

Construction Economy Snapshot

April's Total US Construction Starts

\$91.8 Billion

\$

Through the month ending
April 30, 2026

-5.7% YoY | -4% MoM | +10.6% Ytd

Total Nonresidential

\$75.2 Billion



Apr. 2026 v. Apr. 2025

+7.7%

Apr. 2026 v. Mar. 2026

-1.5%

Total Residential

\$16.7 Billion



Apr. 2026 v. Apr. 2025

-39.6%

Apr. 2026 v. Mar. 2026

-14.0%

Nonresidential Building

\$42.2 Billion

Apr. 2026 v. Apr. 2025

+0.2%

Apr. 2026 v. Mar. 2026

-3.8%

Civil

\$33 Billion

Apr. 2026 v. Apr. 2025

+19.0%

Apr. 2026 v. Mar. 2026

+1.6%

ConstructConnect announced today that April 2026 Total Nonresidential Construction Starts — the sum of Nonresidential Building and Civil Construction — were \$75.2 billion, down \$1.1 billion from March's revised reading of \$76.3 billion. Despite the modest monthly retreat, April's starts remain above the 12-month moving average of \$73.8 billion

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Civil Gains and Broad Category Strength Cushion April's Nonresidential Starts

April's Total Nonresidential reading of \$75.2 billion fell modestly — down \$1.1 billion, or 1.5% — from March's revised figure of \$76.3 billion. The primary driver of the monthly softening was a sharp retreat in Private Office and Data Center starts, which fell from \$10.4 billion in March to \$4.3 billion in April following an unusually elevated prior-month reading. This contraction was significantly cushioned by broad-based gains elsewhere, with Warehouses adding \$2.4 billion, Miscellaneous Commercial gaining \$2.5 billion, Sports and Convention Centers up \$1.5 billion, and Transportation Terminals rising \$1.0 billion. Year-to-date, Total Nonresidential starts are up 26.5% compared to the same period a year ago.

Nonresidential Building (NRB) ended April at \$42.2 billion, down 3.8% from the prior month. The Offices subcategory — which captures the bulk of Data Center activity — drove nearly all of the monthly decline after a period of outsized activity in March. Gains in Warehouses, Sports and Convention Centers, and Miscellaneous Commercial partially offset that pullback. On a year-to-date basis, NRB starts remain 35.9% above the comparable 2025 period, an indication of how consequential the first-quarter surge in Data Center investment has been for the annual trajectory.

Civil construction, or Heavy Engineering, ended April at \$33.0 billion, up 1.6% from March. The month-over-month gain was driven by a \$3.2 billion increase in the All Other Civil category. Roads totaled \$11.0 billion in April, while Water/Sewage Treatment ended the month at a relatively steady \$6.4 billion. Airports and Bridges each experienced modest pullbacks, as did Power Infrastructure. Year-to-date, Civil starts are 13.3% above the same period in 2025.

April's Residential starts continued the protracted weakness visible across the housing market, falling to \$16.7 billion — down 14.0% from March and 39.6% below April 2025.

Value of United States Nonresidential Construction Starts April 2026 (ConstructConnect®)

	Jan-Apr 2026 (\$ Billions)	% Change Jan-Apr 2026 vs Jan-Apr 2025	Apr 26 (\$ Billions)	% Change Apr 26 vs Apr 25	% Change Apr 26 vs Mar 26
Hotel/Motel	\$ 4.719	19.9%	\$ 0.233	-89.9%	-72.7%
Retail/Shopping	\$ 6.033	18.4%	\$ 1.493	9.9%	-11.7%
Retail Miscellaneous	\$ 3.406	8.5%	\$ 0.908	-15.1%	34.0%
Parking Garages	\$ 1.168	50.6%	\$ 0.327	416.4%	-0.3%
Amusement	\$ 4.492	-18.9%	\$ 1.168	-41.1%	-14.5%
Private Office	\$ 54.071	213.6%	\$ 4.286	-39.6%	-58.8%
Government Office	\$ 6.313	4.7%	\$ 1.670	15.0%	12.5%
Laboratory	\$ 2.312	137.5%	\$ 0.745	284.4%	73.5%
Warehouse	\$ 8.104	12.2%	\$ 3.661	66.0%	197.1%
Sports Stadiums/Convention Centers	\$ 4.972	-30.0%	\$ 2.370	108.2%	174.6%
Transportation Terminals	\$ 4.818	292.5%	\$ 1.582	934.3%	166.3%
COMMERCIAL	\$ 100.409	72.3%	\$ 18.444	-3.0%	-7.5%
MANUFACTURING	\$ 14.657	-9.0%	\$ 4.170	74.9%	-13.9%
Religious	\$ 0.349	-28.2%	\$ 0.128	-10.1%	62.1%
Hospital/Clinic	\$ 14.255	48.8%	\$ 3.288	-32.6%	-29.6%
Nursing/Assisted Living	\$ 2.276	44.7%	\$ 1.011	225.8%	12.6%
Library/Museum	\$ 1.215	-41.1%	\$ 0.410	-41.6%	69.6%
Courthouses	\$ 1.065	68.0%	\$ 0.511	399.7%	187.2%
Police Stations and Fire Halls	\$ 3.112	49.8%	\$ 0.955	67.1%	20.7%
Prisons	\$ 2.375	90.8%	\$ 0.411	0.1%	4.8%
Military	\$ 2.675	8.7%	\$ 1.102	86.2%	144.0%
Pre-School/Elementary	\$ 11.108	9.2%	\$ 2.798	-7.7%	-18.0%
Junior & Senior High Schools	\$ 15.953	3.1%	\$ 5.123	-8.5%	5.4%
Special and Vocational Schools	\$ 1.587	63.4%	\$ 0.433	78.4%	-52.1%
Colleges and Universities	\$ 8.928	-12.9%	\$ 2.462	-18.4%	61.0%
Miscellaneous Medical	\$ 2.835	-8.9%	\$ 0.941	-13.0%	44.7%
INSTITUTIONAL	\$ 67.733	12.7%	\$ 19.573	-5.4%	2.7%
NONRESIDENTIAL BUILDING	\$ 182.799	35.9%	\$ 42.188	0.2%	-3.8%
Airport	\$ 5.359	-39.0%	\$ 1.258	-45.1%	-48.4%
Road/Highway	\$ 37.051	0.4%	\$ 10.984	-3.3%	-1.9%
Bridge	\$ 13.441	9.9%	\$ 3.270	19.2%	-17.2%
Dam/Marine	\$ 4.940	-12.3%	\$ 1.231	-65.3%	-12.6%
Water/Sewage	\$ 22.477	20.3%	\$ 6.356	54.7%	-1.6%
Electric Power Infrastructure	\$ 8.400	14.5%	\$ 2.017	-9.8%	-14.6%
All Other Civil	\$ 16.031	190.5%	\$ 7.886	443.5%	68.9%
HEAVY ENGINEERING (Civil)	\$ 107.699	13.3%	\$ 33.001	19.0%	1.6%
TOTAL NONRESIDENTIAL	\$ 290.498	26.5%	\$ 75.189	7.7%	-1.5%

