

# An Economic Analysis of the Commercial Construction Industry in the Cincinnati Metropolitan Statistical Area

November 2025

*Final Report*

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## Introduction and Executive Summary

Established in 1929, Allied Construction Industries is a not-for-profit trade association serving more than 500 members in the commercial construction industry in the Cincinnati region. Allied Construction Industries focuses on developing a skilled workforce, engaging in advocacy efforts that create a climate of growth for the built environment sector and promote careers in the skilled trades, and providing networking opportunities where meaningful connections can be made.

Allied Construction Industries' membership is comprised of both union and open shop employers, general contractors, subcontractors, architects, engineers, developers, material suppliers, and service providers to the commercial construction industry.

Allied Construction Industries engaged the Economics Center to conduct an economic analysis of the commercial construction industry in the Cincinnati Metropolitan Statistical Area (MSA)(region).<sup>1</sup> This analysis includes the economic and fiscal impact of the commercial construction industry in the Cincinnati MSA as well as the demographic and occupational characteristics of the commercial construction industry, and an analysis of the commercial construction industry's supply chain. The sales, earnings, jobs, and union membership rate in the Cincinnati MSA's construction industry, and where possible the commercial construction industry, were compared to select MSAs in surrounding states. Additionally, the Cincinnati MSA's construction industry and commercial construction industry were compared to all other industries in the Cincinnati MSA.

There are five levels of classification, with a two-digit code representing the broadest industry definition and a six-digit code representing the most detailed industry definition. The construction industry (NAICS 23) includes the construction of buildings industry (NAICS 236), the heavy and civil engineering construction industry (NAICS 237), and the specialty trade contractors industry (NAICS 238). For the purposes of this study, the commercial construction industry is defined as the new multifamily housing construction (except for-sale builders) industry (NAICS 236116); the industrial building construction industry (NAICS 236210); the commercial and institutional building construction industry (NAICS 236220); the highway, street, and bridge construction industry (NAICS 237310); and portions of the specialty trades contractors industry (NAICS 238). For the purposes of this study, the commercial construction industry is defined as the new multifamily housing construction (except for-sale builders) industry (NAICS 236116); the industrial building construction industry (NAICS 236210); the commercial and institutional building construction industry (NAICS 236220); the highway, street, and bridge construction industry (NAICS 237310); and portions of the specialty trades contractors industry (NAICS 238).

In 2024, the construction industry experienced many headwinds that dampened opportunities for industry growth, including high interest rates and elevated inflation. While the construction industry has faced its share of challenges, government investments and increasing demand for data centers offer reasons for optimism.

The commercial construction industry encompassed 28,417 jobs in the Cincinnati MSA during 2024. Males represented 88.5 percent of the total jobs in the commercial construction industry, while females represented the remaining 11.5 percent of jobs. Approximately 88.8 percent of the jobs in the commercial construction industry were held by White individuals, followed by Hispanic or Latino individuals (4.9%),

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<sup>1</sup> A Metropolitan Statistical Area (MSA) is an area comprised of different communities with close economic ties to one another. The Cincinnati MSA encompasses five counties in Ohio: Brown, Butler, Clermont, Hamilton, and Warren; seven counties in Kentucky: Boone, Bracken, Campbell, Gallatin, Grant, Kenton, and Pendleton; and three counties in Indiana: Dearborn, Franklin, and Ohio.

Black or African American individuals (4.2%), individuals of two or more races (1.4%), and individuals of other races (0.7%). Of the jobs in the commercial construction industry in the Cincinnati MSA, 20.5 percent were held by individuals between the ages of 25 and 34, 21.3 percent were held by individuals between the ages of 35 and 44, 22.3 percent were held by individuals between the ages of 45 and 54, and 19.1 percent were held by individuals between the ages of 55 and 64. Additionally, 1.0 percent of jobs were held by individuals aged 18 or younger, 8.1 percent of jobs were held by individuals between the ages of 19 and 24, and 7.6 percent of jobs were held by individuals aged 65 and older.<sup>2</sup>

Of the top 20 occupations in the commercial construction industry in the Cincinnati MSA, the occupations with the most jobs were construction laborers (3,780 jobs), carpenters (2,857 jobs), construction managers (2,087 jobs), first-line supervisors of construction trades and extraction workers (1,904 jobs), and electricians (1,873 jobs). These five occupations represented 44.0 percent of the total jobs in the commercial construction industry in the Cincinnati MSA during 2024. Of the top 20 occupations in the commercial construction industry in the Cincinnati MSA, the occupations with the highest median annual earnings in 2024 were general and operations managers (\$97,771), project management specialists (\$90,556), construction managers (\$74,324), first-line supervisors of construction trades and extraction workers (\$73,748), and cost estimators (\$71,992).

The commercial construction industry had sales of \$5.6 billion to industries and consumers within the Cincinnati MSA during 2024, which directly supported 28,417 jobs with earnings of \$2.3 billion. This led to additional indirect impacts of \$4.5 billion in economic activity, 24,194 jobs, and \$1.6 billion in earnings. In total, the commercial construction industry in the Cincinnati MSA generated \$10.2 billion in economic activity, supported 52,611 jobs, and generated \$3.9 billion in earnings in the Cincinnati MSA during 2024. Subsequently, this led to approximately \$224.7 million in earnings and sales tax revenue for state and local jurisdictions during 2024. Jurisdictions in Ohio received \$155.7 million of the total tax revenue generated by the commercial construction industry in the Cincinnati MSA, while jurisdictions in Kentucky and Indiana received \$61.1 million and \$7.9 million of the total tax revenue generated, respectively.

During 2024, industries and consumers in the Cincinnati MSA spent approximately \$892.0 million with firms in the commercial construction industry located outside of the Cincinnati MSA. This is due to a variety of factors that may include companies hiring general contractors from outside of the Cincinnati MSA without putting the project out to bid in the local community. This mismatch may also be due, in part, to the timing of construction projects taking place within and outside of the Cincinnati region. If the needs of all industries and consumers in the Cincinnati MSA were met by local firms, an additional \$1.6 billion in economic activity, 7,545 jobs, and \$594.1 million in earnings would be supported in the Cincinnati MSA. This would subsequently result in an additional \$33.8 million in earnings and sales tax revenue for state and local jurisdictions.

Furthermore, the commercial construction industry within the Cincinnati MSA also generated nearly \$1.2 billion in sales to industries and consumers outside of the Cincinnati MSA during 2024, referred to as exported sales. Although unknown, a portion of exported sales supports the local activities of the commercial construction industry. Therefore, the additional impacts occurring in the Cincinnati MSA as a result of the exported sales of the commercial construction industry are not included in the impacts detailed in this analysis.

The commercial construction industry must rely on other industries to supply materials, equipment, services, and more to support its construction and business efforts. During 2024, the commercial construction industry in the Cincinnati MSA made total purchases of \$2.8 billion, of which 52.8 percent was

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<sup>2</sup> The percent of jobs does not sum due to rounding.

spent with businesses in the Cincinnati MSA. The industries benefiting the most from the spending of the commercial construction industry were the manufacturing industry, the wholesale trade industry, the retail trade industry, the professional, scientific, and technical services industry, and the real estate, rental, and leasing industry.

To contextualize the construction industry, and specifically the commercial construction industry, in the Cincinnati MSA, the industry sales, jobs, and earnings, as well as the union membership rate in the Cincinnati MSA, were compared with the Cleveland MSA, Columbus MSA, Indianapolis MSA, Lexington MSA, Louisville MSA, and Pittsburgh MSA. The construction industry in the Columbus MSA, the Pittsburgh MSA, and the Indianapolis MSA was larger than the construction industry in the Cincinnati MSA based on sales, jobs, and earnings. Similarly, the commercial construction industry in the Pittsburgh MSA and the Indianapolis MSA was estimated to be larger than the commercial construction industry in the Cincinnati MSA based on sales, jobs, and earnings, whereas the commercial construction industry in the Columbus MSA was estimated to be larger based on sales and earnings.

Nationally, 9.9 percent of wage and salary workers were members of unions in 2024, compared to 10.3 percent of wage and salary workers in the construction industry.<sup>3</sup> Locally, the three-year (2022-2024) union membership rate for the construction industry was 12.9 percent in the Cincinnati MSA during 2024.<sup>4</sup> The Cincinnati MSA had a lower three-year union membership rate for the construction industry during 2024 than the Pittsburgh MSA (38.3%), the Cleveland MSA (25.6%), and the Louisville MSA (18.6%).<sup>5</sup> However, the Cincinnati MSA had a higher three-year union membership rate for the construction industry during 2024 than the Indianapolis MSA (8.4%) and the Lexington MSA (3.2%).<sup>6</sup> The three-year union membership rate for the Cincinnati MSA was similar to the Columbus MSA (12.6%).<sup>7</sup>

Relative to all industries in the Cincinnati MSA, the construction industry comprised 5.2 percent of the total jobs, 5.7 percent of the total earnings, and 4.4 percent of the total sales of all industries in the Cincinnati MSA during 2024. Out of 21 industries, the construction industry ranked 11<sup>th</sup> in total jobs, 8<sup>th</sup> in total earnings, and 9<sup>th</sup> in total sales compared to all other industries in the Cincinnati MSA during 2024.

