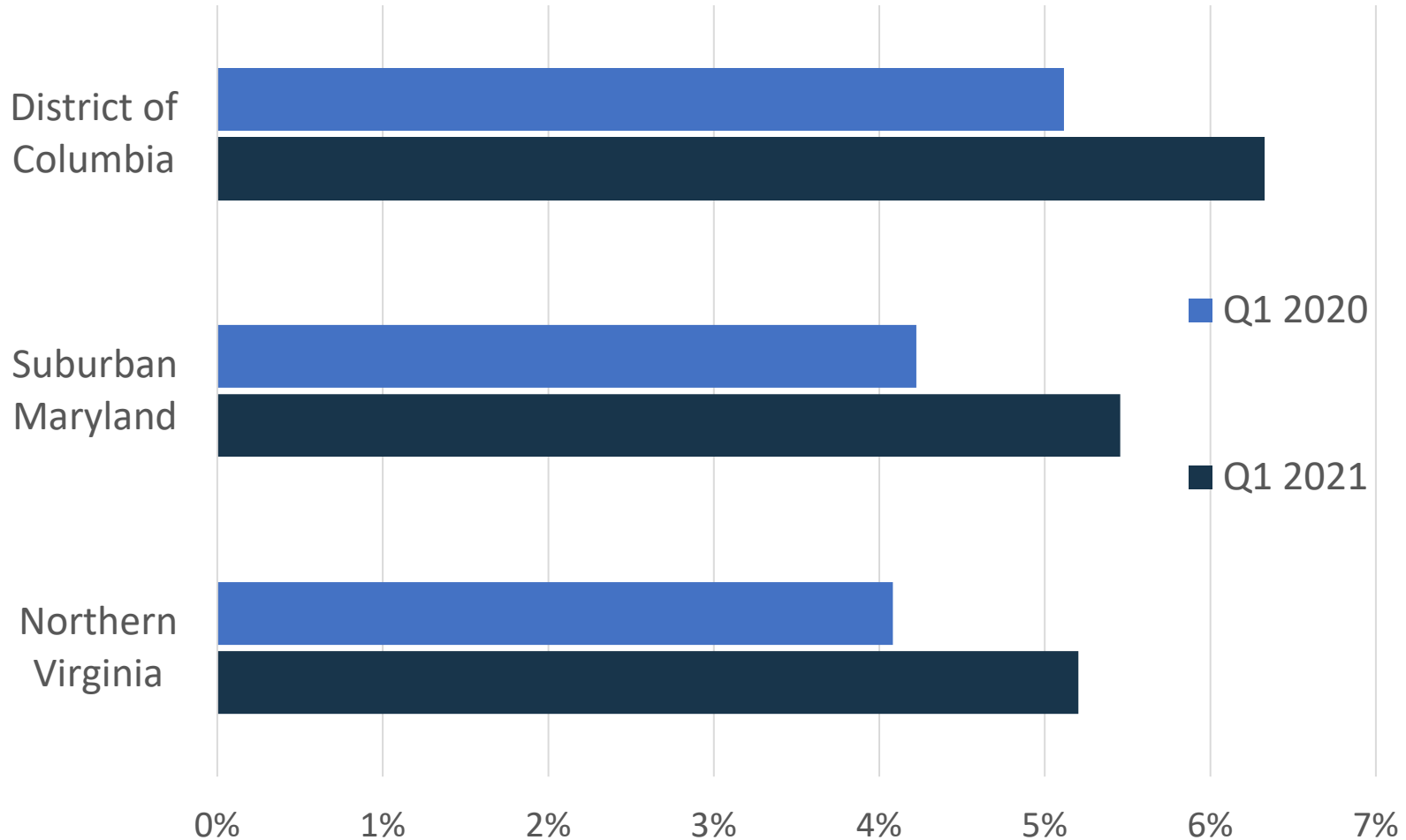


# Change in Office Vacancy Rates Q1 2020 vs Q1 2021





# Change in Retail Vacancy Rates Q1 2020 vs Q1 2021



# COMMERCIAL CONSTRUCTION INDICATORS

Information on the number, location, structure type, and size of new development projects in 2020 in metropolitan Washington  
May 2021



