



2026-2027

MID-YEAR COMMERCIAL CONSTRUCTION

MARKET FORECAST

BLD-MARKETING.COM



Learn the Growth Opportunities by Commercial Segment

There are several sources providing forecasting data on the state of the commercial building and construction industry. One of the best known is the American Institute of Architects, who publish a consensus construction forecast twice a year. Learn more about their outlook on the industry along with insights from some of the other leading construction industry prognosticators, some of whom are part of the AIA's aggregate data.



SEGMENT	2026 FORECAST (JULY 2026)	2027 FORECAST (JULY 2026)
NONRESIDENTIAL	-0.3	+3.0
COMMERCIAL TOTAL	+4.8	+5.8
OFFICE	+9.6	+9.2
DATA CENTERS	+33.0	+24.7
RETAIL & OTHER COMMERCIAL	+0.7	+2.7
HOTEL	+4.6	+5.2
WAREHOUSE	-1.7	+1.4
MANUFACTURING	-11.6	-0.6
INSTITUTIONAL TOTAL	+2.8	+2.7
HEALTH	+2.6	+4.4
EDUCATION	+1.2	+0.9
AMUSEMENT & RECREATION	+7.1	+3.0

Consensus Construction Forecast, American Institute of Architects (AIA), July 2026.



Amusement & Recreation

TRENDING

Modern theme parks are being designed with integrated environmental storytelling and immersion where guests experience a continuous narrative from the pavement textures, landscaping, and architecture. According to amusement park ride manufacturer, [SUNGHONG](#), the goal is to create a complete immersion in the park experience through an overall “storyscape.”

Recent Annual US Census Construction Spend: (May'26 vs. May '25):

+2.6%

\$48.8B

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+7.1%	+2.0%	\$49B
2027	+3.0%	+2.0%	\$50B
2028		+3.0%	\$51B
2029		+5.0%	\$54B
2030		+4.0%	\$56B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.



Hotels & Lodging

TRENDING

Modular construction, driven by labor shortages, rising materials costs, and high interest rates, is becoming a widely adopted construction method in the hospitality segment. The common, repeatable designs of hotel rooms makes prefabrication an attractive method. General contractor, [Benson-Orth](#) details this growing trend further.

Recent Annual US Census Construction Spend: (May'26 vs. May '25):

-10.7%

\$24.3B

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+4.6%	-9.0%	\$24B
2027	+5.2%	-2.0%	\$24B
2028		+8.0%	\$26B
2029		+11.0%	\$29B
2030		+9.0%	\$32B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.



Healthcare

TRENDING

Modern healthcare facilities are providing warmer, more inviting facility experiences including softer wood paneling, sound-dampening ceiling tiles, deeper color palettes, and more biophilic design to reduce anxiety. The trend also extends to overworked healthcare staff, where designs include acoustic decompression zones, quiet rooms, and ergonomically designed furniture to maximize comfort and wellbeing, according to commercial interiors firm, [Unisource Solutions](#).

Recent Annual US Census Construction Spend: (May'26 vs. May '25): **-3.5%** **\$74.6B**

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+2.6%	-0.2%	\$77B
2027	+4.4%	+3.0%	\$79B
2028		+5.0%	\$83B
2029		+3.0%	\$86B
2030		+3.0%	\$88B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.



Education

TRENDING

[Unisource Solutions](#) states the lifespan at universities for in-class audio-visual equipment and computer tech is 3-7 years, while the classroom furniture and structures lasts over 15 years. The design solution call for deploying a “lifespan separation strategy” whereby the tech wiring is routed through adaptable nesting furniture instead of within the room infrastructure where it’s expensive to tear up floor slabs or wall wiring whenever a tech upgrade is needed.

Recent Annual US Census Construction Spend: (May’26 vs. May ’25):

-2.8%

\$138.5B

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+1.2%	-0.1%	\$139B
2027	+0.9%	+2.0%	\$142B
2028		+4.0%	\$147B
2029		+5.0%	\$154B
2030		+5.0%	\$162B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.