During 2024, the commercial construction industry in the Cincinnati MSA comprised 37.2 percent of the total jobs, 39.5 percent of the total earnings, and 44.8 percent of the total sales of the entire construction industry in the Cincinnati MSA. Furthermore, the commercial construction industry in the Cincinnati MSA comprised 1.9 percent of the total jobs, 2.2 percent of the total earnings, and 2.0 percent of the total sales of all industries in the Cincinnati MSA during 2024. The commercial construction industry represented 28,417 jobs in the Cincinnati MSA and generated \$2.4 billion in earnings and \$6.8 billion in sales during 2024. If the commercial construction industry were its own NAICS designation, the commercial construction industry would have ranked 16<sup>th</sup> of 22 industries in total jobs, 15<sup>th</sup> in total earnings, and 16<sup>th</sup> in total sales compared to all other industries in the Cincinnati MSA. The Cincinnati MSA's commercial construction industry generated \$10.2 billion in economic activity, supported 52,611 jobs, and generated \$3.9 billion in earnings in the Cincinnati region during 2024. Additionally, \$224.7 million in earnings and sales tax revenue was generated for state and local jurisdictions as a result of the activities of the Cincinnati MSA's commercial construction industry. In addition to the economic and fiscal impacts, the commercial construction industry in the Cincinnati region also supports businesses and industries through its purchases as well as prepares the future workforce through apprenticeship opportunities. The commercial construction

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<sup>3</sup> (U.S. Bureau of Labor Statistics 2025)

<sup>4</sup> (Hirsch, Macpherson and Even 2025)

<sup>5</sup> (Hirsch, Macpherson and Even 2025)

<sup>6</sup> (Hirsch, Macpherson and Even 2025)

<sup>7</sup> (Hirsch, Macpherson and Even 2025)

industry in the Cincinnati region has wide-reaching benefits for the local economy, taxing jurisdictions, related industries and businesses, and its workforce.

## Methodology

The North American Industry Classification System (NAICS) is the standard industry classification system used by federal statistical agencies. There are five levels of classification with a two-digit code representing the broadest industry definition and a six-digit code representing the most detailed industry definition. The construction industry (NAICS 23) includes the construction of buildings industry (NAICS 236), the heavy and civil engineering construction industry (NAICS 237), and the specialty trade contractors industry (NAICS 238). For this study, the commercial construction industry is defined as the new multifamily housing construction (except for-sale builders) industry (NAICS 236116); the industrial building construction industry (NAICS 236210); the commercial and institutional building construction industry (NAICS 236220); the highway, street, and bridge construction industry (NAICS 237310); and portions of the specialty trades contractors industry (NAICS 238).

Since specialty trades contractors work within the entire construction industry, the Economics Center estimated what portion of sales and jobs would be attributable to the commercial construction industry defined in this study. Based on data retrieved from Lightcast, a third-party provider of labor market data, the Economics Center estimated that the new multifamily housing construction (except for-sale builders) industry; the industrial building construction industry; the commercial and institutional building construction industry; and the highway, street, and bridge construction industry accounted for 44.8 percent of the sales and 37.2 percent of the jobs in the construction of buildings industry and the heavy and civil engineering construction industry. Therefore, the Economics Center assumed that 44.8 percent of the sales and 37.2 percent of the jobs in the specialty trade contractors industry were directly associated with the commercial construction industry defined in this study.

### Economic Impact

An economic impact analysis measures the effect of an organization or industry's expenditures or sales on its surrounding community. The total economic impact is the sum of the direct and indirect impacts. For this analysis, the direct impact is the local sales of the commercial construction industry and the associated jobs and earnings supported within the local economy. The indirect impact is the additional economic impact resulting from the increased demand, income, and jobs within other industries, or the inter-industry linkages. The direct impact has ripple effects due to increased household income and spending, which are referred to as induced impacts. Induced impacts are reported within indirect impacts for the entirety of this report.

Data on the sales, jobs, and average earnings per job in the commercial construction industry during 2024 were retrieved from Lightcast. To determine the total earnings of the commercial construction industry, jobs were multiplied by the average earnings per job. The direct sales, earnings, and jobs of the commercial construction industry were used in an input-output model that uses multipliers to represent the inter-industry linkages and household economic relationships. Multipliers are used to determine the total economic impact when applied to the direct impact. This means that multipliers reflect how many additional dollars will be spent in a local economy by other businesses and households for every dollar spent by an organization or industry. These multipliers are location and industry-specific and were obtained from Lightcast.

### Fiscal Impact

The fiscal impact analysis estimates the subsequent impacts of the commercial construction industry on state and local earnings and sales tax revenue. State and local earnings tax revenue was calculated for the earnings, directly and indirectly, supported, as well as the state and local sales tax revenue resulting from the spending of those earnings.

State earnings tax revenue accrues to the state of residence of the worker, whereas local earnings tax revenue accrues to the jurisdiction of the workplace. The Economics Center assumed that workers in the commercial construction industry followed the same distribution of the state of residence as all employed workers 16 years of age and older in the Cincinnati MSA, based on data retrieved from the U.S. Census Bureau. Of employed workers 16 years of age and older in the Cincinnati MSA, approximately 75.5 percent resided in the State of Ohio, 20.6 percent resided in the Commonwealth of Kentucky, and 3.9 percent resided in the State of Indiana. The applicable state earnings tax rates for each state were then applied to the average earnings per direct and indirect job supported.

The Economics Center assumed that workers in the commercial construction industry followed the same distribution of the county and municipality of work as all employed workers 16 years of age and older in the Cincinnati MSA, based on data retrieved from the U.S. Census Bureau. Of employed workers 16 years of age and older in the Cincinnati MSA, approximately 78.8 percent worked in the State of Ohio, 18.9 percent worked in the Commonwealth of Kentucky, and 2.4 percent worked in the State of Indiana.<sup>8</sup> Local earnings tax rates are assessed for municipalities in the State of Ohio, municipalities and counties in the Commonwealth of Kentucky, and counties in the State of Indiana. Weighted local earnings tax rates were calculated using the municipality and county of employment for employed workers 16 years of age and older in the Cincinnati MSA. The applicable weighted local earnings tax rates were then applied to the average earnings per direct and indirect job supported.

Sales tax revenue accrues to the State of Ohio, the Commonwealth of Kentucky, and the State of Indiana, as well as to counties in the State of Ohio. The Economics Center assumed that the individuals, directly and indirectly, supported by the commercial construction industry, spend their earnings in the local economy. To estimate the sales tax revenue generated, the Bureau of Labor Statistics' Consumer Expenditure Survey for the Midwest was utilized to determine what portion of average annual earnings was used to make taxable purchases. Taxable spending was then factored for economic leakage, and the applicable sales tax rates were applied. A weighted sales tax rate was calculated based on the state and county of retail sales and food and beverage sales within the Cincinnati MSA.

### **Industry Comparison**

Data on the total earnings and total jobs of the construction industry for select MSAs was obtained from the U.S. Bureau of Labor Statistics.<sup>9</sup> The Economics Center estimated the corresponding sales in the construction industry for select MSAs using the sales per job for the construction industry in the Cincinnati MSA, Cleveland MSA, and Columbus MSA based on data retrieved from Lightcast. Furthermore, the relationship between the commercial construction industry and the overall construction industry for the Cincinnati MSA, Cleveland MSA, and Columbus MSA was utilized to estimate the sales, earnings, and jobs in the commercial construction industry in select MSAs.

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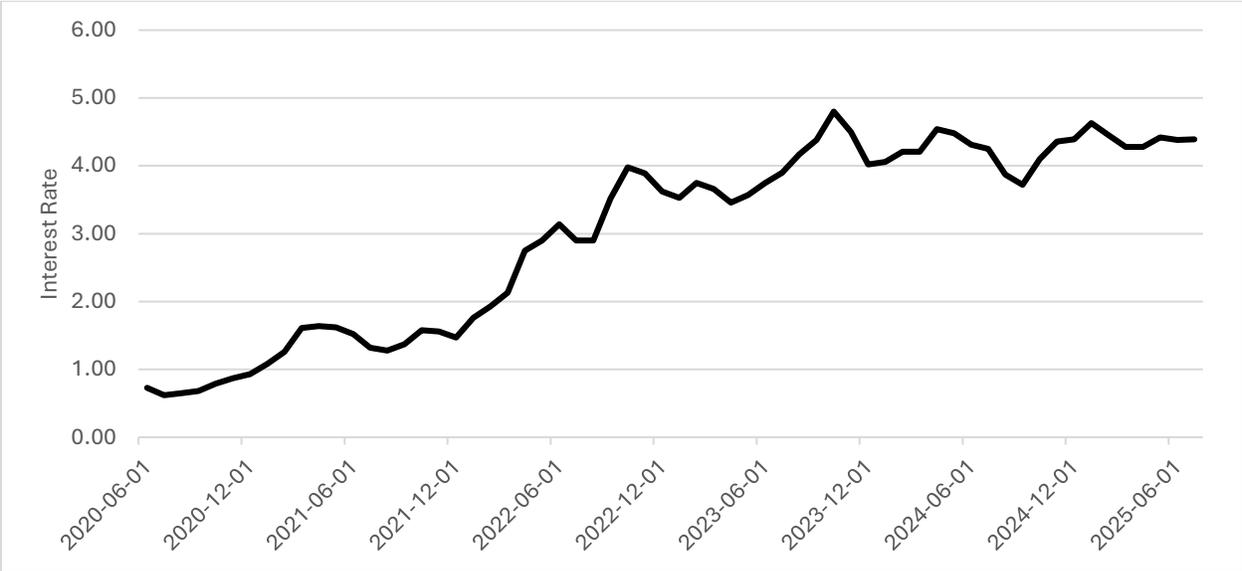
<sup>8</sup> The percent of employed workers does not sum due to rounding.

<sup>9</sup> The previous analysis utilized data from the U.S. Bureau of Economic Analysis. However, the data series have since been discontinued due to budgetary cuts.