BEST PERFORMING LARGE DOLLAR CATEGORIES YTD

Transportation Terminals	+292.5%
Offices, including Data Centers	+213.6%
All Other Civil	+190.5%
Prisons	+90.8%
Police / Fire	+49.8%

UNDERPERFORMING LARGE DOLLAR CATEGORIES YTD

Airport	-39.0%
Sports Stadiums / Convention Centers	-30.0%
Amusement	-18.9%
Colleges and Universities	-12.9%
Dams / Canals / Marine Work	-12.3%

* "Large dollar categories" are the 25 largest nonresidential subcategories by starts dollars over the prior two calendar years. Residential subcategories are excluded.

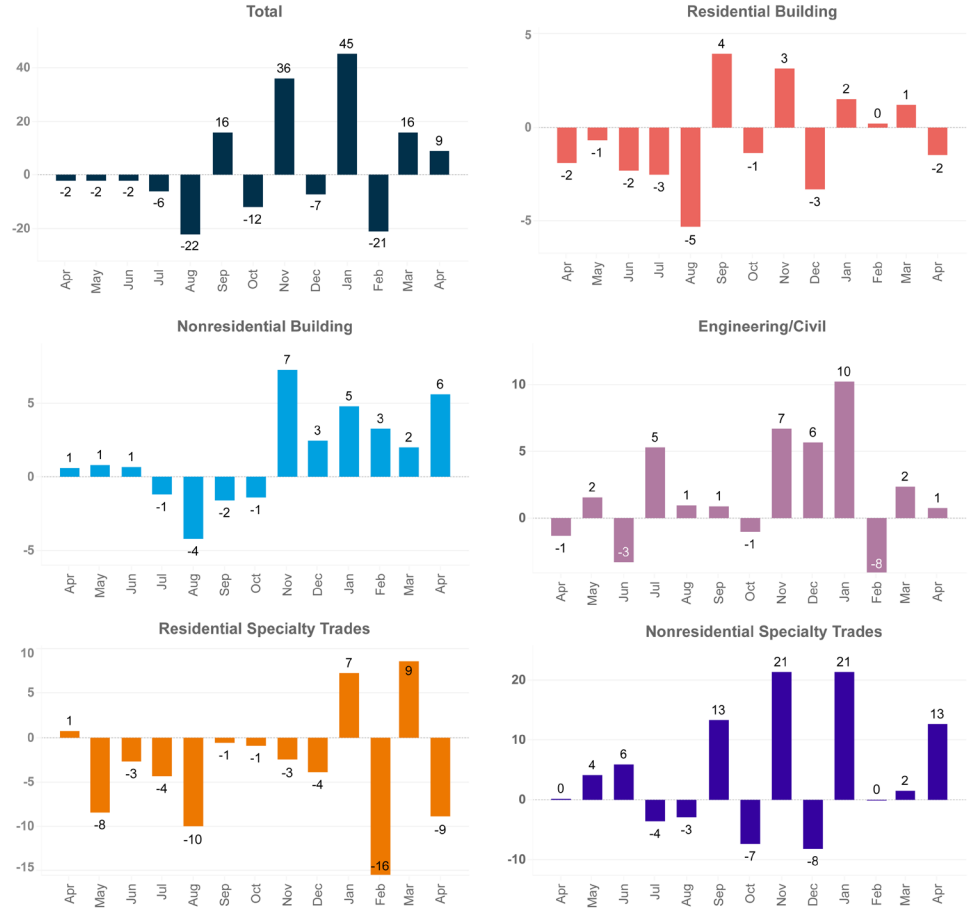
Construction Employment Update: Nonresidential Sector Leads Modest April Job Gains

April's construction employment totaled 8.3 million workers, a gain of 9,000 jobs from the prior month. The gains were led by nonresidential specialty trades, which added 13,000 positions during the month. Nonresidential building followed with a gain of 6,000 jobs, continuing a run of positive monthly results that has been one of the more consistent trends in the construction labor market. Civil construction contributed a modest 1,000 jobs. These nonresidential gains were partially offset by losses in the residential segment, where specialty trades shed 9,000 positions and residential building contracted by 2,000 jobs — a pattern consistent with the ongoing contraction in new home construction activity.

The average construction wage in April rose to \$40.97 per hour while total private sector wages also increased, ending the month at \$37.41 per hour. The difference in average weekly hours worked remains historically elevated: construction workers averaged 39.3 hours per week, a premium of 5.0 hours above the total private sector average of 34.3 hours. Together, the higher hourly rate and additional weekly hours bring total weekly construction compensation to \$1,610, a premium of \$327 — or approximately 26% — above the average total private sector worker's weekly earnings of \$1,283. This durable earnings advantage continues to make construction one of the most attractive employment options for hourly wage earners.

Change in Level of U.S. Construction Employment

Month to Month (M-M) Change in 000's — Total & by Categories — April 2026

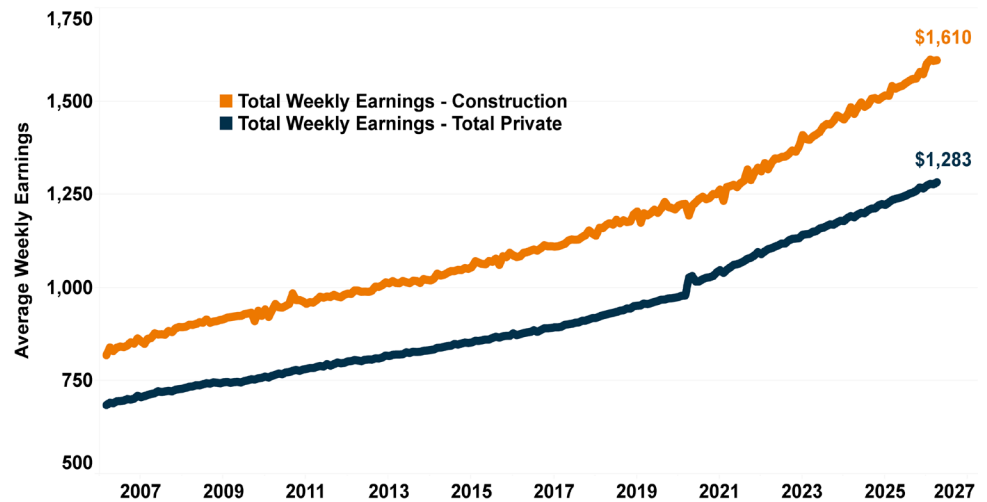


'Sub-trade' in BLS data referred to as 'specialty' trade
Data Source: Bureau of Labor Statistics (BLS), Chart: ConstructConnect



Weekly Construction and Total Private Earnings

A higher average hourly wage and more hours available to work allows construction workers to earn over 20% more each week than the average private-sector worker.



