



The first signals of easing COVID-19 caseloads emerged during the past month, and improvements are being reflected in the latest government-imposed restrictions. Despite the generally slow-moving reopening plans, recent measures will be a big step for much of Nevada's traditional high-density industries, which have historically been a cornerstone of the state economy and tourism industry. A modest raise in occupancy limits now allows most businesses as well as public gatherings to host 35 percent of their capacity. This number is expected to jump to 50 percent in mid-March if the current infection trajectory is maintained. Additionally, entertainment venues are reopening to the public with a number of properties making the necessary logistical changes to welcome back audiences. Notably, the Vegas Golden Knights have been approved to allow up to 2,600 fans at

T-Mobile Arena starting on March 1. These new practices will assist the leisure and hospitality sector, which has been the most affected industry over the past year. As the COVID-19 vaccination rate continues to rise, the momentum toward larger allowed gatherings is expected to carry further into 2021.

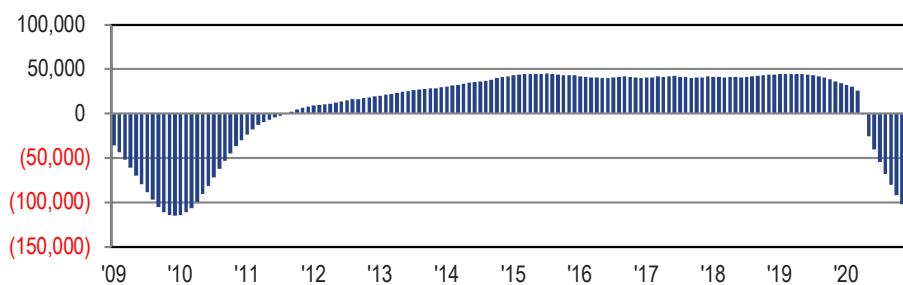
Nevada was initially hit harder than any other state by the pandemic due to the region's relative dependence on travel and tourism, and year-end visitation figures confirm the challenges the industry continues to face. In 2020, Nevada welcomed 23 million visitors, down 53.8 percent compared to the prior year. This was the lowest number in nearly three decades. Moreover, convention attendance, a traditionally large source of spending in Southern Nevada, witnessed an annual decline of 74 percent, falling to 1.7 million from 6.6 million the previous year. Additionally, airport passenger volumes were down 57 percent in 2020 when compared to the prior year. However, the drive-in segment

of the industry was down a more modest 12 percent and remains a critical component to help sustain a baseline of visitation from which future gains can be realized as coronavirus caseloads diminish.

Despite the challenges in the tourism industry, Nevada's housing market reported a year of positives, not unlike other parts of the country. Nationally, the median price for houses sold reached a new peak at \$346,800, growing 2.7 percent from the previous month and closing out the year 6.0 percent higher than in 2019. Nevada mirrored these trends with home prices statewide growing 3.7 percent from the prior quarter. In Southern Nevada, resale home prices in the single-family segment jumped in January to a record-high of \$345,000, a 13.1 percent increase over the year. Price gains have been influenced by record low borrowing costs, dwindling supply, and an influx of new residents, particularly those bringing wealth from higher-priced California markets. Consumers appear to be making lifestyle

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NEVADA EMPLOYMENT GROWTH
TRAILING 12-MONTH AVERAGES



Economic Briefing

FEBRUARY 2021

ISSUE TWO | VOLUME FIFTEEN

MONTHLY

Employment Indicators

Nevada Employment		Dec-20
Current Period	Prev. Period	Same Period Prev. Yr.
1,337,100	1,331,500	1,432,300
GROWTH RATE	0.4% ▲	-6.6% ▼

Nevada Private Average Weekly Hours Worked		Dec-20
Current Period	Prev. Period	Same Period Prev. Yr.
34.5	35.1	34.5
GROWTH RATE	-1.7% ▼	0.0% ◆