# Construction Industry Trends

In 2024, the construction industry experienced many headwinds that dampened opportunities for industry growth, including high interest rates and elevated inflation. The interest rate for ten-year U.S. Treasury securities, which is a benchmark rate used by lenders, has been above 4.0 percent every month since June 2023, except August and September 2024, as shown in Figure 1. Higher interest rates will reduce demand for both residential and non-residential construction. For households, higher interest rates translate to higher mortgage payments. For businesses, higher interest rates raise the bar for how profitable a capital expenditure must be to justify the investment.

**Figure 1: Monthly Interest Rate for 10-Year Treasury Securities, June 2020 – June 2025**



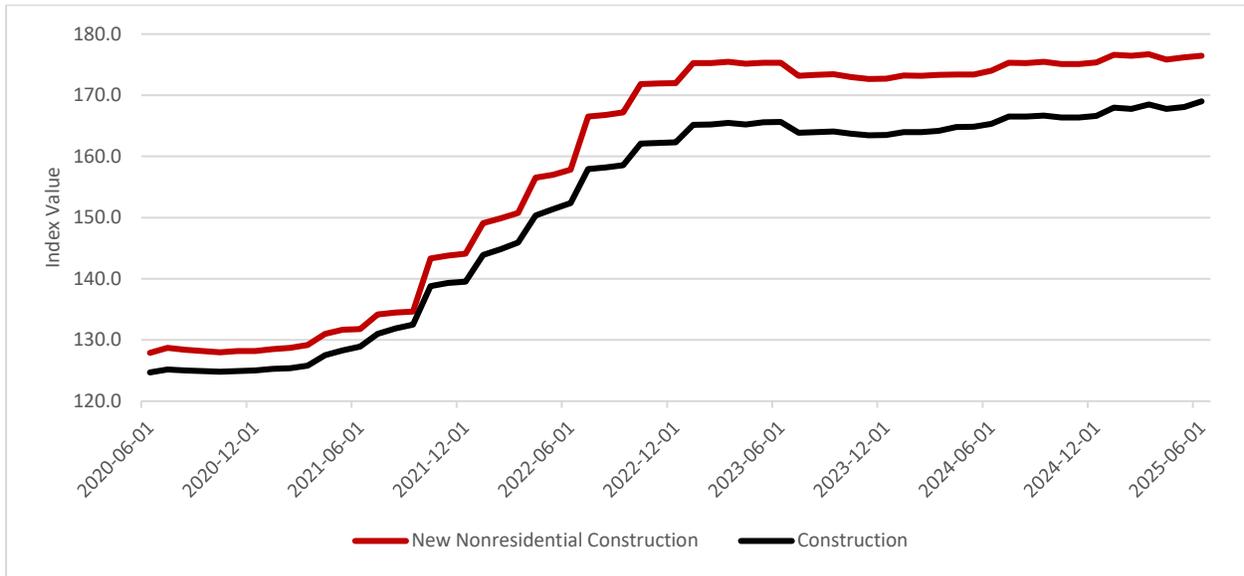
Source: Board of Governors of the Federal Reserve System (US) via FRED®.

The Construction Producer Price Index (PPI), developed by the U.S. Bureau of Labor Statistics, tracks the average prices over time received by producers (construction firms) for construction-related output, like new industrial, commercial, and residential construction projects. The Construction PPI tracks wholesale-level inflation and is based on the initial transaction prices in the construction sector. This index assists with tracking cost trends impacting construction firms.

As shown in Figure 2, the Construction PPI began to rapidly increase coming out of the COVID-19 pandemic and has been rising, but at a slower pace, ever since. While the rapid growth plateaued in April 2023, the Construction PPI has continued to increase, reaching an all-time high in June of 2025 with an index value of 169.01, which is the last month for which data are available. Between June 2020 and June 2025, the Construction PPI has increased by 35.5 percent.

The New Nonresidential Construction PPI specifically tracks price changes for new nonresidential building construction. Prior to the COVID-19 pandemic, the New Nonresidential Construction PPI generally mirrored that of the Construction PPI. In the years since the COVID-19 pandemic, the New Nonresidential Construction PPI has increased more quickly than the Construction PPI, as shown in Figure 2. Between June 2020 and June 2025, the New Nonresidential Construction PPI has grown by 38.0 percent.

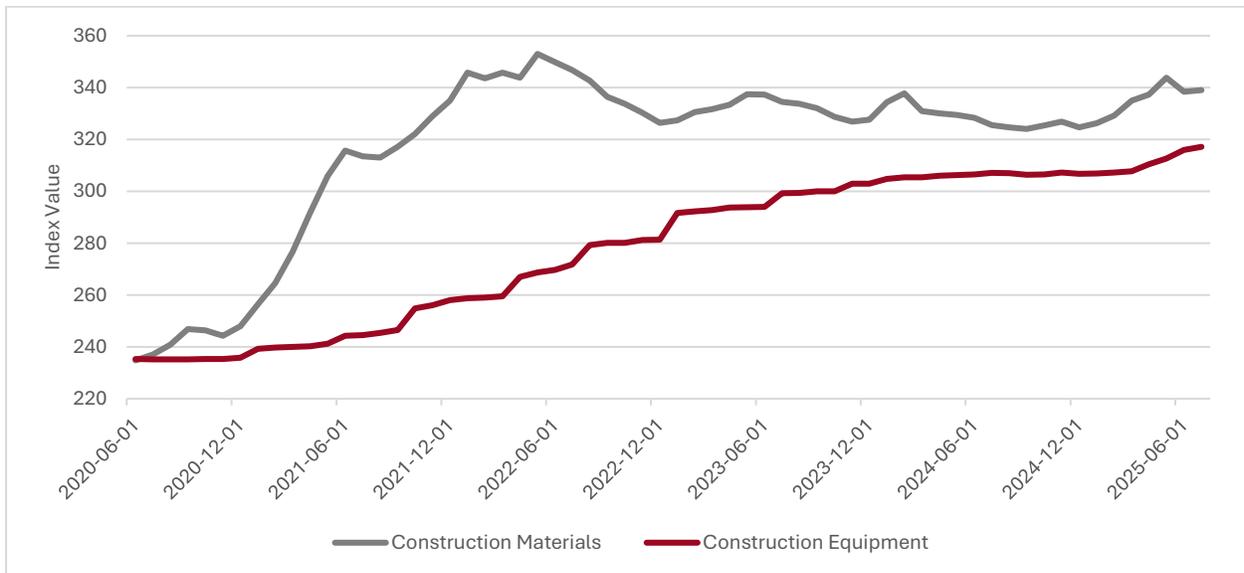
**Figure 2: Monthly Construction Producer Price Index, June 2020 – June 2025**



Source: U.S. Bureau of Labor Statistics via FRED®.

Two drivers of the sharp increase in these producer price indices are increased costs for construction materials and manufactured construction equipment, whose PPI are presented in Figure 3. Construction materials rose quickly in 2020 and stabilized at a higher level in late 2021 to early 2022. Construction equipment on the other hand has grown consistently since 2020. The prices received by construction material producing firms have increased by 44.1 percent between June 2020 and June 2025, while the prices received by construction equipment manufacturers have increased by 34.3 percent in that same time frame.

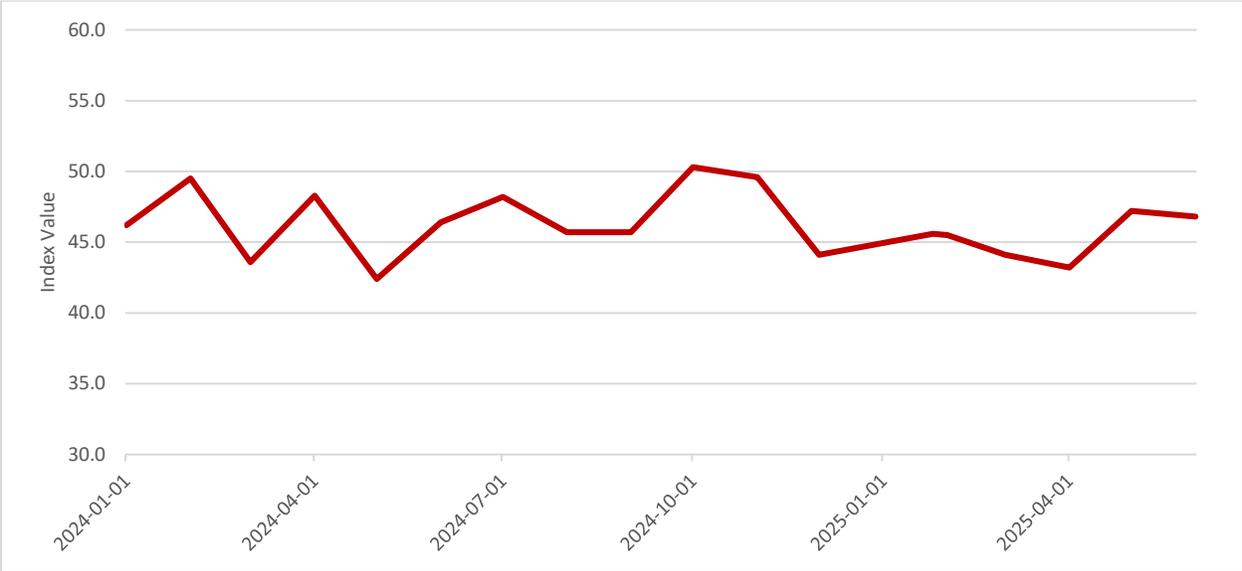
**Figure 3: Monthly Construction Materials and Construction Equipment Producer Price Indices, June 2020 – June 2025**



Source: U.S. Bureau of Labor Statistics via FRED®.