Source: U.S. Bureau of Labor Statistics
NOTE: Earnings calculated as the product of average hourly wage and average weekly hours.



Don't Be Fooled By Readings of Slowing Inflation

Year-on-Year (YoY) measures of many construction materials slowed in April, according to the Bureau of Labor Statistics. The YoY price change for Iron and Steel Products was 10.3%, while the broader composite price index for construction materials rose 6.7%. For reference, in February 2026, YoY prices were up 15.3% and 7.1%, respectively — the composite's highest reading since August 2022. Considering that the latest 70% surge in oil prices has not yet been fully reflected in prices, it seems irrational that construction inflation is slowing.

The reason for this apparent contradiction has to do with the timing of last year's Liberation Day tariffs. Inflation readings as recently as February and March captured inflation from both the

Liberation Day tariffs and the early weeks of the Iran War. In contrast, the April 2026 YoY price change calculation is comparing higher post-tariff prices against the latest price hikes caused by the Iran War. In short, April data is capturing more of the impact from the Iran War, but also less of the Liberation Day tariffs.

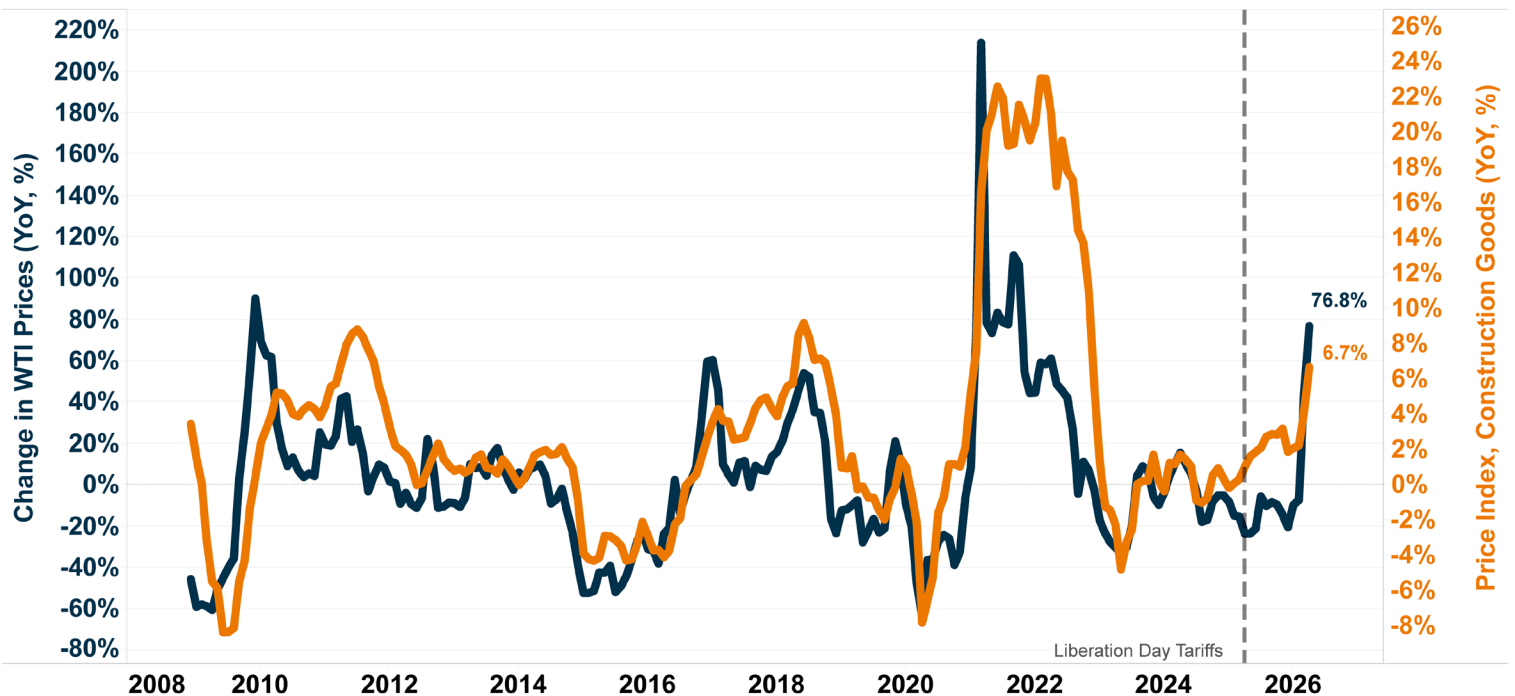
One way to measure the combined impact of the Liberation Day tariffs and the Iran War through present can be achieved by observing the two-year change in the composite index for construction materials prices. Over the past two years, the composite has increased by 9%. By this measure, there have only been three times in the last 20 years when construction inflation approached or exceeded 9%. The most recent was

during COVID, and before that during 2018, when both high energy prices and tariffs on steel and aluminum brought the two-year construction inflation rate to 11%. One then needs to go back to the Great Recession of 2007-2009 to find the third time that two-year inflation exceeded 9%.

Considering that the Iran War remains unresolved at the time of writing, and with energy inventories and one-time maneuvers to help manage global prices rapidly drying up, construction firms should continue to be vigilant in their cost control efforts despite the recent decline in inflation readings.

Oil Prices Have Historically Been a Key Driver of Construction Costs

West Texas Intermediate (WTI) prices and construction costs are highly correlated (year-on-year "YoY" change, %)



Sources: WTI, U.S. Energy Information Administration; Construction Prices, Bureau of Labor Statistics



Nonresidential Construction Starts Regional Analysis

Year-to-date construction activity through April is sharply divided by geography. Five of nine Census Bureau divisions are ahead of last year's pace, but the gap between the strongest and weakest markets is wide. East North Central is up 91.4%, the Pacific is up 43.3%, and the Middle Atlantic is up 42.3%. South Atlantic and West South Central are also positive, up 25.1% and 20.2%, respectively. New England, East South Central, and Mountain are each down more than 11%. West North Central is essentially unchanged.