Nevada Unemployment Rate		Dec-20
Current Period	Prev. Period	Same Period Prev. Yr.
9.2%	10.4%	3.7%
GROWTH RATE	-1.2% ▼	5.5% ▲

TRAILING 12-MONTH

Employment Indicators

Nevada Employment ⁽¹⁾		Dec-20
Current Period	Prev. Period	Same Period Prev. Yr.
1,305,767	1,313,700	1,417,808
GROWTH RATE	-0.6% ▼	-7.9% ▼

Nevada Private Average Weekly Hours Worked ⁽¹⁾		Dec-20
Current Period	Prev. Period	Same Period Prev. Yr.
34.5	34.5	34.5
GROWTH RATE	0.0% ◆	0.0% ◆

Nevada Unemployment Rate ⁽¹⁾		Dec-20
Current Period	Prev. Period	Same Period Prev. Yr.
13.0%	12.6%	3.9%
GROWTH RATE	0.4% ▲	9.1% ▲

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

Dec-20

Current Period	Prev. Period	Same Period Prev. Yr.
37,310	32,613	12,006
GROWTH RATE	14.4% ▲	210.8% ▲

Nevada Residential Housing Units Permitted

Dec-20

Current Period	Prev. Period	Same Period Prev. Yr.
2,141	1,943	1,276
GROWTH RATE	10.2% ▲	67.8% ▲

Nevada Taxable Retail Sales

Nov-20

Current Period	Prev. Period	Same Period Prev. Yr.
\$5,162,135,397	\$5,227,428,642	\$5,418,306,263
GROWTH RATE	-1.2% ▼	-4.7% ▼

Nevada Gross Gaming Revenue

Dec-20

Current Period	Prev. Period	Same Period Prev. Yr.
\$683,733,423	\$771,158,862	\$1,057,539,090
GROWTH RATE	-11.3% ▼	-35.3% ▼

Las Vegas/Reno-Tahoe Enplaned and Deplaned Passengers

Dec-20

Current Period	Prev. Period	Same Period Prev. Yr.
1,823,871	1,955,686	4,630,363
GROWTH RATE	-6.7% ▼	-60.6% ▼

Clark/Washoe County Visitor Volume

Dec-20

Current Period	Prev. Period	Same Period Prev. Yr.
1,512,542	1,811,469	3,976,132
GROWTH RATE	-16.5% ▼	-62.0% ▼

Nevada New Business Creation

Q2 '20

Current Period	Prev. Period	Same Period Prev. Yr.
620	498	1,661
GROWTH RATE	24.5% ▲	-62.7% ▼

Nevada Housing Price Index

(Q1 1991 = 100)

Q3 '20

Current Period	Prev. Period	Same Period Prev. Yr.
292.9	282.5	273.7
GROWTH RATE	3.7% ▲	7.0% ▲

Clark County Office Market

Vacancy Rate

Q4 '20

Current Period	Prev. Period	Same Period Prev. Yr.
16.3%	15.8%	14.4%
GROWTH RATE	0.5% ▲	1.9% ▲

Nevada Hotel/Motel Occupancy

Q3 '20

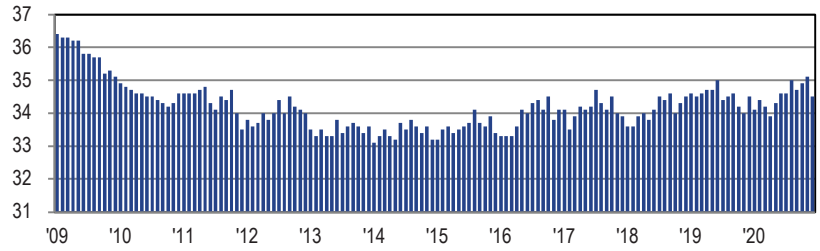
Current Period	Prev. Period	Same Period Prev. Yr.
46.4%	15.3%	85.0%
GROWTH RATE	31.1% ▲	-38.6% ▼