The AIA/Deltek Architecture Billings Index (ABI) is a leading economic indicator for the nonresidential construction industry. An index value of 50.0 represents no change in billings from the prior month, an index value higher than 50.0 indicates an increase in billings from the prior month, while an index value below 50.0 indicates decreased billing activity from the prior month. As shown in Figure 4, the ABI remained below 50.0 for the majority of 2024 and 2025 signaling a slowdown in architecture/design activities.

**Figure 4: Monthly AIA/Deltek Architecture Billings Index, January 2024 – June 2025**



Source: American Institute of Architects.

While the construction industry has faced its share of challenges, such as high interest rates, price inflation, and soft billing activity in architecture firms, government investments and increasing demand for data centers offer reasons for optimism. Government investments through the Infrastructure Investment and Jobs Act (IIJA), the Inflation Reduction Act (IRA), and the Creating Helpful Incentives to Produce Semiconductors Act (CHIPS) are likely to fuel growth in construction projects in manufacturing, infrastructure projects such as bridges and roadways, and energy sectors.<sup>10</sup> Artificial Intelligence (AI) and advanced computing are likely to drive demand for commercial construction services through the construction and buildout of new data centers.

<sup>10</sup> (Deloitte 2024)

# Demographic Characteristics of the Commercial Construction Industry

This section details the demographic characteristics by sex, race/ethnicity, and age for the commercial construction industry in the Cincinnati MSA during 2024. The commercial construction industry had a total of 28,417 jobs in the Cincinnati MSA in 2024. As detailed in Table 1 - 3,281 jobs in the commercial construction industry in the Cincinnati MSA - were held by females, while males held the remaining 25,136 jobs in the commercial construction industry in the Cincinnati MSA. Males represented 88.5 percent of the total jobs in the commercial construction industry despite representing 49.4 percent of the population in the Cincinnati MSA. Although representing 50.6 percent of the population in the Cincinnati MSA, females represented the remaining 11.5 percent of the total jobs in the commercial construction industry. As of December 2024, there were 15,992 unemployed females in the Cincinnati MSA.<sup>11</sup>

**Table 1: Commercial Construction Industry Jobs in the Cincinnati MSA by Sex, 2024**

Sex	Jobs	Percent of Jobs
Female	3,281	11.5%
Male	25,136	88.5%
<b>Total</b>	<b>28,417</b>	<b>100.0%</b>

*Source: Economics Center analysis of data retrieved from Lightcast.*

Table 2 shows that in 2024, most commercial construction jobs in the Cincinnati MSA were held by White individuals, who made up 88.8 percent of the industry (25,223 jobs). Hispanic or Latino individuals held 4.9 percent of jobs, Black or African American individuals 4.2 percent, people of two or more races 1.4 percent, and other races 0.7 percent. As of April 2023, there were 6,507 unemployed Black individuals and 1,237 unemployed Hispanic individuals in the region—representing potential talent the industry could recruit.

**Table 2: Commercial Construction Industry Jobs in the Cincinnati MSA by Race/Ethnicity, 2024**

Race/Ethnicity	Jobs	Percent of Jobs
American Indian or Alaska Native	37	0.1%
Asian	143	0.5%
Black or African American	1,189	4.2%
Hispanic or Latino	1,404	4.9%
Native Hawaiian or Pacific Islander	15	0.1%
White	25,223	88.8%
Two or More Races	406	1.4%
<b>Total</b>	<b>28,417</b>	<b>100.0%</b>

*Source: Economics Center analysis of data retrieved from Lightcast.*

<sup>11</sup> Lightcast Economy Overview.

Of the jobs in the commercial construction industry in the Cincinnati MSA during 2024, 20.5 percent were held by individuals between the ages of 25 to 34, 21.3 percent were held by individuals between the ages of 35 to 44, 22.3 percent were held by individuals between the ages of 45 to 54, and 19.1 percent were held by individuals between the ages of 55 and 64. Collectively, 83.3 percent of jobs in the commercial construction industry in the Cincinnati MSA were held by individuals between the ages of 25 and 64, as detailed in Table 3. Additionally, 1.0 percent of jobs were held by individuals aged 18 or younger, 8.1 percent of jobs were held by individuals between the ages of 19 and 24, and 7.6 percent of jobs were held by individuals aged 65 and older.

**Table 3: Commercial Construction Industry Jobs in the Cincinnati MSA by Age, 2024**

Age	Jobs	Percent of Jobs
14 to 18	270	1.0%
19 to 24	2,310	8.1%
25 to 34	5,838	20.5%
35 to 44	6,044	21.3%
45 to 54	6,344	22.3%
55 to 64	5,440	19.1%
65+	2,171	7.6%
<b>Total</b>	<b>28,417</b>	<b>100.0%<sup>12</sup></b>

Source: Economics Center analysis of data retrieved from Lightcast.

<sup>12</sup> The percent of jobs does not sum due to rounding.

## Occupation Analysis of the Commercial Construction Industry

The commercial construction industry in the Cincinnati MSA is comprised of a variety of occupations. Table 4 details the occupational characteristics of the top 20 occupations in the commercial construction industry in the Cincinnati MSA. Collectively, these 20 occupations represented 78.6 percent of the jobs in the commercial construction industry in the Cincinnati MSA during 2024. The occupations with the most jobs in the commercial construction industry in the Cincinnati MSA were construction laborers (3,780 jobs), carpenters (2,857 jobs), construction managers (2,087 jobs), first-line supervisors of construction trades and extraction workers (1,904 jobs), and electricians (1,873 jobs). These five occupations represented 44.0 percent of the total jobs in the commercial construction industry in the Cincinnati MSA during 2024. The occupations in the commercial construction industry that are projected to have the largest nominal increase in jobs between 2024 and 2034 are construction laborers (150 jobs); electricians (131 jobs); construction managers (127 jobs); heating, air conditioning, and refrigeration mechanics and installers (95 jobs); and other managers (92 jobs).

Thirteen of the top 20 occupations have an above-average risk of automation, measured as an automation index value above 100. Of the top 20 occupations in the commercial construction industry in the Cincinnati MSA, the occupations with the highest risk of automation are construction and maintenance painters (index value of 136.3), construction laborers (index value of 131.9), roofers (index value of 130.8), cement masons and concrete finishers (index value of 126.6) and carpenters (index value of 125.9).

Of the top 20 occupations in the commercial construction industry, four occupations require no formal educational credential, eight occupations require a high school diploma or equivalent, two require a postsecondary nondegree award, one requires at least some college but no degree, and five require a bachelor's degree. The occupations with no formal educational credentials as the typical entry level education are construction laborers, construction and maintenance painters, roofers, cement masons, and concrete finishers. The occupations with an entry level education of high school diploma or equivalent are carpenters; first-line supervisors of construction trades and extraction workers; electricians; plumbers, pipefitters, and steamfitters; operating engineers and other construction equipment operators; general office clerks; secretaries and administrative assistants (except legal, medical, and executive); and sales representatives of services (except advertising, insurance, financial services, and travel). The two occupations with an entry-level education of a postsecondary non-degree award are heating, air conditioning, and refrigeration mechanics and installers as well as heavy and tractor-trailer truck drivers. Bookkeeping, accounting, and auditing clerks have a typical entry-level education of some college but no degree. Additionally, the occupations with a bachelor's degree as the typical entry-level education are construction managers, other managers, general and operations managers, project management specialists, and cost estimators.

On-the-job training is not typical for first-line supervisors of construction trades and extraction workers, other managers, general and operations managers, and project management specialists. An apprenticeship (union and non-union) is typical on-the-job training for carpenters, electricians, and plumbers, pipefitters, and steamfitters. Short-term on-the-job training is typical for construction laborers, general office clerks, heavy and tractor-trailer truck drivers, and secretaries and administrative assistants (except legal, medical, and executive). The occupations with moderate-term on-the-job training are construction managers; construction and maintenance painters; operating engineers and other construction equipment operators; cement masons and concrete finishers; roofers; cost estimators; bookkeeping, accounting, and auditing clerks; and sales representatives of services. Additionally, heating, air conditioning, and refrigeration mechanics and installers typically have long-term on-the-job training.

**Table 4: Occupational Characteristics of the Top 20 Occupations in the Commercial Construction Industry in the Cincinnati MSA, 2024 and 2034**

SOC Code	Occupation	Jobs (2024)	Jobs (2034)	Nominal Change in Jobs (2024-2034)	Automation Index	Typical Entry Level Education	Typical On-The-Job Training
47-2061	Construction Laborers	3,780	3,930	150	131.9	No formal educational credential	Short-term on-the-job training
47-2031	Carpenters	2,857	2,728	-129	125.9	High school diploma or equivalent	Apprenticeship
11-9021	Construction Managers	2,087	2,214	127	88.6	Bachelor's degree	Moderate-term on-the-job training
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	1,904	1,841	-63	106.2	High school diploma or equivalent	None
47-2111	Electricians	1,873	2,005	132	110.3	High school diploma or equivalent	Apprenticeship
47-2152	Plumbers, Pipefitters, and Steamfitters	1,217	1,271	54	116.3	High school diploma or equivalent	Apprenticeship
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	1,194	1,289	95	113	Postsecondary nondegree award	Long-term on-the-job training
47-2141	Painters, Construction and Maintenance	1,067	1,035	-32	136.3	No formal educational credential	Moderate-term on-the-job training
47-2073	Operating Engineers and Other Construction Equipment Operators	769	824	55	120.3	High school diploma or equivalent	Moderate-term on-the-job training
11-9199	Managers, All Other	761	853	92	84.5	Bachelor's degree	None

11-1021	General and Operations Managers	755	745	-10	82.2	Bachelor's degree	None
13-1082	Project Management Specialists	625	590	-35	86.8	Bachelor's degree	None
43-9061	Office Clerks, General	585	540	-45	102	High school diploma or equivalent	Short-term on-the-job training
47-2051	Cement Masons and Concrete Finishers	559	545	-14	126.6	No formal educational credential	Moderate-term on-the-job training
47-2181	Roofers	490	472	-18	130.8	No formal educational credential	Moderate-term on-the-job training
13-1051	Cost Estimators	420	391	-29	96.5	Bachelor's degree	Moderate-term on-the-job training
53-3032	Heavy and Tractor-Trailer Truck Drivers	394	423	29	110.1	Postsecondary nondegree award	Short-term on-the-job training
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	354	316	-39	91.4	High school diploma or equivalent	Short-term on-the-job training
43-3031	Bookkeeping, Accounting, and Auditing Clerks	335	311	-24	103.6	Some college, no degree	Moderate-term on-the-job training
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	317	325	8	96.7	High school diploma or equivalent	Moderate-term on-the-job training

Source: Economics Center analysis of data retrieved from Lightcast.