The divergence is sharpest in Non-residential Building (NRB). East North Central posted a 180.7% NRB gain year-to-date — a figure driven almost entirely by Indiana which was up 422.7%, and Illinois, which rose 352.5%, as a concentration of large projects lifted the entire division. Outside of those two states, the division's result would look far more typical. South Atlantic and West South Central are solidly positive at 47.1% and 33.9%. Mountain, New England, and East South Central are each down more than 18%, meaning contractors in those markets are competing for a meaningfully smaller pool of work than a year ago.

Civil construction is following a different pattern. The Middle Atlantic is up 98.7% and the Pacific is up 72.7%, reflecting significant infrastructure commitments in those divisions. Following behind are the Mountain and South Atlantic divisions which are up 18.3% and 25.1% respectively. In contrast, the four Central regions are facing stalling activity if not outright declines this year. The Civil picture reinforces that infrastructure dollars are flowing to a limited set of coastal geographic markets and leaving much of the nation's interior lagging behind.

2025 Year-to-Date Ranking of the Top 20 States — ConstructConnect®

Figures are comprised of non-res building & engineering (residential is omitted).

Data: year-to-date through April 2026 vs. same period 2025

U.S. Ytd Regional Starts, Nonresidential Construction* — ConstructConnect®

	Jan-Apr 2025	Jan-Apr 2026	% Change
Connecticut	\$1,934,794,592	\$2,290,685,540	18.4%
Maine	\$925,113,577	\$619,048,514	-33.1%
Massachusetts	\$7,083,572,247	\$5,449,919,238	-23.1%
New Hampshire	\$607,232,348	\$558,785,209	-8.0%
Rhode Island	\$1,000,355,240	\$784,033,998	-21.6%
Vermont	\$252,015,959	\$237,193,627	-5.9%
Total New England	\$11,803,083,963	\$9,939,666,126	-15.8%
New Jersey	\$3,651,965,660	\$5,612,890,416	53.7%
New York	\$9,318,197,693	\$15,758,034,222	69.1%
Pennsylvania	\$8,531,286,937	\$9,225,849,040	8.1%
Total Middle Atlantic	\$21,501,450,290	\$30,596,773,678	42.3%
Total Northeast	\$33,304,534,253	\$40,536,439,804	21.7%
Illinois	\$6,663,033,927	\$19,343,686,585	190.3%
Indiana	\$3,911,234,514	\$14,376,377,737	267.6%
Michigan	\$3,461,486,725	\$4,238,130,504	22.4%
Ohio	\$9,771,964,391	\$9,951,054,263	1.8%
Wisconsin	\$3,104,314,173	\$3,604,237,524	16.1%
Total East North Central	\$26,912,033,730	\$51,513,486,613	91.4%
Iowa	\$2,024,281,131	\$3,432,162,560	69.5%
Kansas	\$2,163,787,233	\$2,624,883,533	21.3%
Minnesota	\$3,393,153,568	\$3,021,650,884	-10.9%
Missouri	\$7,201,167,459	\$3,972,522,353	-44.8%
Nebraska	\$1,186,856,938	\$1,745,663,525	47.1%
North Dakota	\$854,753,052	\$1,273,266,731	49.0%
South Dakota	\$1,001,133,072	\$1,113,068,056	11.2%
Total West North Central	\$17,825,132,453	\$17,183,217,642	-3.6%
Total Midwest	\$44,737,166,183	\$68,696,704,255	53.6%
Delaware	\$402,726,145	\$178,614,027	-55.6%
DISTRICT OF COLUMBIA	\$1,900,486,053	\$692,161,445	-63.6%
Florida	\$17,194,551,267	\$16,743,108,321	-2.6%
Georgia	\$4,894,897,318	\$11,410,400,286	133.1%
Maryland	\$2,427,400,927	\$3,102,592,754	27.8%
North Carolina	\$14,819,873,966	\$19,216,090,850	29.7%
South Carolina	\$4,098,096,532	\$6,383,039,242	55.8%
Virginia	\$9,708,475,968	\$11,297,512,172	16.4%
West Virginia	\$648,119,339	\$1,177,475,338	81.7%
Total South Atlantic	\$56,094,627,515	\$70,200,994,435	25.1%
Alabama	\$3,203,170,373	\$3,231,369,183	0.9%
Kentucky	\$2,532,605,839	\$2,214,021,021	-12.6%
Mississippi	\$2,412,593,925	\$1,202,323,453	-50.2%
Tennessee	\$3,804,156,112	\$3,735,584,814	-1.8%
Total East South Central	\$11,952,526,249	\$10,383,298,471	-13.1%
Arkansas	\$1,430,818,550	\$1,807,069,491	26.3%
Louisiana	\$2,240,208,282	\$4,104,747,580	83.2%
Oklahoma	\$2,763,290,908	\$3,420,590,264	23.8%
Texas	\$32,839,551,821	\$37,868,558,566	15.3%
Total West South Central	\$39,273,869,561	\$47,200,965,901	20.2%
Total South	\$107,321,023,325	\$127,785,258,807	19.1%
Arizona	\$5,075,931,840	\$4,586,242,068	-9.6%
Colorado	\$2,144,451,904	\$3,085,732,023	43.9%
Idaho	\$1,283,193,557	\$870,500,825	-32.2%
Montana	\$826,128,013	\$480,259,162	-41.9%
Nevada	\$1,457,442,155	\$1,267,095,091	-13.1%
New Mexico	\$945,154,360	\$1,898,206,649	100.8%
Utah	\$5,030,493,677	\$3,383,042,483	-32.7%
Wyoming	\$1,368,118,071	\$530,756,397	-61.2%
Total Mountain	\$18,130,913,577	\$16,101,834,698	-11.2%
Alaska	\$407,463,867	\$662,852,637	62.7%
California	\$17,691,705,862	\$26,690,477,142	50.9%
Hawaii	\$959,426,316	\$2,477,545,781	158.2%
Oregon	\$2,591,869,597	\$3,761,045,715	45.1%
Washington	\$4,429,630,996	\$3,786,140,668	-14.5%
Total Pacific	\$26,080,096,638	\$37,378,061,943	43.3%
Total West	\$44,211,010,215	\$53,479,896,641	21.0%
TOTAL U.S.	\$229,573,733,976	\$290,498,299,507	26.5%

*Figures above are comprised of non-res building and engineering (i.e., residential is omitted).

Source: ConstructConnect/Table: ConstructConnect.