State of Nevada Personal Income

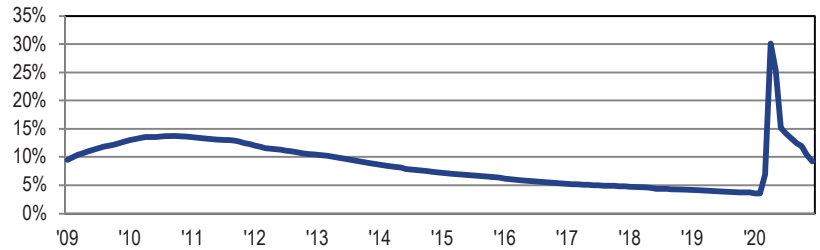
Q3 '20

Current Period	Prev. Period	Same Period Prev. Yr.
\$42,278,850,000	\$44,118,675,000	\$39,511,625,000
GROWTH RATE	-4.2% ▼	7.0% ▲

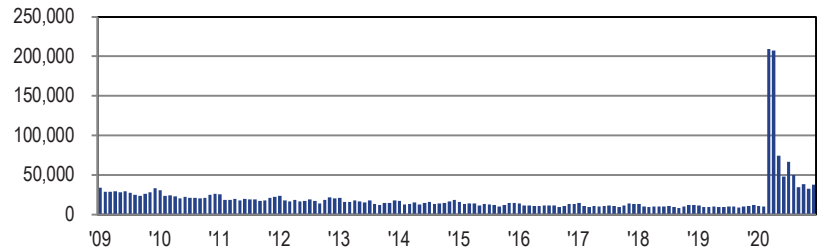
NEVADA PRIVATE AVERAGE WEEKLY HOURS WORKED
MONTHLY SERIES



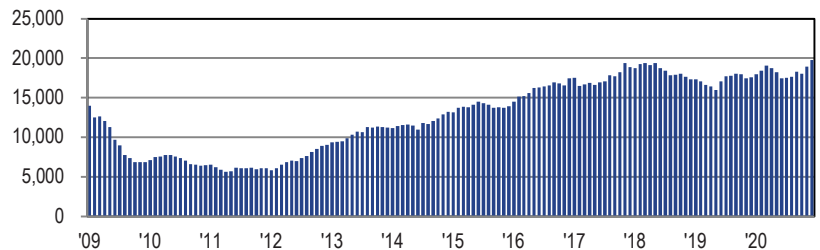
NEVADA UNEMPLOYMENT RATE
MONTHLY SERIES



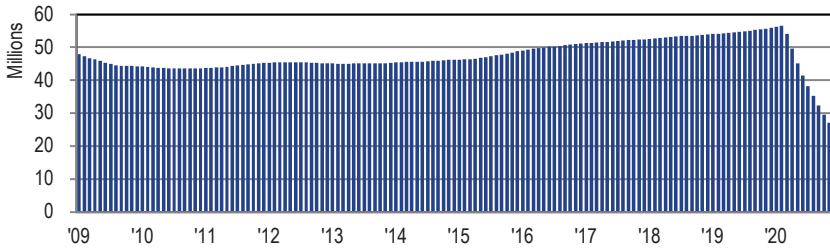
NEVADA UNEMPLOYMENT INSURANCE CLAIMS
MONTHLY SERIES



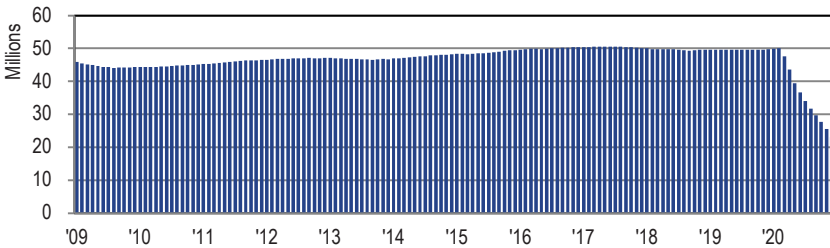
NEVADA RESIDENTIAL UNITS PERMITTED
TRAILING 12-MONTH TOTALS



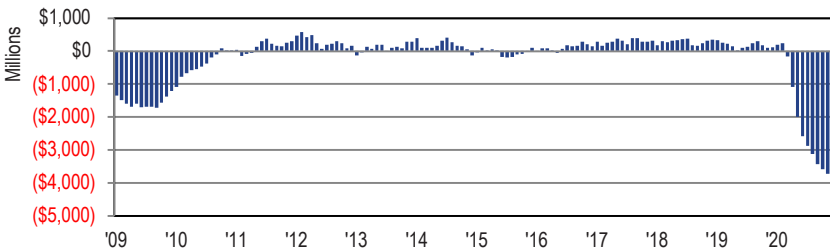
LAS VEGAS/RENO-TAHOE AIRPORT PASSENGER COUNTS
TRAILING 12-MONTH TOTALS



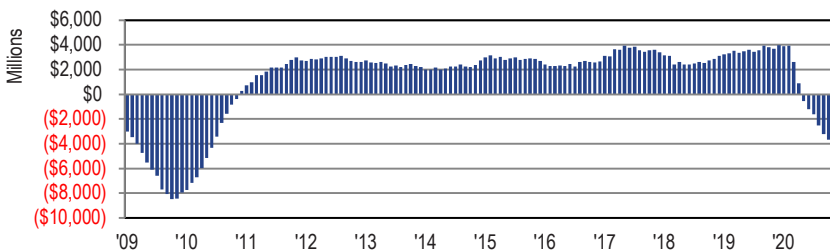
CLARK/WASHOE COUNTY VISITOR VOLUME
TRAILING 12-MONTH TOTALS



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⁾

		Dec-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
817,163	791,859	119,251	
GROWTH RATE	3.2% ▲	585.2% ▲	

Nevada Residential Housing Units Permitted ⁽²⁾

		Dec-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
19,762	18,897	17,561	
GROWTH RATE	4.6% ▲	12.5% ▲	

Nevada Taxable Retail Sales ⁽²⁾

		Nov-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$59,976,797,749	\$60,232,968,615	\$64,204,337,816	
GROWTH RATE	-0.4% ▼	-6.6% ▼	

Nevada Gross Gaming Revenue ⁽²⁾

		Dec-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$7,873,313,471	\$8,247,119,138	\$12,031,673,514	
GROWTH RATE	-4.5% ▼	-34.6% ▼	

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