Table 5 details the earnings profile of the top 20 occupations in the commercial construction industry in the Cincinnati MSA. The occupations with the highest median annual earnings in 2024 were general and operations managers (\$97,771), project management specialists (\$90,556), construction managers (\$74,324), first-line supervisors of construction trades and extraction workers (\$73,748), and cost estimators (\$71,992). The occupations with the lowest median annual earnings in 2024 were general office clerks (\$41,975); secretaries and administrative assistants (except legal, medical, and executive) (\$43,045); construction and maintenance painters (\$45,139); construction laborers (\$45,823); and bookkeeping, accounting, and auditing clerks (\$47,042).

Among the top 20 occupations in the commercial construction industry in the Cincinnati MSA, the occupations in the highest 90<sup>th</sup> percentile for annual earnings were general and operations managers (\$219,621), other managers (\$216,613), construction managers (\$155,029), project management specialists (\$144,561), and sales representatives of services (except advertising, insurance, financial services, and travel) (\$129,581). However, the occupations with the highest growth rate between median annual earnings and 90<sup>th</sup> percentile annual earnings during 2024 were other managers (262.8%), general and operations managers (124.6%), sales representatives of services (except advertising, insurance, financial services, and travel) (123.4%), construction managers (108.6%), and construction and maintenance painters (90.1%). Despite being among the lowest median annual earnings, construction and maintenance painters have among the highest growth rate between median annual earnings and 90<sup>th</sup> percentile annual earnings during 2024.

During 2024, the occupations in the lowest 90<sup>th</sup> percentile for annual earnings were secretaries and administrative assistants (except legal, medical, and executive) (\$61,871); general office clerks (\$64,984); bookkeeping, accounting, and auditing clerks (\$69,596); cement masons and concrete finishers (\$80,387); and heating, air conditioning, and refrigeration mechanics and installers (\$81,106). However, the occupations with the lowest growth rate between median annual earnings and 90<sup>th</sup> percentile annual earnings during 2024 were cement masons and concrete finishers (35.2%); secretaries and administrative assistants (except legal, medical, and executive) (43.7%); first-line supervisors of construction trades and extraction workers (44.6%); Bookkeeping, accounting, and auditing clerks (47.9%); and heating, air conditioning, and refrigeration mechanics and installers (48.1%). Although first-line supervisors of construction trades and extraction workers have among the highest median annual earnings of the top 20 occupations in the commercial construction industry in the Cincinnati MSA, they have among the lowest growth rate between median annual earnings and 90<sup>th</sup> percentile annual earnings during 2024.

Between 2014 and 2024, the occupations in the commercial construction industry with the highest annual growth rate in median annual earnings were cement masons and concrete finishers (4.3%), project management specialists (3.9%), general office clerks (3.7%), heavy and tractor-trailer truck drivers (3.5%), and construction and maintenance painters (3.4%). Conversely, the occupations with the lowest annual growth rate in median annual earnings between 2014 and 2024 were general and operations managers (0.7%); construction managers (1.4%); other managers (1.6%); heating, air conditioning, and refrigeration mechanics and installers (1.9%); and sales representatives of services (except advertising, insurance, financial services, and travel) (1.9%). Assuming these historical trends reflect future trends, this illustrates the occupations in the commercial construction industry in the Cincinnati MSA that may experience the highest and lowest annual growth in median annual earnings.

Furthermore, the annual rate of inflation between 2014 and 2024 was 3.1 percent, according to analysis of data from the U.S. Bureau of Labor Statistics, retrieved from FRED®, Federal Reserve Bank of St. Louis. This indicates that the annual growth rate in median annual earnings between 2014 and 2024 outpaced inflation for only eight of the top 20 occupations in the commercial construction industry in the Cincinnati MSA.

**Table 5: Earnings Profile of the Top 20 Occupations in the Commercial Construction Industry in the Cincinnati MSA, 2014 (2014\$) and 2024 (2024\$)**

SOC Code	Occupation	Median Annual Earnings (2014, 2014\$)	Median Annual Earnings (2024, 2024\$)	Annual Growth Rate (2014-2024)	10th Percentile Annual Earnings (2024, 2024\$)	25th Percentile Annual Earnings (2024, 2024\$)	75th Percentile Annual Earnings (2024, 2024\$)	90th Percentile Annual Earnings (2024, 2024\$)
47-2061	Construction Laborers	\$34,743	\$45,823	2.8%	\$19,438	\$34,321	\$63,719	\$84,062
47-2031	Carpenters	\$37,993	\$52,600	3.3%	\$22,496	\$38,079	\$66,310	\$83,782
11-9021	Construction Managers	\$64,458	\$74,324	1.4%	\$22,958	\$46,302	\$110,699	\$155,029
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	\$55,367	\$73,748	2.9%	\$43,710	\$57,097	\$89,564	\$106,634
47-2111	Electricians	\$49,003	\$62,053	2.4%	\$35,076	\$45,758	\$79,116	\$93,968
47-2152	Plumbers, Pipefitters, and Steamfitters	\$48,818	\$63,780	2.7%	\$35,527	\$45,468	\$85,474	\$100,857
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$45,369	\$54,775	1.9%	\$33,545	\$43,039	\$66,931	\$81,106
47-2141	Painters, Construction and Maintenance	\$32,371	\$45,139	3.4%	\$17,230	\$30,591	\$60,942	\$85,805
47-2073	Operating Engineers and Other Construction Equipment Operators	\$46,421	\$64,517	3.3%	\$45,095	\$52,479	\$86,783	\$101,021
11-9199	Managers, All Other	\$51,019	\$59,704	1.6%	\$12,055	\$30,078	\$119,176	\$216,613

11-1021	General and Operations Managers	\$90,997	\$97,771	0.7%	\$45,584	\$63,160	\$149,800	\$219,621
13-1082	Project Management Specialists	\$61,528	\$90,556	3.9%	\$53,247	\$67,625	\$120,134	\$144,561
43-9061	Office Clerks, General	\$29,227	\$41,975	3.7%	\$28,749	\$34,756	\$52,086	\$64,984
47-2051	Cement Masons and Concrete Finishers	\$38,945	\$59,444	4.3%	\$38,826	\$46,969	\$71,492	\$80,387
47-2181	Roofers	\$37,944	\$52,612	3.3%	\$25,778	\$41,316	\$66,483	\$88,058
13-1051	Cost Estimators	\$57,551	\$71,992	2.3%	\$42,312	\$55,568	\$92,698	\$120,732
53-3032	Heavy and Tractor-Trailer Truck Drivers	\$38,510	\$54,294	3.5%	\$33,400	\$43,939	\$65,267	\$85,819
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	\$32,255	\$43,045	2.9%	\$28,510	\$34,721	\$51,245	\$61,871
43-3031	Bookkeeping, Accounting, and Auditing Clerks	\$35,882	\$47,042	2.7%	\$31,906	\$38,555	\$56,993	\$69,596
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financial Services, and Travel	\$48,032	\$57,991	1.9%	\$34,648	\$43,336	\$84,094	\$129,581

Source: Lightcast.

# Economic and Fiscal Impact of the Commercial Construction Industry

The sales of the commercial construction industry directly support jobs and earnings in the Cincinnati MSA, and in turn stimulate additional economic activity for the businesses and industries supported by the commercial construction industry. In addition to the economic impact generated by the commercial construction industry, fiscal impacts also accrue to state and local jurisdictions in the form of earnings and sales tax revenue.

Table 6 details the economic impact of the commercial construction industry’s sales to industries and consumers within the Cincinnati MSA during 2024. The commercial construction industry had sales of \$5.6 billion to industries and consumers within the Cincinnati MSA during 2024. This led to further indirect economic activity of \$4.5 billion for the industries supported by the sales of the commercial construction industry. The commercial construction industry’s sales to industries and consumers within the Cincinnati MSA directly supported 28,417 jobs with earnings of \$2.3 billion. An additional 24,194 jobs with earnings of \$1.6 billion were indirectly supported within the Cincinnati MSA. The commercial construction industry’s sales to industries and consumers within the Cincinnati MSA had a total economic impact of \$10.2 billion, a total employment impact of 52,611 jobs, and a total earnings impact of \$3.9 billion. Furthermore, the commercial construction industry within the Cincinnati MSA also generated nearly \$1.2 billion in sales to industries and consumers outside of the Cincinnati MSA, referred to as exported sales. Although unknown, a portion of exported sales supports the local activities of the commercial construction industry. Therefore, the additional impacts occurring in the Cincinnati MSA as a result of the exported sales of the commercial construction industry are not included in the impacts detailed in this analysis.

