

Data Center Construction in the Age of AI

The rapid growth of AI has caused a surge in the demand for computing infrastructure. As AI models have grown in scale and complexity, the need for data center capacity has increased rapidly, with supply struggling to keep pace. In response, developers have moved to accelerate the number of data centers brought to market.

In the U.S., the scale of new construction activity underscores the magnitude of this transformation. Data center construction starts, excluding self-builds, exceeded 12,000 megawatts (MW) in 2025. That is more than double the level in 2024 and more than 10 times the megawattage that broke ground in 2020. The acceleration reflects not just rising demand from cloud providers and enterprise customers, but the emergence of AI-specific workloads that require significantly more power-intensive facilities than those designed even five years ago.

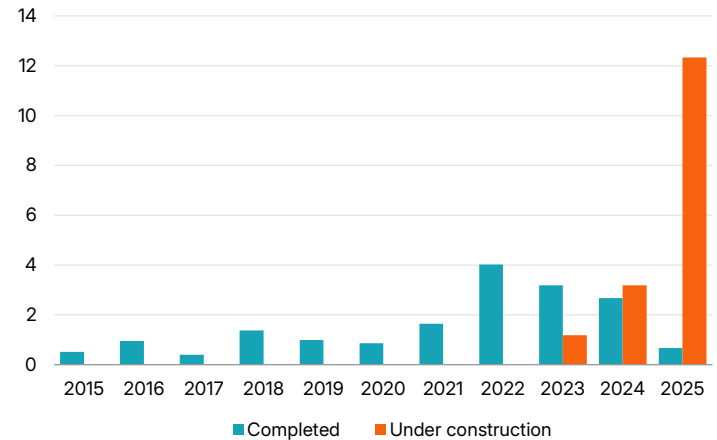
Pricing dynamics in the sector have shifted accordingly. The distribution of data center pricing based on price per megawatt (ppMW) changed between 2024 and 2025. The largest segment in 2024 comprised properties with a ppMW below \$2.5m, accounting for more than one-third of transactions that year. Just one year later, that same bucket represented less than 10% of the distribution. The price bucket with the largest share in 2025 was \$10m-\$15m per MW, making up nearly 35% of transactions.

The largest transaction last year was between Blue Owl Capital and Meta Platforms. Meta will oversee the construction of the Hyperion data center campus in Louisiana, in which Blue Owl will hold an 80% stake, with the deal implying a ppMW of just over \$15m. Developers with projects underway or planned for the near future will likely look to this deal to anchor their expectations for potential valuations.

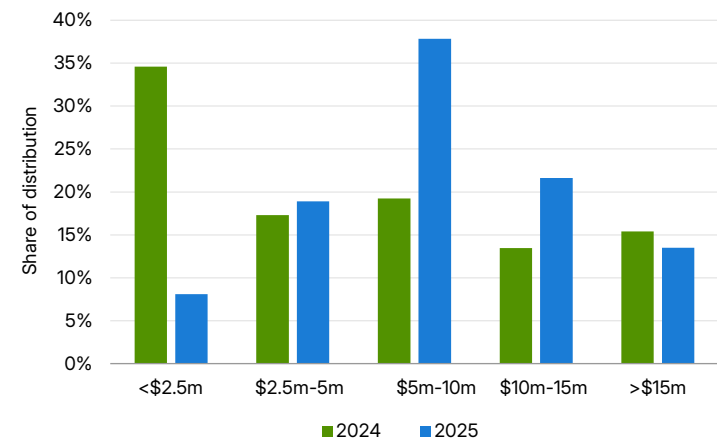
Demand for new data center capacity in the U.S. shows no signs of slowing, with the development pipeline expanding rapidly. The map to the right conveys the magnitude of capacity in the pipeline, with properties under construction in blue and planned data centers in orange. The bubble size corresponds to megawattage and is capped at 1,000 MW due to the number of large planned facilities, which would otherwise overwhelm the map.

The largest facility under construction shown is a 1,000 MW Amazon Web Services facility in Richmond County, North Carolina, while the largest planned project is the 11,000 MW Project Matador Campus, planned by Fermi America in Amarillo, Texas. The total computational power when completed for the Meta-built Hyperion data center is expected to reach 5,000 MW.