INSIGHT View of Starts Statistics

Value of United States Construction Starts

ConstructConnect® INSIGHT Version — April 2026

Arranged to match the alphabetical category drop-down menus in INSIGHT

	Jan -Apr 2026 (\$, billions)	% Change Jan -Apr 26 vs Jan -Apr 25	% Change Apr 26 vs Apr 25	% Change Apr 26 vs Mar 26
Summary				
CIVIL	107.699	13.3%	8.3%	13.4%
NONRESIDENTIAL BUILDING	182.799	35.9%	0.2%	-3.8%
RESIDENTIAL	79.849	-24.3%	-39.6%	-14.0%
GRAND TOTAL	370.347	10.6%	-5.7%	-4.0%
Verticals				
Airport	5.359	-39.0%	-45.1%	-48.4%
All Other Civil	16.031	190.5%	443.5%	68.9%
Bridges	13.441	9.9%	19.2%	-17.2%
Dams / Canals / Marine Work	4.940	-12.3%	-65.3%	-12.6%
Power Infrastructure	8.400	14.5%	-9.8%	-14.6%
Roads	37.051	0.4%	-3.3%	-1.9%
Water and Sewage Treatment	22.477	20.3%	54.7%	-1.6%
CIVIL	107.699	13.3%	8.3%	13.4%
Offices (private)	54.071	213.6%	-39.6%	-58.8%
Parking Garages	1.168	50.6%	416.4%	-0.3%
Transportation Terminals	4.818	292.5%	934.3%	166.3%
Commercial (small subset)	60.057	212.1%	-15.3%	-45.3%
Amusement	4.492	-18.9%	-41.1%	-14.5%
Libraries / Museums	1.215	-41.1%	-41.6%	69.6%
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Sports Arenas / Convention Centers	4.972	-30.0%	108.2%	174.6%
Community	11.029	-27.4%	2.8%	59.8%
College / University	8.928	-12.9%	-18.4%	61.0%
Elementary / Pre School	11.108	9.2%	-7.7%	-18.0%
Jr / Sr High School	15.953	3.1%	-8.5%	5.4%
Special / Vocational	1.587	63.4%	78.4%	-52.1%
Educational	37.577	2.0%	-9.0%	1.0%
Courthouses	1.065	68.0%	399.7%	187.2%
Fire and Police Stations	3.112	49.8%	67.1%	20.7%
Government Offices	6.313	4.7%	15.0%	12.5%
Prisons	2.375	90.8%	0.1%	4.8%
Government	12.865	28.8%	39.9%	24.6%
Industrial Labs / Labs / School Labs	2.312	137.5%	284.4%	73.5%
Manufacturing	14.657	-9.0%	74.9%	-13.9%
Warehouses	8.104	12.2%	66.0%	197.1%
Industrial	25.073	3.1%	79.3%	31.9%
Hospitals / Clinics	14.255	48.8%	-32.6%	-29.6%
Medical Misc.	2.835	-8.9%	-13.0%	44.7%
Nursing Homes	2.276	44.7%	225.8%	12.6%
Medical	19.365	35.7%	-16.5%	-15.7%
Military	2.675	8.7%	86.2%	144.0%
Hotels	4.719	19.9%	-89.9%	-72.7%
Retail Misc.	3.406	8.5%	-15.1%	34.0%
Shopping	6.033	18.4%	9.9%	-11.7%
Retail	14.158	16.3%	-44.4%	-18.2%
NONRESIDENTIAL BUILDING	182.799	35.9%	0.2%	-3.8%
Multi-Family	35.048	-22.9%	-48.2%	-25.4%
Single-Family	44.801	-25.3%	-33.0%	-5.4%
RESIDENTIAL	79.849	-24.3%	-39.6%	-14.0%
NONRESIDENTIAL	290.498	26.5%	7.7%	-1.5%
GRAND TOTAL	370.347	10.6%	-5.7%	-4.0%

Table 1 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks nonresidential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers. Table 6 presents an alternative, perhaps more user-friendly and intuitive type-of-structure ordering that matches how the data appears in ConstructConnect's online product 'Insight'.

Source: ConstructConnect/Table: ConstructConnect.

“Top Ten” Projects of the Month

ConstructConnect’s Top 10 Project Starts in April 2026

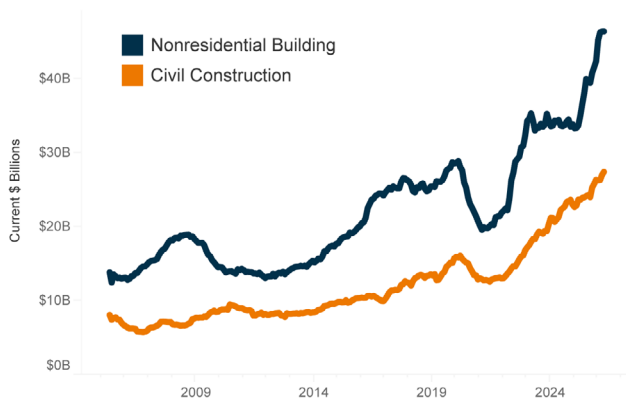
Location	Type of Construction	Description	Square Feet (000's)	Dollars (Millions, \$)
California Los Angeles	Heavy	Metro D Line Extension Subway Project		\$3,730
Louisiana Donaldsonville	Industrial	CF Industries Project Blue Point	200	\$2,000
Hawaii Honolulu	Heavy	Skyline Rail Project - Segment 3 - Middle Street Transit Center to Civic Center - City Of Honolulu		\$1,660
Texas Houston	Commercial	George R. Brown Convention Center Expansion Phase One	700	\$1,000
Ohio Springfield	Commercial	AI Supercluster Data Center / Springfield	281	\$901
Florida Cocoa	Commercial	SpaceX Starship Starfactory GigaBay Facility	815	\$900
Oklahoma Oklahoma City	Commercial	Continental Coliseum	750	\$900
Arizona Mesa	Industrial	DSV Legacy Business Park	1,692	\$899
North Carolina Whitsett	Industrial	Ahold Delhaize USA Distribution Center / Burlington	1,000	\$860
Oregon Happy Valley	Institutional	Kaiser Permanentes Sunnyside Medical Center	615	\$800
TOTALS			6,053	\$13,650

*A square footage measure does not apply for alteration, some forms of industrial (e.g., petrochemical) and most engineering/civil work.