**Table 6: Economic Impact of the Commercial Construction Industry in the Cincinnati MSA, 2024 (2024\$)**

Impact Type	Sales	Jobs	Earnings
Direct	\$5,632,811,290	28,417	\$2,350,473,005
Indirect	\$4,526,892,663	24,194	\$1,583,097,658
<b>Total</b>	<b>\$10,159,703,953</b>	<b>52,611</b>	<b>\$3,933,570,663</b>

*Source: Economics Center analysis using data from Lightcast.*

Table 7 details the fiscal impact of the commercial construction industry in the Cincinnati MSA during 2024. The wages supported by the commercial construction industry in the Cincinnati MSA generated a total of \$156.0 million in earnings tax revenue for state and local jurisdictions during 2024. A total of \$104.7 million in state earnings tax revenue was generated by the commercial construction industry in the Cincinnati MSA, of which the State of Ohio received \$67.4 million, the Commonwealth of Kentucky received \$32.6 million, and the State of Indiana received \$4.6 million. Counties in the Commonwealth of Kentucky and the State of Indiana received \$6.2 million and \$1.2 million in earnings tax revenue, respectively. Additionally, municipalities in the State of Ohio and the Commonwealth of Kentucky received \$33.4 million and \$10.3 million in earnings tax revenue, respectively.

The spending of the wages supported by the commercial construction industry in the Cincinnati MSA resulted in \$68.7 million in sales tax revenue for state and local jurisdictions during 2024. A total of \$60.0 million in state sales tax revenue was generated, of which the State of Ohio received \$46.2 million, the

Commonwealth of Kentucky received \$11.8 million, and the State of Indiana received \$2.1 million. Additionally, counties in the State of Ohio received \$8.7 million in sales tax revenue as a result of the spending of the wages supported by the commercial construction industries in the Cincinnati MSA during 2024.

In total, the commercial construction industry in the Cincinnati MSA led to approximately \$224.7 million in earnings and sales tax revenue for state and local jurisdictions during 2024. Jurisdictions in Ohio received 69.3 percent of the total tax revenue generated by the commercial construction industry in the Cincinnati MSA, while jurisdictions in Kentucky and Indiana received 27.2 percent and 3.5 percent of the total tax revenue generated, respectively. Approximately 59.4 percent, or \$133.4 million, of the tax revenue was directly generated by the commercial construction industry in the Cincinnati MSA, while the remaining 40.6 percent, or \$91.3 million, was indirectly generated.

**Table 7: Fiscal Impact of the Commercial Construction Industry, 2024 (2024\$)**

State	Jurisdiction	Earnings Tax Revenue	Sales Tax Revenue	Total Tax Revenue
Ohio	Municipalities	\$33,389,929	N/A	\$33,389,929
	Counties	N/A	\$8,706,759	\$8,706,759
	State	\$67,456,739	\$46,167,154	\$113,623,893
	<b>Total</b>	<b>\$100,846,668</b>	<b>\$54,873,917</b>	<b>\$155,720,581</b>
Kentucky	Municipalities	\$10,332,705	N/A	\$10,332,705
	Counties	\$6,284,887	N/A	\$6,284,887
	State	\$32,678,765	\$11,784,946	\$44,463,711
	<b>Total</b>	<b>\$49,296,357</b>	<b>\$11,784,946</b>	<b>\$61,081,303</b>
Indiana	Municipalities	N/A	N/A	N/A
	Counties	\$1,214,605	N/A	\$1,214,605
	State	\$4,591,121	\$2,101,348	\$6,692,469
	<b>Total</b>	<b>\$5,805,726</b>	<b>\$2,101,348</b>	<b>\$7,907,074</b>
Total	Municipalities	\$43,722,634	N/A	\$43,722,634
	Counties	\$7,499,492	\$8,706,759	\$16,206,251
	State	\$104,726,625	\$60,053,448	\$164,780,073
	<b>Total</b>	<b>\$155,948,751</b>	<b>\$68,760,207</b>	<b>\$224,708,958</b>

Source: Economics Center analysis using data from Lightcast.

# Potential Economic and Fiscal Impact of Retained Sales of the Commercial Construction Industry

During 2024, industries and consumers in the Cincinnati MSA spent approximately \$892.0 million with firms in the commercial construction industry located outside of the Cincinnati MSA. This is due to a variety of factors that may include companies hiring general contractors from outside of the Cincinnati MSA without putting the project out to bid in the local community. This mismatch may also be due, in part, to the timing of construction projects taking place within and outside of the Cincinnati region.

Table 8 details the potential additional economic impact of the commercial construction industry in the Cincinnati MSA if the needs of all industries and consumers within the Cincinnati MSA were met by local firms. If the \$892.0 million in sales met by firms outside of the Cincinnati MSA were retained in the local economy, an additional \$719.3 million in indirect economic activity would be supported. If the commercial construction industry in the Cincinnati MSA were to retain these sales, 3,903 jobs with earnings of \$354.6 million would be directly supported in the Cincinnati MSA, and an additional 3,642 jobs with earnings of \$239.4 million would be indirectly supported in the Cincinnati MSA. In total, an additional \$1.6 billion in economic activity, 7,545 jobs, and \$594.1 million in earnings would be supported in the Cincinnati MSA if the needs of all industries and consumers in the Cincinnati MSA were met by local firms.

**Table 8: Economic Impact of Retained Sales of the Commercial Construction Industry in the Cincinnati MSA, 2024 (2024\$)**

Impact Type	Sales	Jobs	Earnings
Direct	\$891,896,781	3,903	\$354,599,801
Indirect	\$719,283,116	3,642	\$239,475,329
<b>Total</b>	<b>\$1,611,179,897</b>	<b>7,545</b>	<b>\$594,075,130</b>

*Source: Economics Center analysis using data from Lightcast.*

If the commercial construction needs of all industries and consumers in the Cincinnati MSA were met by local firms, state and local jurisdictions would benefit from additional earnings and sales tax revenue. The wages supported by the retained sales of the commercial construction industry in the Cincinnati MSA would generate a total of \$23.6 million in earnings tax revenue and \$10.2 million in sales tax revenue for state and local jurisdictions. The State of Ohio would benefit from an additional \$10.3 million in earnings tax revenue and \$6.8 million in sales tax revenue. Counties in Ohio would benefit from \$1.3 million in sales tax revenue, while municipalities in Ohio would benefit from \$5.0 million in earnings tax revenue. The Commonwealth of Kentucky would benefit from \$4.9 million in earnings tax revenue and \$1.7 million in sales tax revenue. Additionally, counties and municipalities in Kentucky would benefit from \$929,550 and \$1.6 million in earnings tax revenue, respectively. The State of Indiana would benefit from \$693,383 in earnings tax revenue and \$311,171 in sales tax revenue, whereas counties in Indiana would benefit from \$183,438 in earnings tax revenue. As detailed in Table 9, the retained sales of the commercial construction industry in the Cincinnati MSA would generate a total of \$33.8 million in earnings and sales tax revenue for state and local jurisdictions, of which \$20.0 million would be directly generated and \$13.8 million would be indirectly generated.

**Table 9: Fiscal Impact of Retained Sales of the Commercial Construction Industry, 2024 (2024\$)**

State	Jurisdiction	Earnings Tax Revenue	Sales Tax Revenue	Total Tax Revenue
<b>Ohio</b>	Municipalities	\$5,042,779	N/A	\$5,042,779
	Counties	N/A	\$1,289,312	\$1,289,312
	State	\$10,295,242	\$6,836,515	\$17,131,757
	<b>Total</b>	<b>\$15,338,021</b>	<b>\$8,125,827</b>	<b>\$23,463,848</b>
<b>Kentucky</b>	Municipalities	\$1,560,517	N/A	\$1,560,517
	Counties	\$929,550	N/A	\$929,550
	State	\$4,935,374	\$1,745,136	\$6,680,510
	<b>Total</b>	<b>\$7,425,441</b>	<b>\$1,745,136</b>	<b>\$9,170,577</b>
<b>Indiana</b>	Municipalities	N/A	N/A	N/A
	Counties	\$183,438	N/A	\$183,438
	State	\$693,383	\$311,171	\$1,004,554
	<b>Total</b>	<b>\$876,821</b>	<b>\$311,171</b>	<b>\$1,187,992</b>
<b>Total</b>	Municipalities	\$6,603,296	N/A	\$6,603,296
	Counties	\$1,112,988	\$1,289,312	\$2,402,300
	State	\$15,923,999	\$8,892,822	\$24,816,821
	<b>Total</b>	<b>\$23,640,283</b>	<b>\$10,182,134</b>	<b>\$33,822,417</b>

Source: Economics Center analysis using data from Lightcast.

## Supply Chain Analysis of the Commercial Construction Industry

The commercial construction industry must rely on other industries to supply materials, equipment, services, and more to support its construction and business efforts. As a result, the commercial construction industry has wide-reaching benefits for related industries and businesses. During 2024, the commercial construction industry in the Cincinnati MSA made total purchases of \$2.8 billion, as detailed in Table 10. The industries benefiting the most from the spending of the commercial construction industry were the manufacturing industry; the wholesale trade industry; the retail trade industry; the professional, scientific, and technical services industry; and the real estate, rental, and leasing industry. The commercial construction industry in the Cincinnati MSA spent a total of \$1.2 billion with businesses in the manufacturing industry; \$400.7 million with businesses in the wholesale trade industry; \$312.0 million with businesses in the retail trade industry; \$198.6 million with businesses in the professional, scientific, and technical services industry; and \$184.3 million with businesses in the real estate, rental, and leasing industry. The manufacturing industry accounted for 42.8 percent of the total purchases made by the commercial construction industry in the Cincinnati MSA, while the wholesale trade industry and the retail trade industry accounted for 14.1 percent and 11.0 percent of total purchases, respectively. Additionally, the professional, scientific, and technical services industry and the real estate, rental, and leasing industry accounted for 7.0 percent and 6.5 percent, respectively, of the total purchases made by the commercial construction industry in the Cincinnati MSA. Collectively, these five industries accounted for 81.3 percent of the total purchases made by the commercial construction industry in the Cincinnati MSA, highlighting the importance of these industries in the commercial construction industry's supply chain.

