



Guam Economic Update

April 29, 2026

Guam General Overview

Guam is an unincorporated territory of the United States and a strategic U.S. military post in the Western Pacific

General

- 212 square miles
- Approximate 2024 population of 167,000
- 2022 GDP of \$6.9 billion
- Guam citizens are U.S. citizens

Location

- Proximity to Asia and the South Pacific contribute to a diverse population and tourism industry

Governance

- Governor elected every four years
- Unicameral legislature elected every two years
- Government of Guam is the only taxing authority
- One level of government (no cities, counties, school districts, etc.)



Guam Economic Overview

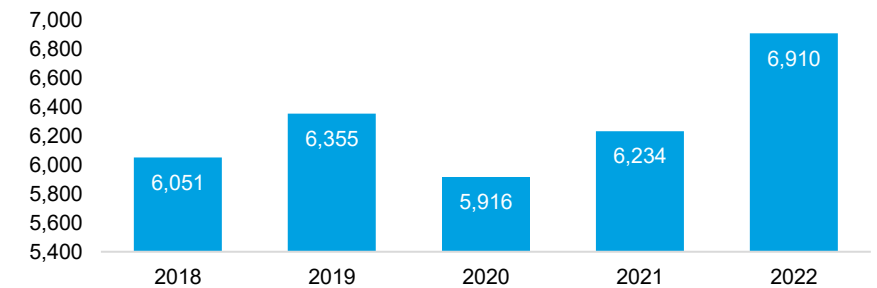
Guam's Economy Continues to Grow: Driven by Tourism, Military and Civilian Construction, and Strategic Investments in Infrastructure, Technology, and Workforce Development

Economic Overview

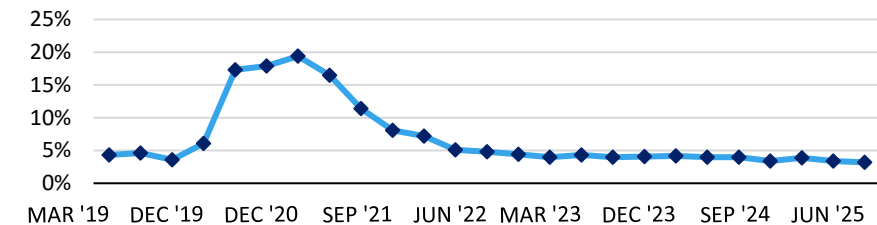
- Tourism and military spending continue to drive growth in Guam's economy
- According to the Bureau of Economic Analysis (BEA), in 2022, Guam's Real GDP grew 5.1%, higher than any other region in the U.S.
- Construction activity is robust, with over \$373 million in building permits issued in FY 2025 and major military and civilian infrastructure projects underway, including housing, roads, and utilities
- Unemployment rate was 3.2% as of June 2025
- Governor Leon Guerrero continues to prioritize efforts to diversify Guam's economy
- As of September 2025, Guam had 23,937 active-duty military, dependents and DoD civilians on-island

Gross Domestic Product (\$ Millions)

In Millions – Fiscal Years 2018 – 2022



Unemployment Rate Trend



Marine Corps Camp Blaz; Photo Source: Defense Visual Information Distribution Service (DVIDS),