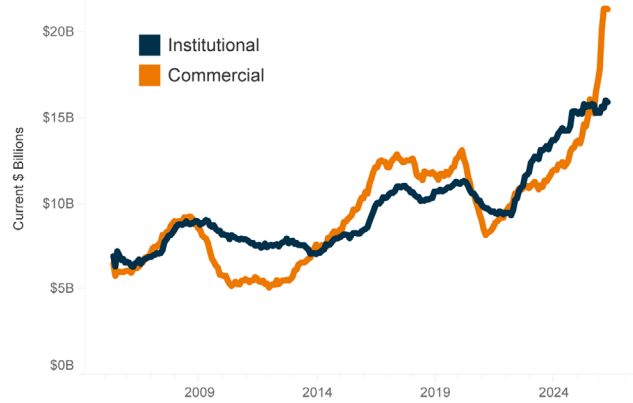
Source: ConstructConnect/Table: ConstructConnect.

Trend graphs for 12 key categories

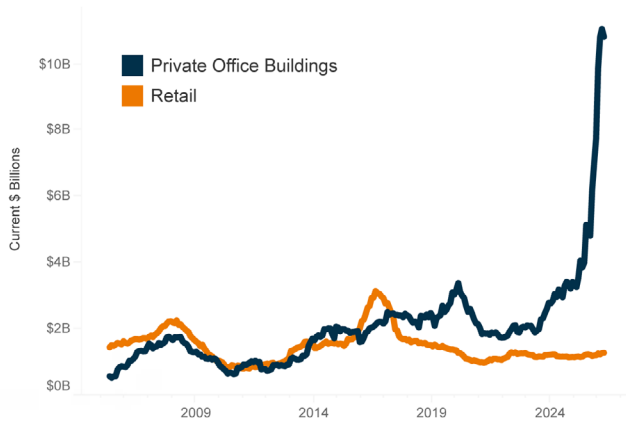
U.S. Nonresidential and Civil Construction Starts — ConstructConnect (12-Month Moving Average)



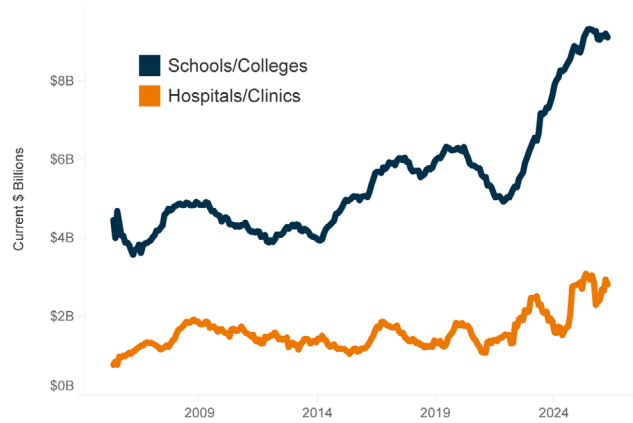
U.S. Commercial and Institutional Construction Starts — ConstructConnect (12-Month Moving Average)



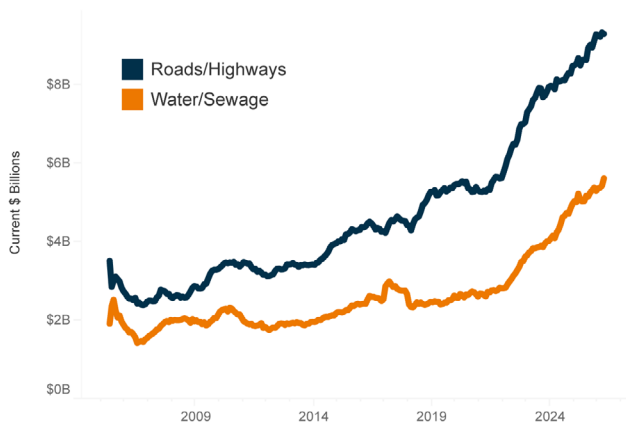
U.S. Retail and Private Office Building Construction Starts — ConstructConnect (12-Month Moving Average)



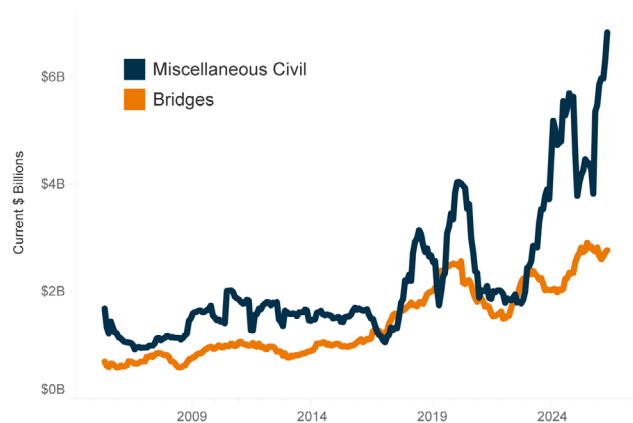
U.S. Hospitals/Clinic and School/College Construction Starts — ConstructConnect (12-Month Moving Average)



U.S. Roads/Highways and Water/Sewage Construction Starts — ConstructConnect (12-Month Moving Average)



U.S. Bridges and Miscellaneous Civil Construction Starts — ConstructConnect (12-Month Moving Average)



The last data points in all the graphs on this page are for April 2026.

Source: ConstructConnect/Charts: ConstructConnect.

Detailed National Table

Value of U.S. National Construction Starts

April 2026 ConstructConnect® — Billions of current \$'s, not seasonally adjusted (NSA)