Of the \$2.8 billion spent by the Cincinnati MSA's commercial construction industry during 2024, approximately 52.8 percent was spent with businesses in the Cincinnati MSA. The remaining 47.2 percent was spent with businesses outside of the local economy. Within the Cincinnati MSA, the industries benefiting the most from the commercial construction industry were the manufacturing industry (\$444.1 million); the wholesale trade industry (\$254.6 million); and the professional, scientific, and technical services industry (\$160.3 million). Approximately 80.7 percent and 63.5 percent of the purchases made by the Cincinnati MSA's commercial construction industry in the professional, scientific, and technical services industry and the wholesale trade industry were made from businesses within the Cincinnati MSA, respectively. This means that the purchases of the Cincinnati MSA's commercial construction industry on the professional, scientific, and technical services industry and the wholesale trade industry primarily benefited local businesses in the Cincinnati MSA. 36.6 percent of the purchases made in the manufacturing industry by the Cincinnati MSA's commercial construction industry were made from businesses within the Cincinnati MSA. This means that the local commercial construction industry imports more from businesses in the manufacturing industry that were located outside of the local economy than it purchased from businesses in the Cincinnati MSA.

**Table 10: Industry Purchases for the Commercial Construction Industry in the Cincinnati MSA, 2024 (2024\$)**

NAICS Code	Industry	In-Region Purchases	Percent In-Region Purchases	Imported Purchases	Percent Imported Purchases	Total Purchases
11	Agriculture, Forestry, Fishing and Hunting	\$1,487,694	22.5%	\$5,129,315	77.4%	\$6,624,127
21	Mining, Quarrying, and Oil and Gas Extraction	\$14,524,514	21.5%	\$53,146,071	78.5%	\$67,670,721
22	Utilities	\$19,737,286	57.9%	\$14,344,218	42.1%	\$34,067,446
23	Construction	\$1,286,199	83.7%	\$249,597	16.3%	\$1,535,831
31-33	Manufacturing	\$444,075,571	36.6%	\$770,792,071	63.5%	\$1,214,736,587
42	Wholesale Trade	\$254,651,990	63.5%	\$146,117,791	36.5%	\$400,721,507
44-45	Retail Trade	\$140,208,787	44.9%	\$171,807,010	55.1%	\$311,953,557
48-49	Transportation and Warehousing	\$89,510,221	67.1%	\$43,877,532	32.9%	\$133,372,003
51	Information	\$42,265,640	56.5%	\$32,490,587	43.4%	\$74,825,417
52	Finance and Insurance	\$58,605,955	87.9%	\$8,000,757	12.0%	\$66,639,155
53	Real Estate, Rental and Leasing	\$149,330,401	81.0%	\$34,993,631	19.0%	\$184,309,218
54	Professional, Scientific, and Technical Services	\$160,276,456	80.7%	\$38,105,036	19.2%	\$198,649,555
55	Management of Companies and Enterprises	\$56,401,385	92.0%	\$4,796,460	7.8%	\$61,307,221
56	Administrative and Support and Waste Management and Remediation Services	\$34,838,446	85.9%	\$5,709,213	14.1%	\$40,545,786
61	Educational Services	\$1,413,996	36.3%	\$2,468,282	63.3%	\$3,897,382
62	Health Care and Social Assistance	\$3,653,394	85.4%	\$623,973	14.6%	\$4,277,620
71	Arts, Entertainment, and Recreation	\$3,726,549	79.6%	\$952,531	20.4%	\$4,679,196
72	Accommodation and Food Services	\$3,461,349	70.4%	\$1,456,308	29.6%	\$4,919,260
81	Other Services (except Public Administration)	\$19,897,014	77.1%	\$5,907,629	22.9%	\$25,802,044
90	Government	\$797,423	94.2%	\$48,588	5.7%	\$846,920
	<b>Total</b>	<b>\$1,500,150,270</b>	<b>52.8%</b>	<b>\$1,341,016,600</b>	<b>47.2%</b>	<b>\$2,841,380,553</b>

Source: Economics Center analysis of data from Lightcast.

# Construction Industry Comparison in Select MSAs

To contextualize the construction industry, and specifically the commercial construction industry, in the Cincinnati MSA, the industry sales, jobs, and earnings as well as union membership rates were compared for select MSAs during 2024. Table 11 details the sales, jobs, and earnings for the overall construction industry. In 2024, the construction industry in the Cincinnati MSA had sales of \$15.2 billion, 76,466 jobs, and earnings of \$6.0 billion. The construction industry in the Columbus MSA, the Pittsburgh MSA, and the Indianapolis MSA were larger than the construction industry in the Cincinnati MSA based on sales, jobs, and earnings. The Indianapolis MSA had sales of \$19.7 billion, 98,380 jobs, and earnings of \$8.7 billion in 2024, while the Columbus MSA had sales of \$16.6 billion, 77,076 jobs, and earnings of \$6.4 billion. Additionally, the construction industry in the Pittsburgh MSA had \$17.0 billion in sales, 85,021 jobs, and \$7.2 billion in earnings in 2024.

Furthermore, the construction industry in the Cleveland MSA, Louisville MSA, and Lexington MSA were smaller than the construction industry in the Cincinnati MSA during 2024. Construction industry sales in 2024 totaled \$12.5 billion in the Cleveland MSA, \$10.8 billion in the Louisville MSA, and \$4.4 billion in the Lexington MSA. The Cleveland MSA, the Louisville MSA, and the Lexington MSA had 68,239 jobs, 53,934 jobs, and 22,062 jobs in the construction industry in 2024, respectively. Additionally, earnings in the construction industry totaled \$4.9 billion in the Cleveland MSA, \$4.4 billion in the Louisville MSA, and \$1.7 billion in the Lexington MSA in 2024.

**Table 11: Construction Industry Comparison in Select MSAs, 2024 (2024\$)<sup>13</sup>**

Metropolitan Statistical Area	Sales	Jobs	Earnings
<b>Cincinnati, OH-KY-IN</b>	<b>\$15,205,859,639</b>	<b>76,466</b>	<b>\$5,954,849,383</b>
Cleveland-Elyria, OH	\$12,495,862,305	68,239	\$4,852,502,520
Columbus, OH	\$16,626,006,868	77,076	\$6,428,130,714
Indianapolis-Carmel-Anderson, IN	\$19,663,427,195	98,380	\$8,746,309,102
Lexington-Fayette, KY	\$4,409,580,687	22,062	\$1,734,460,339
Louisville/Jefferson County, KY-IN	\$10,779,928,162	53,934	\$4,404,955,156
Pittsburgh, PA	\$16,993,414,294	85,021	\$7,215,189,902

Source: Economics Center analysis of data retrieved from Lightcast and QCEW data from the U.S. Bureau of Labor Statistics.

Table 12 details the estimated sales, jobs, and earnings for the commercial construction industry in select MSAs during 2024. The commercial construction industry in the Cincinnati MSA had estimated sales of \$6.8 billion, 28,417 jobs, and earnings of \$2.4 billion in 2024. Similar to the overall construction industry, the commercial construction industry in the Indianapolis MSA and the Pittsburgh MSA were larger than the commercial construction industry in the Cincinnati MSA based on sales, jobs, and earnings. The commercial construction industry in the Columbus MSA outpaced the Cincinnati MSA in terms of sales and earnings. The estimated sales of the commercial construction industry totaled \$9.0 billion in the Indianapolis MSA, \$7.7 billion in the Pittsburgh MSA, and \$7.1 billion in the Columbus MSA in 2024. During 2024, the

<sup>13</sup> Estimated by the Economics Center using QCEW data from the U.S. Bureau of Labor Statistics and data from Lightcast.

estimated jobs in the commercial construction industry totaled 36,998 jobs in the Indianapolis MSA and 31,975 jobs in the Pittsburgh MSA. Additionally, the estimated earnings in the commercial construction industry in the Indianapolis MSA, Pittsburgh MSA, and Columbus MSA were \$3.3 billion, \$2.7 billion, and \$2.5 billion in 2024, respectively.

Similar to the overall construction industry, the commercial construction industry in the Cleveland MSA, Louisville MSA, and Lexington MSA were estimated to be smaller than the commercial construction industry in the Cincinnati MSA during 2024. The commercial construction industry in the Cleveland MSA had an estimated \$6.1 billion in sales, 26,603 jobs, and \$2.0 billion in earnings in 2024. The commercial construction industry in the Louisville MSA had estimated sales of \$4.9 billion, 20,283 jobs, and earnings of \$1.7 billion. Additionally, the commercial construction industry in the Lexington MSA had an estimated \$2.0 billion in sales, 8,297 jobs, and \$657.7 million in earnings.