Office

TRENDING

While Class B and C office properties continue to struggle with high vacancy rates and are a frequent target for conversions and demolitions, premium Class A buildings are in strong demand. As a fuller in-office schedule is becoming more common, employers are focused on the best providing an attractive employee experience with location and amenities, according to [Cushman & Wakefield](#).

Recent Annual US Census Construction Spend: (May'26 vs. May '25): +3.6% \$124.4B

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+9.6%	+2.0%	\$124B
2027	+9.2%	+7.0%	\$133B
2028		+11.0%	\$147B
2029		+9.0%	\$161B
2030		+7.0%	\$172B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.



Data Centers

TRENDING

With many data center projects working under compressed schedules, prefabricated modular construction is playing a big role. Entire rooms, cooling skids, and integrated rack systems are being assembled offsite in controlled environments and delivered plug-and-play. [CMIC](#) states a 30-50 percent reduction in schedule timing with a modular approach.

Recent Annual US Census Construction Spend: (May'26 vs. May '25): **+23.0%** **\$59.3B**

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+33.0%	+21.0%	\$60B
2027	+24.7%	+20.0%	\$72B
2028		+20.0%	\$87B
2029		+15.0%	\$100B
2030		+9.0%	\$109B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26. Data Center and Warehouse construction based on US Census Private Construction Spending.



Manufacturing

TRENDING

[SW Funk Industrial Contractors](#) emphasizes the trend for general contractors to have reliable skilled labor at the ready. During the RFP stage, GCs should expect plenty of conversation around how they retain self-reporting craft workforces who are employed by the GC rather than predominantly hired out. While it's hard to find and maintain quality trade talent, self-performing craft workforces offer better project schedule and delivery certainty.

Recent Annual US Census Construction Spend: (May'26 vs. May '25): **-21.9%** **\$174.6B**

	AIA Consensus Forecast	FMI Corp Outlook	
2026	-11.6%	-17.0%	\$178B
2027	-0.6%	-1.0%	\$177B
2028		+8.0%	\$191B
2029		+11.0%	\$211B
2030		+9.0%	\$230B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.



Warehouses

TRENDING

According to [Storage Solutions](#), warehouse structures must be designed from the ground up to accommodate growing automation requirements. Design considerations include defined travel paths for robots, dedicated charging areas, and optimized dock-to-storage automated flows.

Recent Annual US Census Construction Spend: (May'26 vs. May '25):

+0.8%

\$54.0B

	AIA Consensus Forecast	FMI Corp Outlook	
2026	-1.7%	-10.0%	\$55B
2027	+1.4%	+3.0%	\$57B
2028		+8.0%	\$61B
2029		+12.0%	\$69B
2030		+10.0%	\$76B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026. Total Construction Seasonally Adjusted, 7/1/26. Data Center and Warehouse construction based on US Census Private Construction Spending.



Retail/Other Commercial

TRENDING

The anchor tenant for large strip malls is changing. It used to be clothing retailers, but with ecommerce department store retailers have become volatile. Today, an emphasis on wellness is front-and-center. A modern anchor tenant is now a fitness club or large medical office surrounded by smaller [wellness](#) retail like a yoga center, urgent care center, and boutique coffee or food offerings.

Recent Annual US Census Construction Spend: (May'26 vs. May '25):

-6.0%

\$122.9B

	AIA Consensus Forecast	FMI Corp Outlook	
2026	+0.7%	-5.0%	\$123B
2027	+2.7%	0.0%	\$123B
2028		+4.0%	\$128B
2029		+8.0%	\$138B
2030		+7.0%	\$147B

Source: FMI Corp Q3 2026 North American Engineering and Construction Outlook; AIA Consensus Forecast, July 2026; U.S. Census Monthly Construction spending – May 2026 Total Construction Seasonally Adjusted, 7/1/26.

2026-2027 MID-YEAR COMMERCIAL CONSTRUCTION MARKET FORECAST

BLD Marketing is a results-based, data-driven, full-service strategic marketing firm exclusively serving the commercial and residential building materials category. Our fully integrated services help clients build and optimize a vibrant digital marketing ecosystem to ignite fast and attributable growth.

Gain strategic insights into your building materials brand. Contact us today.

BLD-MARKETING.COM



© 2026 BLD Marketing, Inc.

blid