	Latest month actuals			Moving averages (placed in end month)						Year to Date	
	Feb 26	Mar 26	Apr 26	Feb 26	Mar 26	Apr 26	Feb 26	Mar 26	Apr 26	Jan -Apr 2025	Jan -Apr 2026
Single Family	11,423	10,988	10,399	12,335	11,467	10,936	14,835	14,449	14,023	59,938	44,801
month-over-month % change	-4.7%	-3.8%	-5.4%	-5.6%	-7.0%	-4.6%	-2.2%	-2.6%	-3.0%	-12.6%	-25.3%
year-over-year % change	-26.4%	-29.6%	-33.0%	-14.5%	-22.5%	-29.7%	-11.2%	-12.4%	-13.4%	-12.6%	-25.3%
Apartment	9,150	8,386	6,259	9,875	9,596	7,932	10,611	10,085	9,601	45,487	35,048
month-over-month % change	-18.7%	-8.4%	-25.4%	-1.4%	-2.8%	-17.3%	1.0%	-5.0%	-4.8%	9.3%	-22.9%
year-over-year % change	16.2%	-42.9%	-48.2%	2.7%	-13.8%	-31.3%	21.2%	7.5%	0.4%	9.3%	-22.9%
TOTAL RESIDENTIAL	20,573	19,373	16,658	22,211	21,064	18,868	25,446	24,535	23,623	105,425	79,849
month-over-month % change	-11.5%	-5.8%	-14.0%	-3.8%	-5.2%	-10.4%	-0.9%	-3.6%	-3.7%	-10.6%	-24.3%
year-over-year % change	-12.1%	-36.1%	-39.6%	-7.6%	-18.8%	-30.4%	0.1%	-5.2%	-8.3%	-4.3%	-24.3%
Hotel/Motel	3,136	3,054	2,233	1,481	1,495	1,408	1,166	1,188	1,015	3,938	4,719
month-over-month % change	532.2%	-72.8%	-72.7%	138.4%	1.0%	-5.9%	23.9%	1.9%	-14.5%	-27.1%	19.9%
year-over-year % change	618.1%	43.6%	-89.9%	123.0%	175.1%	26.5%	16.1%	21.0%	2.3%	-27.1%	19.9%
Retail/Shopping	0.980	1.690	1.493	1.246	1.513	1.388	1.245	1.280	1.291	5.097	6.033
month-over-month % change	-47.6%	72.5%	-11.7%	-3.3%	21.4%	-8.3%	-2.1%	2.8%	0.9%	-0.2%	18.4%
year-over-year % change	-24.4%	33.3%	9.9%	12.8%	21.4%	6.1%	6.0%	8.4%	11.5%	-0.2%	18.4%
Parking Garages	0.109	0.328	0.327	0.291	0.280	0.255	0.256	0.264	0.286	0.776	1.168
month-over-month % change	-72.9%	200.2%	-0.3%	0.3%	-3.8%	-9.0%	-2.5%	3.2%	8.3%	-14.0%	50.6%
year-over-year % change	-41.5%	43.0%	416.4%	34.6%	18.0%	59.3%	0.7%	0.8%	14.0%	-14.0%	50.6%
Amusement	0.666	1.366	1.168	1.072	1.108	1.067	1.072	1.083	1.015	5.536	4.492
month-over-month % change	-48.5%	105.1%	-14.5%	-9.0%	3.4%	-3.7%	0.1%	1.0%	-6.3%	16.3%	-18.9%
year-over-year % change	2.4%	10.8%	-41.1%	7.3%	-6.5%	-17.2%	-8.5%	-8.7%	-16.8%	16.3%	-18.9%
Office	12,726	10,414	4,286	17,961	16,595	9,427	10,827	11,068	10,833	17,242	54,071
month-over-month % change	-52.2%	-18.2%	-58.8%	41.3%	-7.8%	-44.9%	9.5%	2.3%	-2.1%	17.4%	21.4%
year-over-year % change	804.2%	38.3%	-39.6%	556.4%	390.9%	71.0%	230.5%	212.5%	166.6%	81.3%	213.6%
Governmental Offices	1,344	1,485	1,670	1,454	1,548	1,500	1,529	1,521	1,540	6,031	6,313
month-over-month % change	-25.9%	10.5%	12.5%	-0.2%	6.5%	-3.1%	2.9%	-0.5%	1.2%	23.2%	4.7%
year-over-year % change	61.9%	-5.9%	15.0%	-18.4%	1.4%	16.6%	-3.0%	-4.9%	-4.3%	23.2%	4.7%
Laboratories	0.215	0.429	0.745	0.484	0.522	0.463	0.534	0.548	0.594	0.973	2,312
month-over-month % change	-76.7%	99.7%	73.5%	-10.2%	8.0%	-11.3%	0.6%	2.7%	8.4%	-28.3%	137.5%
year-over-year % change	19.8%	67.8%	284.4%	13.8%	101.0%	120.8%	13.0%	14.6%	27.7%	-28.3%	137.5%
Warehouse	1,449	1,232	3,661	1,458	1,481	2,114	1,905	1,819	1,940	7,225	8,104
month-over-month % change	-17.7%	-15.0%	197.1%	-6.1%	1.6%	42.7%	0.2%	-4.5%	6.7%	25.8%	12.2%
year-over-year % change	4.1%	-45.6%	66.0%	-0.6%	-11.5%	8.2%	-4.4%	-8.8%	-6.9%	25.8%	12.2%
Misc Commercial	0.984	1,457	3,953	2,084	1,946	2,131	2,000	1,815	2,037	8,333	9,790
month-over-month % change	-71.0%	48.1%	171.2%	6.6%	-6.6%	9.5%	0.6%	-9.2%	12.2%	53.2%	17.5%
year-over-year % change	16.6%	-60.3%	206.1%	41.1%	-17.1%	10.0%	5.0%	-9.3%	-0.5%	53.2%	17.5%
TOTAL COMMERCIAL	22,255	19,925	18,444	28,414	27,322	20,211	21,384	21,417	21,368	58,291	100,409
month-over-month % change	-44.0%	-10.4%	-7.5%	2.0%	-3.8%	-26.0%	6.0%	0.2%	-0.2%	26.7%	72.3%
year-over-year % change	185.4%	2.0%	-3.0%	146.7%	108.7%	30.8%	58.0%	53.6%	46.0%	26.7%	72.3%
TOTAL INDUSTRIAL (Manufacturing)	2,007	4,841	4,170	3,395	3,496	3,673	9,268	8,931	9,080	16,112	14,657
month-over-month % change	-44.8%	141.2%	-13.9%	-21.4%	3.0%	5.1%	-0.8%	-3.6%	1.7%	-19.1%	-9.0%
year-over-year % change	-30.8%	-45.5%	74.9%	28.6%	-23.6%	-22.3%	108.7%	98.8%	99.7%	-19.1%	-9.0%
Religious	0.071	0.079	0.128	0.064	0.074	0.092	0.140	0.137	0.136	0.486	0.349
month-over-month % change	-1.4%	11.2%	62.1%	-29.1%	16.1%	25.2%	-4.6%	-2.2%	-0.9%	7.2%	-28.2%
year-over-year % change	-53.5%	-31.8%	-10.1%	-33.7%	-35.7%	-32.4%	28.2%	22.2%	19.7%	7.2%	-28.2%