**Table 12: Estimated Commercial Construction Industry Comparison in Select MSAs, 2024 (2024\$)<sup>14</sup>**

Metropolitan Statistical Area	Sales	Jobs	Earnings
<b>Cincinnati, OH-KY-IN</b>	<b>\$6,810,901,930</b>	<b>28,417</b>	<b>\$2,350,473,005</b>
Cleveland-Elyria, OH	\$6,116,608,549	26,603	\$2,048,325,704
Columbus, OH	\$7,125,316,539	28,267	\$2,508,770,967
Indianapolis-Carmel-Anderson, IN	\$8,953,205,469	36,998	\$3,316,602,152
Lexington-Fayette, KY	\$2,007,782,343	8,297	\$657,707,706
Louisville/Jefferson County, KY-IN	\$4,908,346,384	20,283	\$1,670,359,872
Pittsburgh, PA	\$7,737,487,890	31,975	\$2,736,001,447

Source: Economics Center analysis of data retrieved from Lightcast and QCEW data from the U.S. Bureau of Labor Statistics.

According to the U.S. Bureau of Labor Statistics, 9.9 percent of wage and salary workers in the United States were members of unions in 2024.<sup>15</sup> In the tristate, the union membership rate in 2024 was 12.1 percent in Ohio, 8.8 percent in Kentucky, and 9.0 percent in Indiana.<sup>16</sup> This means that the union membership rate in 2024 was higher in the State of Ohio than nationally as well as in the Commonwealth of Kentucky and the State of Indiana.

Nationally, the union membership rate in the construction industry was 10.3 percent.<sup>17</sup> In comparison, the union membership rate in the construction industry was 26.2 percent in Ohio, 12.5 percent in Kentucky, and 18.7 percent in Indiana.<sup>18</sup> This means that the union membership rate in the construction industry in 2024 was higher in the State of Ohio than nationally as well as in the Commonwealth of Kentucky and the State of Indiana.

<sup>14</sup> Estimated by the Economics Center using QCEW data from the U.S. Bureau of Labor Statistics and data from Lightcast.

<sup>15</sup> (U.S. Bureau of Labor Statistics 2025)

<sup>16</sup> (U.S. Bureau of Labor Statistics 2025)

<sup>17</sup> (U.S. Bureau of Labor Statistics 2025)

<sup>18</sup> (Hirsch, Macpherson and Even 2025)

Table 13 details the construction industry’s three-year union membership rate in select MSAs in 2024.<sup>19</sup> The three-year union membership rate for the construction industry was 12.9 percent in the Cincinnati MSA in 2024. The three-year union membership rate for the Cincinnati MSA’s construction industry was lower than the union membership rate in the construction industry for the Pittsburgh MSA (38.8%), the Cleveland MSA (25.6%), and the Louisville MSA (18.6%). This indicates that the construction industry’s three-year union membership rate was 3.0 times as high in the Pittsburgh MSA, twice as high in the Cleveland MSA, and 1.4 times as high in the Louisville MSA than in the Cincinnati MSA during 2024. Additionally, the three-year union membership rate for the construction industry was 12.6 percent in the Columbus MSA, 8.4 percent in the Indianapolis MSA, and 3.2 percent in the Lexington MSA in 2024.

**Table 13: Union Membership Rates for the Construction Industry for Select MSAs, Three Year Average (2022 – 2024)**

Metropolitan Statistical Area	Average Union Membership Rate
<b>Cincinnati, OH-KY-IN</b>	<b>12.9%</b>
Cleveland-Elyria, OH	25.6%
Columbus, OH	12.6%
Indianapolis-Carmel-Anderson, IN	8.4%
Lexington-Fayette, KY	3.2%
Louisville/Jefferson County, KY-IN	18.6%
Pittsburgh, PA	38.8%

*Source: Hirsch, Macpherson, and Even (2025).*

<sup>19</sup> A three-year average was utilized to account for variability in annual survey responses.

## Construction Industry Comparison with All Industries in the Cincinnati MSA

To contextualize the size and importance of the Cincinnati MSA's construction industry, and specifically the commercial construction industry, relative to other industries, Table 14 details the total jobs, average earnings per job, total earnings, and total sales of all industries in the Cincinnati MSA during 2024. The construction industry in the Cincinnati MSA comprised 5.2 percent of the total jobs, 5.7 percent of the total earnings, and 4.4 percent of the total sales of all industries in the Cincinnati MSA. Out of 21 industries, the construction industry ranked 11<sup>th</sup> in total jobs, 8<sup>th</sup> in total earnings, and 9<sup>th</sup> in total sales compared to all other industries in the Cincinnati MSA during 2024. The construction industry represented 76,466 jobs in the Cincinnati MSA during 2024, which fell between the other services (except public administration) industry (76,298 jobs) and the real estate, rental, and leasing industry (77,361 jobs). During 2024, the construction industry generated \$6.0 billion in earnings and \$15.2 billion in sales. The earnings of the construction industry fell between the transportation and warehousing industry (\$5.3 billion) and the wholesale trade industry (\$6.1 billion), whereas the sales of the construction industry fell between the transportation and warehousing industry (\$12.9 billion) and the real estate, rental, and leasing industry (\$16.1 billion).

During 2024, the commercial construction industry in the Cincinnati MSA comprised 37.2 percent of the total jobs, 39.5 percent of the total earnings, and 44.8 percent of the total sales of the entire construction industry in the Cincinnati MSA. Furthermore, the commercial construction industry in the Cincinnati MSA comprised 1.9 percent of the total jobs, 2.2 percent of the total earnings, and 2.0 percent of the total sales of all industries in the Cincinnati MSA during 2024. The commercial construction industry represented 28,417 jobs in the Cincinnati MSA and generated \$2.4 billion in earnings and \$6.8 billion in sales during 2024. If the commercial construction industry were its own NAICS designation, the commercial construction industry would have ranked 16<sup>th</sup> of 22 industries in total jobs, 15<sup>th</sup> in total earnings, and 16<sup>th</sup> in total sales compared to all other industries in the Cincinnati MSA.

**Table 14: Industry Comparison in the Cincinnati MSA, 2024 (2024\$)**

NAICS Code	Industry	Jobs	Average Earnings Per Job	Total Earnings	Total Sales
11	Agriculture, Forestry, Fishing and Hunting	11,316	\$30,910	\$349,792,395	\$1,467,181,314
21	Mining, Quarrying, and Oil and Gas Extraction	742	\$101,546	\$75,299,005	\$353,562,680
22	Utilities	2,739	\$153,556	\$420,590,013	\$2,868,439,047
23	Construction	76,466	\$77,876	\$5,954,849,383	\$15,205,859,639
	<b>Commercial Construction</b>	<b>28,417</b>	<b>\$82,714</b>	<b>\$2,350,473,005</b>	<b>\$6,810,901,930</b>
31-33	Manufacturing	125,642	\$108,159	\$13,589,256,413	\$77,195,507,503
42	Wholesale Trade	58,002	\$105,902	\$6,142,570,526	\$28,289,934,062
44-45	Retail Trade	123,367	\$42,134	\$5,197,968,307	\$16,625,070,407
48-49	Transportation and Warehousing	97,640	\$54,271	\$5,298,987,362	\$12,859,786,792
51	Information	17,709	\$91,752	\$1,624,858,161	\$8,614,675,667
52	Finance and Insurance	89,569	\$98,319	\$8,806,313,311	\$33,016,563,973
53	Real Estate and Rental and Leasing	77,361	\$54,532	\$4,218,639,183	\$16,113,810,242
54	Professional, Scientific, and Technical Services	93,600	\$94,862	\$8,879,026,338	\$17,790,725,569
55	Management of Companies and Enterprises	43,476	\$158,897	\$6,908,150,009	\$12,073,191,015
56	Administrative and Support and Waste Management and Remediation Services	86,055	\$49,848	\$4,289,618,844	\$9,921,505,675
61	Educational Services	27,498	\$36,444	\$1,002,139,352	\$1,655,035,813
62	Health Care and Social Assistance	177,788	\$75,559	\$13,433,516,460	\$25,939,702,160
71	Arts, Entertainment, and Recreation	38,948	\$43,650	\$1,700,068,568	\$4,560,715,064
72	Accommodation and Food Services	112,282	\$27,691	\$3,109,164,405	\$9,905,810,282
81	Other Services (except Public Administration)	76,298	\$39,031	\$2,977,999,885	\$6,544,056,422
90	Government	136,985	\$78,131	\$10,702,737,581	\$46,946,117,325
99	Unclassified Industry	154	\$91,615	\$14,146,832	Insufficient Data
	<b>Total</b>	<b>1,473,637</b>	<b>\$71,046</b>	<b>\$104,695,692,333</b>	<b>\$347,947,250,651</b>

Source: Economics Center analysis of data retrieved from Lightcast.

## Conclusion

Allied Construction Industries (ACI) commissioned this report to demonstrate the profound and far-reaching impact of the commercial construction industry on the Cincinnati regional economy. The data make one thing unmistakably clear: this industry is not just building structures and infrastructure—it is **building the economic foundation of the region itself**.

In 2024, the commercial construction sector generated **more than \$10 billion in economic activity**, **supported over 52,000 jobs**, and produced **nearly \$225 million in tax revenue** for state and local jurisdictions. These figures speak to an industry that is both **an engine of growth** and **a stabilizing force** across economic cycles. Its influence extends deep into the supply chain—benefiting manufacturers, suppliers, engineers, service firms, and local communities alike. Every dollar spent on construction reverberates across multiple sectors, multiplying its value throughout the regional economy.

For nearly a century, ACI has united the region’s builders—union and non-union alike—around a common mission: to **advance opportunity, develop talent, and strengthen the built environment** that supports every other industry. This analysis underscores the success of our local industry. Construction in the Cincinnati region is more than jobs and contracts—it’s civic impact writ large.

Yet opportunity remains. The industry is poised to expand its economic and social reach by **recruiting and training more young individuals as well as women and minorities** into high-wage, high-demand skilled trades.

Despite national challenges—rising costs, inflation, and changing markets—the Cincinnati region’s construction industry is thriving. The outlook is strong.

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