Raleigh-Durham
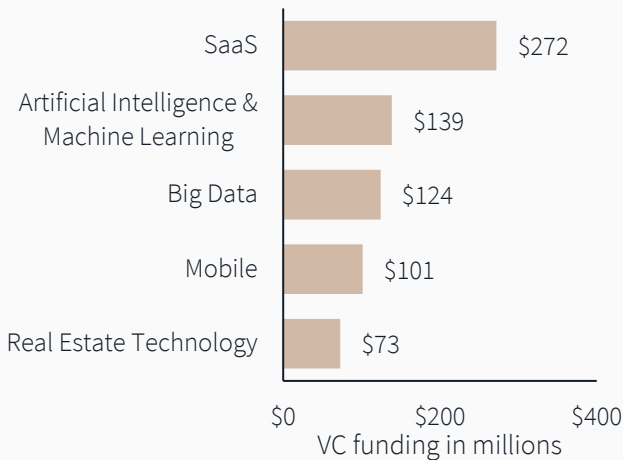
Looking ahead

The evolution of the Research Triangle Park from a suburban corporate park to a potential center for densification could present opportunities for the Park's large tech landholders. This comes at a time of organizational reevaluation before the next growth cycle.
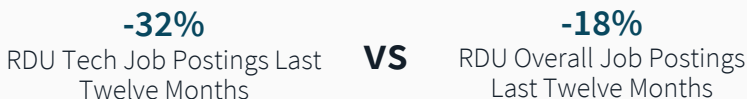
1 SaaS continues to perform as the preeminent vertical in the market, but AI/ML has seen momentum in funding and employment.
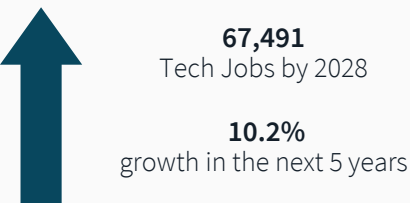
VC funding by vertical Q2 2023-Q1 2024

Vertical	VC funding in millions
SaaS	$272
Artificial Intelligence & Machine Learning	$139
Big Data	$124
Mobile	$101
Real Estate Technology	$73

Source: Pitchbook

2 Announced layoffs from large tech employers are mostly resource reallocation – not elimination – while net new growth has seen the biggest hit.

-32%
RDU Tech Job Postings Last Twelve Months

VS

-18%
RDU Overall Job Postings Last Twelve Months

Source: Lightcast

3 Despite short-term headwinds, tech employment is still projected to grow, albeit as a slightly slower pace than the 14.5% rate seen 2019-2023.

67,491
Tech Jobs by 2028

10.2%
growth in the next 5 years

Source: Lightcast

4 The "Big Three" tier-1 universities produce nearly all STEM bachelor graduates (98%), ten percent higher than their overall production (88%).
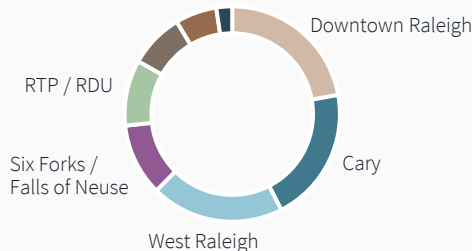
STEM graduates per university in Raleigh-Durham - 2022

University	Bachelors	Masters +
Duke University	1,522	2,318
NC State	3,354	2,054
UNC-Chapel Hill	2,623	1,333
All Others	154	97

Source: Lightcast

5 Tech leasing was geographically dispersed over the last twelve months, with the largest leases signing in new deliveries.

Tech leasing activity April 2023 – March 2024 by submarket

Downtown Raleigh
RTP / RDU
Cary
Six Forks / Falls of Neuse
West Raleigh

Source: JLL Research

Tech Stats

61,230
Tech employees
10% forecasted growth next 5 years

6,520
Tech companies
43.7% growth from 2020 to 2023

15,418
STEM graduates
Up 40% last 4 years
Top university: NC State

$385 million in tech venture capital funding since Q2 2023
SaaS was **71%** of total funding

$169,284
Tech worker average earnings
10th highest out of largest North American metros

Tech companies contribute **$19 billion** to the Gross Regional Product, up **29.5%** from 2019

Source: Lightcast, PitchBook Data, Inc.; *Data has not been reviewed by PitchBook analysts , JLL Research