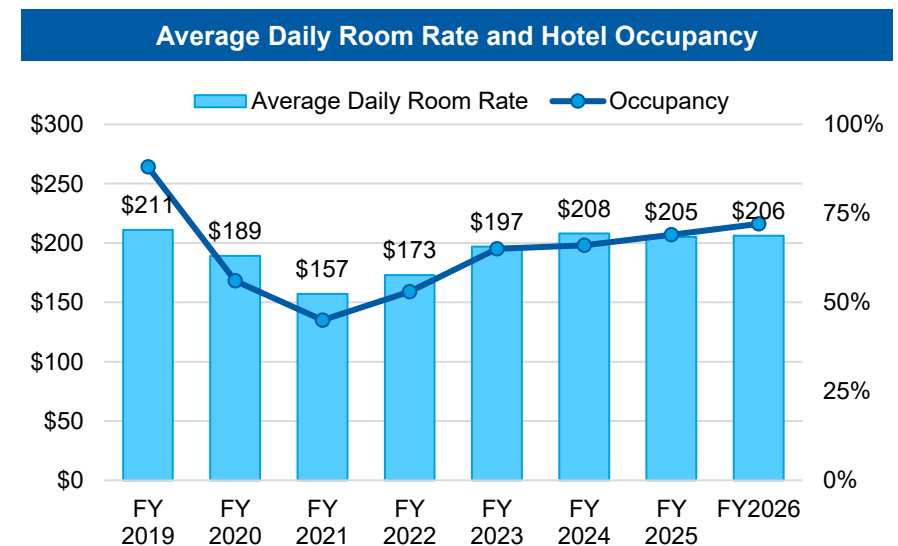
Photo Source: Port of Guam

Source: Bureau of Economic Analysis; Bureau of Labor Statistics Department of Labor | Government of Guam;

Tourism on Guam

The Guam Visitors Bureau (GVB) Projects 738,061 Visitors in FY 2026, Building on Late 2025 Momentum

- Visitor arrivals of FY 2026 YTD¹ were 417,161, 19% higher than the same period in FY 2025
- Visitors from Japan grew 23% in FY 2026 YTD¹ vs. the same period in 2025.
- Average room rates have returned to pre-pandemic levels (\$206 in FY 2026 YTD) which has resulted in increased HOT collections
- FY 2024 saw a record 10 cruise ships, FY 2025 brought 5 cruise ships with FY 2026 expected to see 6 cruise ships
- GovGuam is implementing a comprehensive Tourism Recovery Plan to revitalize the industry. Key components include Destination Development, Air Service Development, Marketing and Promotion, Financial Investment and Focus on Specific Markets.
- GVB recently expanded marketing efforts to the Korean and Japanese visitor markets, as well as ramped up efforts to attract more visitors from Taiwan
 - United Airlines launched a new direct, twice-weekly non-stop service between Taipei and Guam on April 2, 2025
- At the request of President Lai of Taiwan in December 2024, Governor Leon Guerrero led two (2) delegations to Taiwan
 - A Sister City Agreement was formalized with Kaohsiung, Taiwan's third-largest city, to foster cooperation in tourism, trade, and health.
 - Meetings held with Starlux Airlines to upgrade charter services
 - The delegation explored partnerships in technology, including Artificial Intelligence (AI), agriculture and biotechnology.



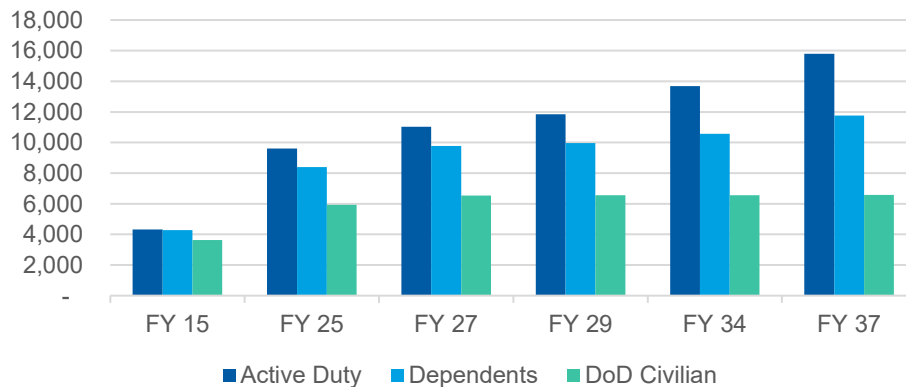
Military Expenditures

Guam's strategic importance in the region continues to grow as the DoD expects to invest over \$7.3 billion through FY 2028 in military construction and advanced missile defense systems on Guam to strengthen regional security.