		Dec-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
24,207,899	27,014,391	55,988,311	
GROWTH RATE	-10.4% ▼	-56.8% ▼	

Clark/Washoe County Visitor Volume ⁽²⁾

		Dec-20	
Current Period	Prev. Period	Same Period	Prev. Yr.
23,024,343	25,487,933	49,830,361	
GROWTH RATE	-9.7% ▼	-53.8% ▼	

Nevada New Business Creation ⁽²⁾

		Q2 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
3,949	5,058	1,805	
GROWTH RATE	-21.9% ▼	118.8% ▲	

Nevada Housing Price Index ⁽¹⁾

(Q1 1991 = 100)

		Q3 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
283.0	278.2	270.0	
GROWTH RATE	1.7% ▲	4.8% ▲	

Clark County Office Market Vacancy Rate ⁽¹⁾

		Q4 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
15.4%	14.9%	15.1%	
GROWTH RATE	0.5% ▲	0.3% ▲	

Nevada Hotel/Motel Occupancy ⁽¹⁾

		Q3 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
52.4%	62.1%	83.0%	
GROWTH RATE	-9.7% ▼	-30.6% ▼	

State of Nevada Personal Income ⁽²⁾

		Q3 '20	
Current Period	Prev. Period	Same Period	Prev. Yr.
\$169,115,400,000	\$176,474,700,000	\$158,046,500,000	
GROWTH RATE	-4.2% ▼	7.0% ▲	

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

◀ Continued From Cover

choices that include upgraded and/or larger homes, which is further pressing prices north. With regard to new construction homes, similar circumstances remain, but the cost side of the equation also continues to impact top-line values. Elevated land costs, rising construction wages and increased materials costs are all factoring into higher prices.