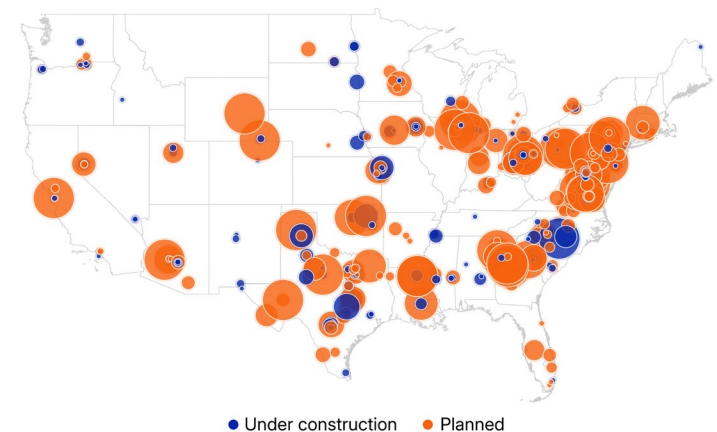
Construction Starts



Sales Price Distribution 2024 vs 2025

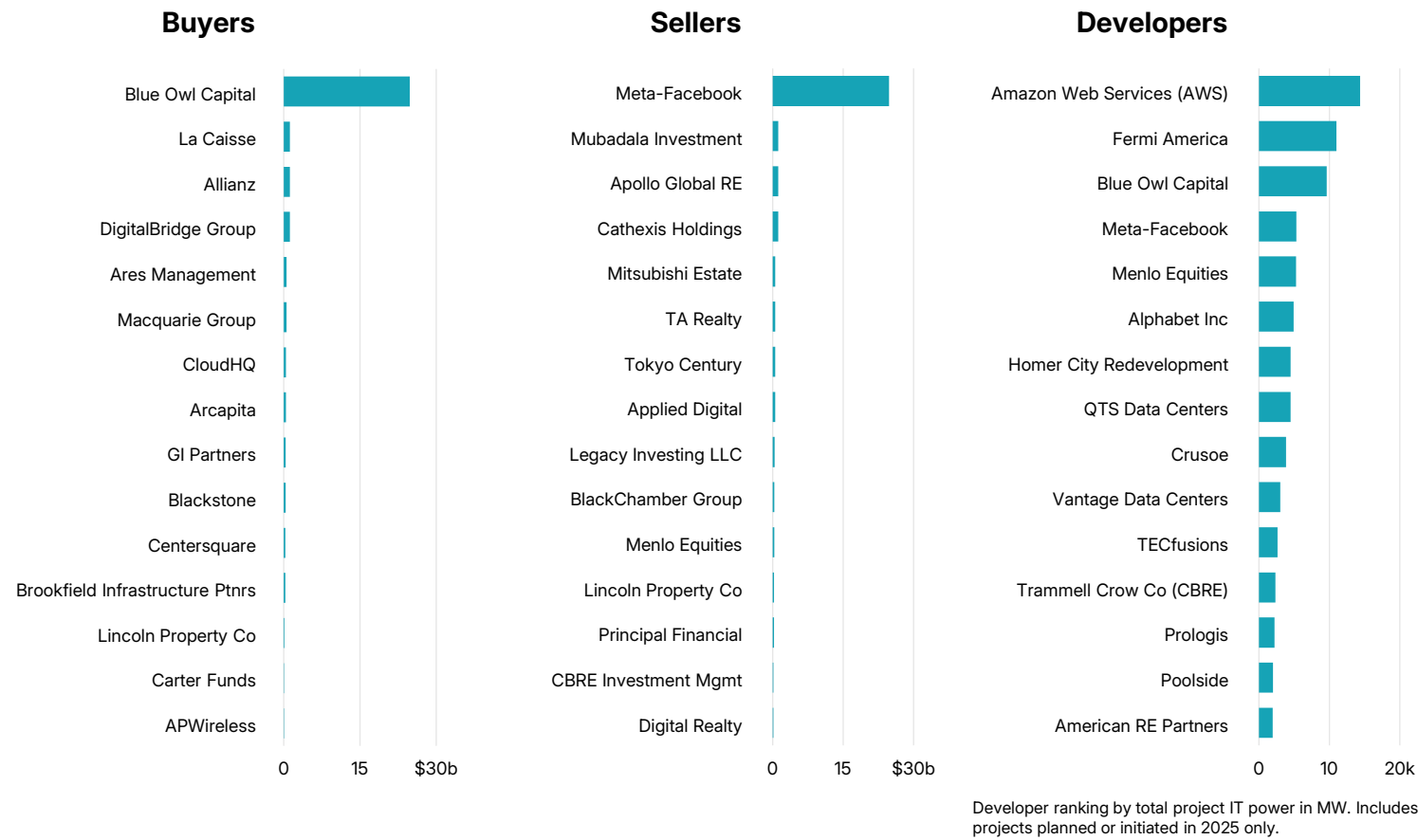


Under Construction vs Planned Properties



Bubbles sized for megawattage; size truncated at 1,000 MW. Planned data centers from 2023 to 2025.

Top Data Center Players 2025



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Methodology

Data based on properties and portfolios \$2.5m and greater unless otherwise stated. Data as of Feb. 24, 2026, unless otherwise stated.

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