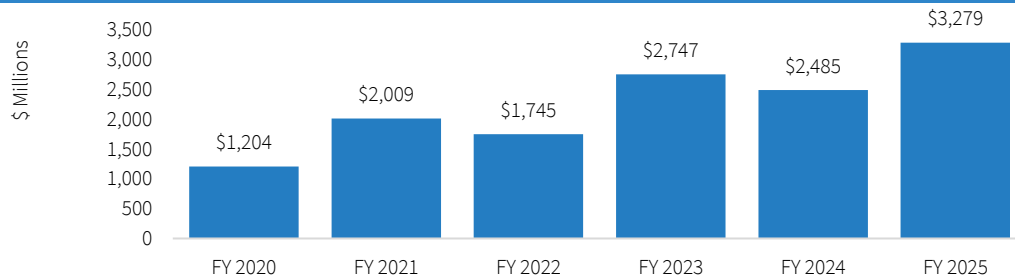
Recent Announcements

- The first new enlisted barracks at Marine Corps Base Camp Blaz opened on May 2025. When completed, will house 4,800 junior Marines and Navy sailors
- The 2026 NDAA, passed in December 2025, includes expanding living quarters allowances and authorizes retention bonuses for Department of Defense civilian employees on Guam and enhance oversight of Guam's missile defense posture.
- Department of the Navy issued an RFP for 1,600 Family Housing and 800 Unaccompanied Housing (closed Nov 2025) with delivery of first 1,317 units by June 2028 and the remaining 1,083 units by June 2032

Guam Active Duty, Dependent and DoD Civilian Population Projection



U.S. DoD Procurement Contracts



2026 NDAA Projects

Army	
PDI: Guam Defense System, EIAMD, Phase 2	33,000,000
Total Army Authorization	33,000,000
Navy & Marine Corps	
PDI: Joint Consolidated Communications Center	121,124,000
PDI: Inner Apra Harbor	105,950,000
PDI: Missile Integration Test Facility	87,270,000
PDI: Joint Communication Upgrade	83,600,000
PDI: Water Wells	70,070,000
Replace Andersen Housing Phase 9 (136 units)	65,378,000
PDI: Artillery Battery Facilities	64,774,000
PDI: Recycle Center	61,010,000
PDI: Defense Access Roads	50,000,000
Utility Infrastructure & Access Roads	32,000,000
PDI: Cost to complete X-Ray Wharf Berth	31,000,000
Cost to complete/replace Andersen Housing Phase 4 (114 units)	37,384,000
Total Navy & Marine Corps Authorization	809,560,000
Army National Guard	
Readiness Center Addition	55,000,000
Total Army National Guard Authorization	55,000,000
Guam Defense	
Guam Defense Development	128,485,000
PDI: Guam Defense System Command Center	83,900,000
Power Generation & Microgrid	63,010,000
PDI: Guam Defense System EIAMD Phase 1	61,903,000
Defense of Guam Procurement	11,351,000
Total Guam Defense Authorization	348,649,000
Total 2026 NDAA Appropriations for Guam	1,246,209,000

Economic Development and Construction

Focus on Diversifying and Building a Sustainable Economy

Economic Development Projects

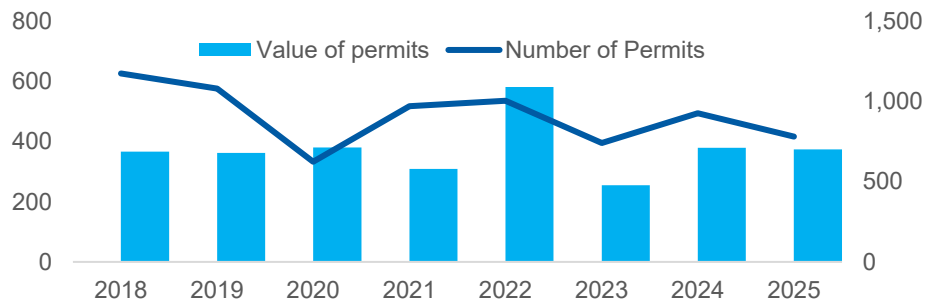
- Construction associated with Marine Corps Base Camp Blaz continues with recent projects to include housing, training facilities and support buildings
- Growth in the commercial and hospitality industries continues with over 750 newly constructed hotel rooms added in the last 10 years
- Japanese retailer, Don Quijote, opened the Village of Donki, a newly constructed 247,000 sq. ft. retail store in April 2024
- Guam has 12 undersea telecommunication cables with 4 more announced by Google as part of its Pacific Connect Initiative

Construction

- Guam's local workforce includes 3,740 U.S. construction workers, representing 10.3%, about twice the national per capita average of 5.2% for U.S. construction workers
- The 2024 NDAA extended the H-2B visa program admission in Guam to December 31, 2029
- In March 2026, Guam welcomed its 6,000th H-2B worker to Guam
- The number of H-2B workers on Guam is at the highest level in 30 years, and is expected increase through at least the next two years.