Metropolitan Washington Council of Governments

Metropolitan Washington Council of Governments

Commercial Construction Indicators 2021 2

Commercial Construction Indicators 2021 3

Commercial Construction Indicators 2021 4

Commercial Construction Indicators 2021 5

Commercial Construction Indicators 2021 6

Commercial Construction Indicators 2021 7

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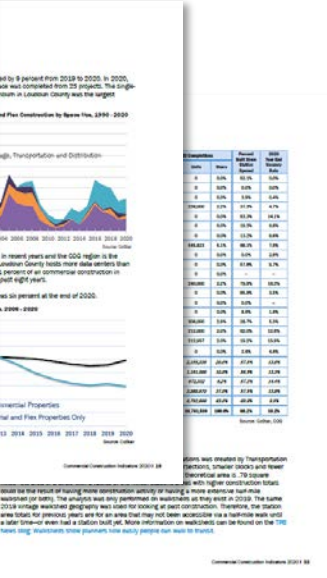
Commercial Construction Indicators 2021 98

Commercial Construction Indicators 2021 99

Commercial Construction Indicators 2021 100



Year	2021 Construction		Estimated 2020 Year	
	Value	% Change	Value	% Change
2020	3,473,988	33.0%	3,473,988	33.0%
2019	2,607,500	1.1%	2,607,500	1.1%
2018	2,582,200	2.7%	2,582,200	2.7%
2017	2,512,000	2.3%	2,512,000	2.3%
2016	2,453,600	15.1%	2,453,600	15.1%
2015	2,131,500	7.7%	2,131,500	7.7%
2014	1,978,800	17.7%	1,978,800	17.7%
2013	1,679,900	1.8%	1,679,900	1.8%
2012	1,649,200	2.9%	1,649,200	2.9%
2011	1,595,700	1.8%	1,595,700	1.8%
2010	1,566,900	2.9%	1,566,900	2.9%
2009	1,521,700	1.6%	1,521,700	1.6%
2008	1,498,100	11.6%	1,498,100	11.6%
2007	1,342,100	1.8%	1,342,100	1.8%
2006	1,320,100	2.9%	1,320,100	2.9%
2005	1,281,900	1.6%	1,281,900	1.6%
2004	1,264,500	11.6%	1,264,500	11.6%
2003	1,132,900	1.2%	1,132,900	1.2%
2002	1,119,500	1.2%	1,119,500	1.2%
2001	1,105,900	5.7%	1,105,900	5.7%
2000	1,046,500	1.2%	1,046,500	1.2%
1999	1,033,900	1.2%	1,033,900	1.2%
1998	1,020,100	1.2%	1,020,100	1.2%
1997	1,008,100	5.7%	1,008,100	5.7%
1996	953,500	1.2%	953,500	1.2%
1995	942,100	5.7%	942,100	5.7%
1994	891,900	1.2%	891,900	1.2%
1993	881,900	5.7%	881,900	5.7%
1992	834,900	5.7%	834,900	5.7%
1991	788,900	5.7%	788,900	5.7%
1990	743,900	5.7%	743,900	5.7%
1989	698,900	5.7%	698,900	5.7%
1988	653,900	5.7%	653,900	5.7%
1987	608,900	5.7%	608,900	5.7%
1986	563,900	5.7%	563,900	5.7%
1985	518,900	5.7%	518,900	5.7%
1984	473,900	5.7%	473,900	5.7%
1983	428,900	5.7%	428,900	5.7%
1982	383,900	5.7%	383,900	5.7%
1981	338,900	5.7%	338,900	5.7%
1980	293,900	5.7%	293,900	5.7%
1979	248,900	5.7%	248,900	5.7%
1978	203,900	5.7%	203,900	5.7%
1977	158,900	5.7%	158,900	5.7%
1976	113,900	5.7%	113,900	5.7%
1975	68,900	5.7%	68,900	5.7%
1974	23,900	5.7%	23,900	5.7%
1973	-21,900	5.7%	-21,900	5.7%
1972	-76,900	5.7%	-76,900	5.7%
1971	-131,900	5.7%	-131,900	5.7%
1970	-186,900	5.7%	-186,900	5.7%
1969	-241,900	5.7%	-241,900	5.7%
1968	-296,900	5.7%	-296,900	5.7%
1967	-351,900	5.7%	-351,900	5.7%
1966	-406,900	5.7%	-406,900	5.7%
1965	-461,900	5.7%	-461,900	5.7%
1964	-516,900	5.7%	-516,900	5.7%
1963	-571,900	5.7%	-571,900	5.7%
1962	-626,900	5.7%	-626,900	5.7%
1961	-681,900	5.7%	-681,900	5.7%
1960	-736,900	5.7%	-736,900	5.7%



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