Hospitals/Clinics	1,467	4,669	3,288	2,615	3,656	3,141	2,672	2,964	2,831	9,581	14,255
month-over-month % change	-69.6%	218.3%	-29.6%	-21.5%	39.8%	-14.1%	-1.3%	10.9%	-4.5%	27.7%	48.8%
year-over-year % change	-22.9%	298.8%	-32.6%	74.3%	133.3%	18.5%	-7.4%	8.9%	-5.5%	27.7%	48.8%
Nursing/Assisted Living	0.120	0.898	1,011	0.247	0.421	0.677	0.261	0.327	0.385	1.572	2,276
month-over-month % change	-51.0%	646.3%	12.6%	-35.5%	70.8%	60.5%	-16.5%	25.3%	17.9%	28.3%	44.7%
year-over-year % change	-83.7%	748.3%	225.8%	-46.6%	0.2%	75.7%	-9.9%	19.9%	53.9%	28.3%	44.7%
Libraries/Museums	0.407	0.242	0.410	0.281	0.268	0.353	0.423	0.406	0.381	2,064	1,215
month-over-month % change	159.3%	-40.5%	69.6%	23.4%	-4.7%	31.4%	-1.6%	-4.2%	-6.0%	31.0%	-41.1%
year-over-year % change	-16.7%	-46.6%	-41.6%	-32.9%	-40.9%	-35.6%	-3.5%	-5.2%	-11.6%	31.0%	-41.1%
Fire/Police/Courthouse/Prison	1,856	1,361	1,877	1,436	1,558	1,698	1,294	1,336	1,402	3,956	6,552
month-over-month % change	27.3%	-26.7%	37.9%	15.9%	8.5%	9.0%	5.4%	3.2%	4.0%	-6.6%	65.6%
year-over-year % change	75.9%	58.0%	73.1%	27.9%	62.8%	69.7%	-2.2%	2.9%	7.1%	-6.6%	65.6%
Military	0.361	0.452	1,102	0.546	0.524	0.638	0.901	0.886	0.928	2,461	2,675
month-over-month % change	-52.5%	25.0%	144.0%	-46.1%	-4.0%	21.8%	-5.3%	-1.7%	4.8%	1.4%	8.7%
year-over-year % change	-62.8%	-29.1%	86.2%	-22.8%	-15.9%	-13.0%	18.2%	17.3%	24.2%	1.4%	8.7%
Schools/Colleges	6,396	10,706	10,817	7,760	8,920	9,306	9,164	9,235	9,146	36,855	37,577
month-over-month % change	-33.8%	67.4%	1.0%	1.1%	15.0%	4.3%	-0.8%	0.8%	-1.0%	9.5%	2.0%
year-over-year % change	-4.9%	6.8%	-9.0%	3.2%	7.2%	-1.9%	-4.0%	2.6%	-0.1%	9.5%	2.0%
Misc Medical	0.762	0.651	0.941	0.665	0.631	0.785	0.745	0.745	0.734	3,113	2,835
month-over-month % change	58.3%	-14.6%	44.7%	13.3%	-5.0%	24.3%	3.9%	0.0%	-1.6%	-16.4%	-8.9%
year-over-year % change	78.4%	-0.1%	-13.0%	3.1%	-6.8%	9.0%	-9.2%	-1.3%	-6.6%	-16.4%	-8.9%
TOTAL INSTITUTIONAL	11,440	19,057	19,573	13,613	16,053	16,690	15,601	16,035	15,943	60,089	67,733
month-over-month % change	-35.2%	66.6%	2.7%	-6.1%	17.9%	4.0%	-0.5%	2.8%	-0.6%	9.7%	12.7%
year-over-year % change	-8.2%	37.6%	-5.4%	9.4%	22.2%	6.6%	1.4%	5.1%	0.7%	9.7%	12.7%
Misc Non Residential	0.645	0.678	0.908	0.883	0.833	0.744	0.850	0.830	0.817	3,139	3,406
month-over-month % change	-45.1%	5.1%	34.0%	-15.1%	-5.7%	-10.7%	0.7%	-2.3%	-1.6%	8.7%	8.5%
year-over-year % change	12.3%	-25.6%	-15.1%	37.1%	20.8%	-12.7%	20.6%	16.1%	10.6%	8.7%	8.5%
TOTAL NON-RES BUILDING	35,702	43,833	42,188	45,422	46,870	40,574	46,253	46,383	46,391	134,491	182,799
month-over-month % change	-41.5%	22.8%	-3.8%	-2.6%	3.2%	-13.4%	2.3%	0.3%	0.0%	11.4%	35.9%
year-over-year % change	54.2%	3.7%	0.2%	70.7%	52.2%	13.2%	38.7%	37.7%	32.5%	8.783	5,359
Airports	0.556	2,437	1,258	1,630	1,367	1,417	1,833	1,882	1,796	3,019%	-39.0%
month-over-month % change	-49.8%	338.5%	-48.4%	-7.3%	-16.1%	3.7%	-0.7%	2.7%	-4.6%	301.9%	-39.0%
year-over-year % change	-22.7%	31.8%	-45.1%	-7.3%	-36.8%	-12.5%	8.5%	4.2%	-7.3%	301.9%	-39.0%
Roads/Highways	6,184	11,194	10,984	8,221	8,689	9,454	9,211	9,318	9,287	36,901	37,051
month-over-month % change	-28.8%	81.0%	-1.9%	-7.0%	5.7%	8.8%	-0.3%	1.2%	-0.3%	6.3%	0.4%
year-over-year % change	-5.8%	13.0%	-3.3%	5.3%	2.1%	1.9%	8.0%	7.5%	9.4%	0.6%	0.4%
Bridges	2,914	3,951	3,270	2,874	3,391	3,378	2,662	2,732	2,776	12,230	13,441
month-over-month % change	-11.9%	35.6%	-17.2%	7.9%	18.0%	-0.4%	2.0%	2.6%	1.6%	23.5%	9.9%
year-over-year % change	26.6%	27.2%	19.2%	-18.6%	7.2%	24.4%	-2.2%	-3.2%	1.3%	23.5%	9.9%
Dams/Marine	0.783	1,408	1,231	1,074	1,236	1,141	1,262	1,308	1,114	5,631	4,940
month-over-month % change	-48.3%	79.7%	-12.6%	-8.9%	15.1%	-7.7%	2.1%	3.6%	-14.8%	6.0%	-12.3%
year-over-year % change	63.5%	63.7%	-65.3%	86.7%	78.2%	-30.0%	36.9%	36.9%	-6.1%	6.0%	-12.3%
Water/Sewage	3,667	6,461	6,356	4,556	5,374	5,495	5,377	5,423	5,610	18,683	22,477
month-over-month % change	-38.8%	76.2%	-1.6%	-15.1%	17.9%	2.3%	0.8%	0.9%	3.5%	6.3%	20.3%
year-over-year % change	6.2%	9.4%	54.7%	-0.3%	10.6%	22.4%	7.4%	8.8%	11.0%	6.3%	20.3%
Misc Civil (Power, etc.)	3,755	7,031	9,903	4,705	4,843	6,896	5,979	6,317	6,835	12,854	24,432
month-over-month % change	0.3%	87.2%	40.8%	2.3%	2.9%	42.4%	0.0%				