Building and Construction Permits

In Millions – Fiscal Years 2018 – 2025



Source: Bureau of Economic Analysis; Bureau of Labor Statistics Department of Labor | Government of Guam

Alupang Data Center



Photo Source: <https://www.gta.net/data-center>

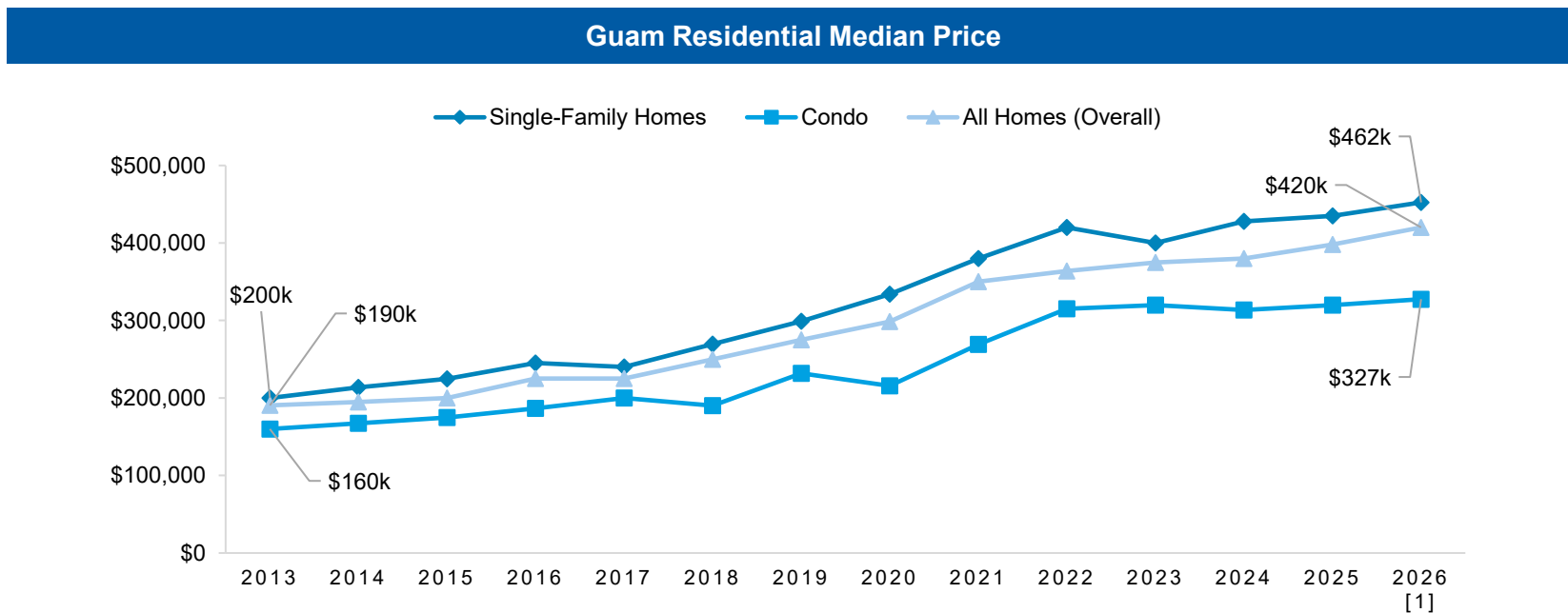
Don Quijote: Village of Donki Aerial View



Guam Housing Market Dynamics

Guam's military-driven population growth is creating significant housing demand with an estimated need for 2,400 units by the early 2030s