The public health landscape continues to improve, with most COVID-19 metrics for the state trending downward. Two-week moving averages are falling for both deaths and confirmed cases, and the statewide test positivity rate recently dropped below 10 percent, its lowest point in three months. While the health crisis appears headed in the right direction, underlying economic challenges for some of Nevada’s families and the state and local governments are expected to persist. With a new federal stimulus bill moving through Congress, many Nevada households may receive another round of financial support. The proposed plan includes child tax credits for struggling households, stimulus payments, continued increases in unemployment benefits, a comprehensive vaccination plan, as well as an expansion of the Paycheck Protection Program that targets small businesses. Additionally, the bill would potentially triple the amount of federal aid to Nevada by adding the unemployment rate to the allocation criteria that were previously based exclusively on population. Uncertainty remains on the horizon, but a path to economic recovery appears more achievable than it was nearly a year ago.

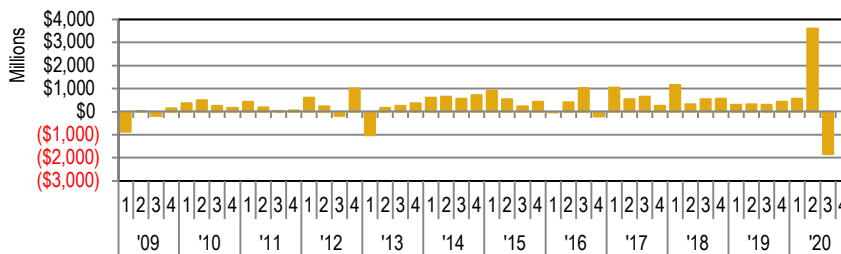
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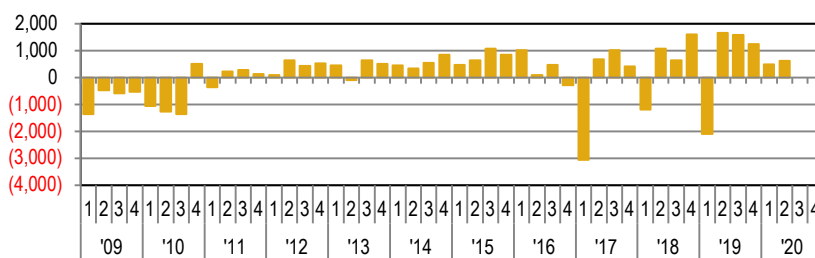
appliedanalysis.com

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.

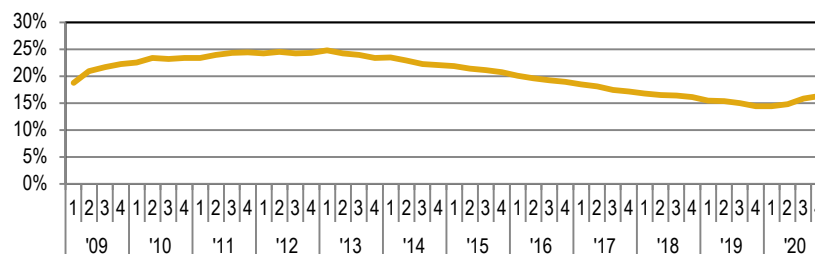
NEVADA PERSONAL INCOME GROWTH
QUARTER-OVER-QUARTER



NEVADA NEW BUSINESS CREATION
QUARTER-OVER-QUARTER



LAS VEGAS OFFICE MARKET VACANCY RATE
QUARTERLY SERIES



NEVADA HOTEL/MOTEL OCCUPANCY
QUARTERLY SERIES