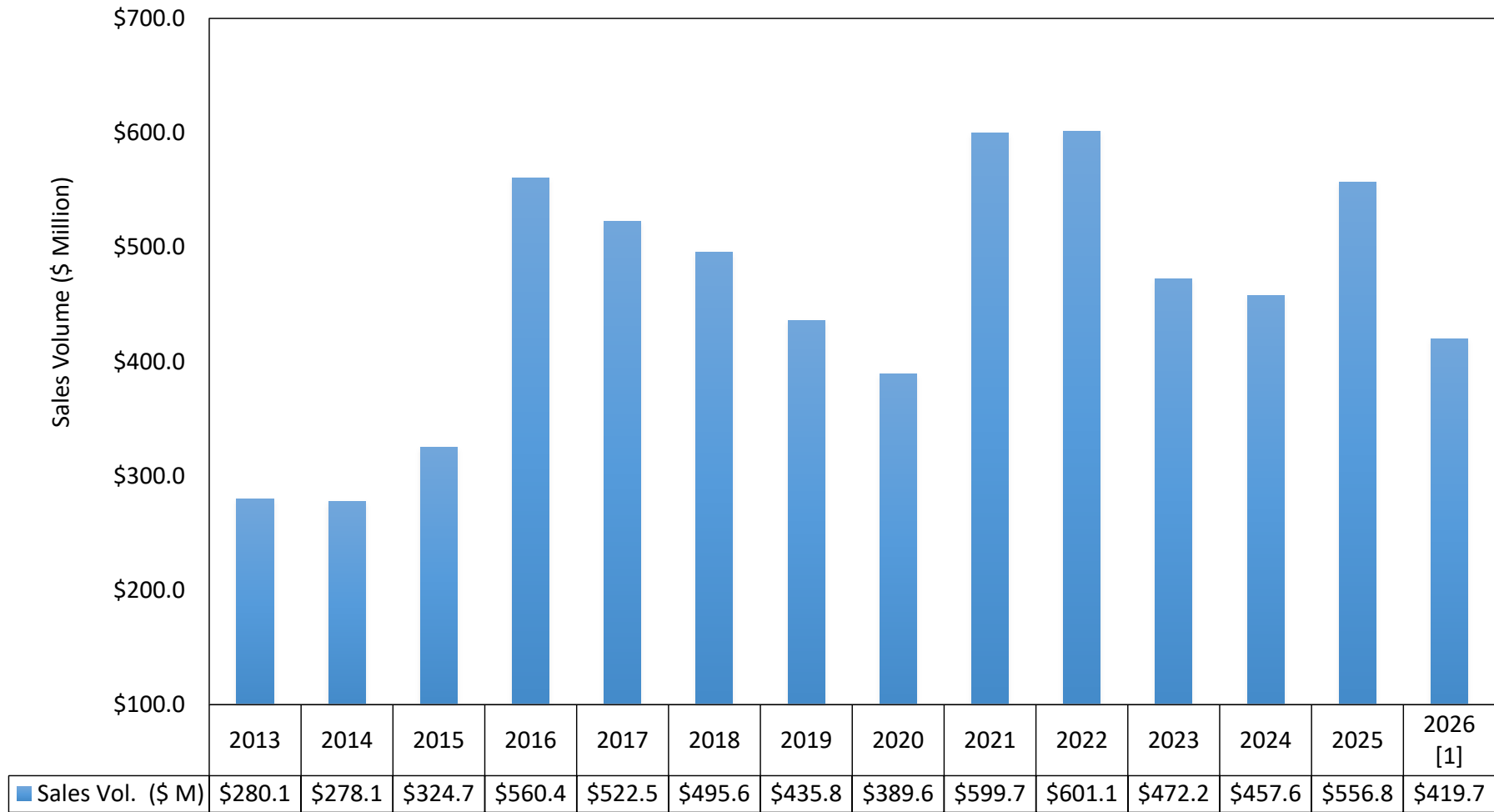
- **Rising Housing Demand Driven by Military Expansion**
 - ~2,400 new housing units (family + unaccompanied) required through early 2030s
- **Home Prices Increasing Despite Softening Transaction Activity**
 - Median home prices have risen to ~\$410K overall and ~\$450K for single-family homes
 - 49% increase since 2019



[1] Reflects 2026 YTD figures through first quarter (3 months)
 Source: Cornerstone Valuation Guam, Inc.

Guam Real Estate Market

Guam Real Estate Sales Volume



[1] Reflects 2026 YTD figures through first quarter (3 months)
 Source: Cornerstone Valuation Guam, Inc.

Si Yu'os Ma'ase!