Construction Industry Snapshot

Issued: March 2019
(based on February 2019 Starts Stats)

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Marketing Analytics Team

A Second Month of Construction Starts Weakness Early in 2019

ConstructConnect announced today that February's volume of construction starts, excluding residential work, was $23.7 billion, a drop of -18.2% compared with January and a decline of -11.7% versus February 2018.

Year-to-date non-residential starts through the first two month of 2019 were -14.8% relative to January-February, 2018. Among type -of-structure categories, there has been notable weakness in 'private office building' starts so far this year.

	Commercial	Retail	Private Office	Hotel & Motel	Industrial	Institutional	Schools	Hospitals & Clinics	Heavy Engineering	Total Non-Residential
Feb 19 vs Jan 19	-22%	+16%	-21%	-1%	-18%	-31%	-22%	-69%	-6%	-18%
Jan-Feb 19 vs Jan-Feb 18	-37%	-25%	-78%	-26%	+74%	-13%	+1%	-53%	-6%	-15%
Jan-Feb 18 vs Jan-Feb 17	-15%	-20%	-19%	-14%	-42%	-10%	-7%	+8%	-20%	-17%

Contents

February's Notable Points

- The month-to-month (m/m) pullback (-18.2%) in total nonresidential starts in February resulted from widespread deterioration, with institutional (-30.9%) leading the rush downwards, followed by commercial (-22.2%) and industrial (-17.9%). Engineering (-5.9%) fell with relative decorum.
- The year-over-year (y/y) decrease (-11.7%) in total non-residential starts in the latest month (i.e., February 2019 versus February 2018) was due to an especially sour note in commercial (-42.2%), with institutional (-10.1%) also somewhat 'off key'. Moving in the opposite direction, the engineering (+13.8%) and industrial (+34.7%) sub-categories both sang sweeter tunes.

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A Second Month of Construction Starts Weakness Early in 2019

ConstructConnect announced today that February's volume of construction starts, excluding residential work, was $23.7 billion, a drop of 18.2% compared with January and a decline of 11.7% versus February 2018. Year-to-date non-residential starts through the first two month of 2019 have been -14.8% relative to January-February 2018. Among type-of-structure categories, the most evident weakness in groundbreakings has occurred in 'private office buildings'.

This year's February starts relative to the prior five-year average for February, from 2014 through 2018, was also disappointing, -14.7%. The usual adjustment in the starts volume from January to February, due to seasonality (i.e., harsh winter weather), has been -3.5%.

The 'starts' figures throughout this report are not seasonally adjusted (NSA). Nor are they altered for inflation. They are expressed in what are termed 'current' as opposed to 'constant' dollars.

'Non-residential building' plus 'engineering/civil' work accounts for a larger share of total construction than residential activity. The former's combined proportion of total put-in-place construction in the Census Bureau's latest report, for December, was 60%; the latter's was 40%.

ConstructConnect's construction starts are leading indicators for the Census Bureau's capital investment or put-in-place series. Also, the reporting period for starts is at least one month ahead of the reporting period for the investment series. At this time, the Census Bureau has particularly fallen behind and is playing catch-up because its statisticians were sidelined by the 'shutdown'.

After a big jump in hiring in the U.S. construction sector in January (+53,000 jobs), there was a large reversal in payrolls in February (-31,000), according to the latest *Employment Situation* report from the Bureau of Labor Statistics (BLS). February's year-over-year change in construction jobs was still bullish, at +3.1%, but that's well down from the post-recession peak gain of +6.1% achieved in December 2014. Also, at +3.1%, construction is no longer leading all industrial sectors for year-over-year jobs growth. That honor now goes to 'transportation and warehousing', +3.6%. On a cheerier note, construction's NSA unemployment rate in February was 6.2%, down from 6.4% in January and considerably better than February 2018's 7.8%.

February 2019's year-over-year staffing changes in other segments of the economy important to construction were as follows: 'machinery and equipment rental', +8.8%; 'oil and gas extraction', +6.7%; 'real estate firms', +3.0%; 'architectural and engineering services', +2.9%; 'cement and concrete product manufacturing', +1.3%; and 'building material and supplies dealers', -0.4%.

The month-to-month (m/m) pullback (-18.2%) in total nonresidential starts in February resulted from widespread deterioration, with institutional (-30.9%) leading the rush downwards, followed by commercial (-22.2%) and industrial (-17.9%). Engineering (-5.9%) fell with relative decorum.

The year-over-year (y/y) decrease (-11.7%) in total non-residential starts in the latest month (i.e., February 2019 versus February 2018) was due to an especially sour note in commercial (-42.2%), with institutional (-10.1%) also somewhat 'off key'. Moving in the opposite direction, the engineering (+13.8%) and industrial (+34.7%) sub-categories both sang sweeter tunes.

The year-to-date (ytd) nonresidential starts decline (-14.8% Jan-Feb 2019 vs Jan-Feb 2018) was caused by a significant shortfall in the commercial (-36.8%) sub-category and hesitancy in institutional (-12.5%) and heavy engineering/civil (-6.3%). Industrial managed an impressive improvement (+73.9%), thanks largely to a mega-sized project in page 4's Top 10 list, a $1.5 billion expansion of ExxonMobil's integrated refining operations in Beaumont, Texas.

Within heavy engineering/civil, the 'road/highway' sub-category has accounted for the largest share so far this year (37%); with 'water/sewage' second (a 26% slice); and bridges third (22%). Street starts in February were -12.7% m/m, but +6.0% y/y and +1.4% ytd. The latest statistics for 'water and sewer' starts have been -22.9% m/m, but +18.5% y/y and +4.3% ytd. As for bridgework initiations, they've been uniformly good: +41.7% m/m; +31.9% y/y; and +9.3% ytd.

In institutional work, 'school/college' starts have been dominant through the first two months of this year, with a 58% share. Educational facility starts in February were -22.4% m/m and -3.4% y/y, but +1.2% ytd. Total medical facility starts — i.e., the summation of the 'hospital/clinic', 'nursing/assisted living' and 'miscellaneous medical' designations — have comprised 29% of institutional in 2019 to-date. February's combined health care starts were -45.8% m/m, -25.6% y/y and -35.3% ytd. 'Hospital/clinic' starts were: -69.1% m/m; -63.0% y/y; and -52.9% ytd.

The leading shares of commercial starts in 2019 have been claimed by 'hotels/motels' (a 21% piece of the pie), 'retail/shopping' (17%), 'warehouses' (14%) and 'private office buildings' (11%). February's 'hotel/motel' starts were -1.4% m/m; -11.6% y/y; and -25.7% ytd. 'Retail/shopping' starts were surprisingly upbeat, given ongoing closures of 'bricks and mortar' locations: -25.0% ytd, but +5.6% y/y and +15.7% m/m. As for 'warehouse' and 'private office building' starts in February, they were lackluster to say the least: -24.1% m/m, -40.9% y/y and -39.7% ytd for the former and -20.8% m/m, -85.0% y/y and -78.1% ytd for the latter.

Page 5 sets out 12-month moving average trend graphs for key type-of-structure categories. While there continues to be a mild rising tendency in the heavy engineering curve in Graph 1, nonresidential building's slope, after climbing aggressively from late 2012 to early 2017, has been gradually losing steam for over a year. From Graphs 3 and 4, it's evident that retail, private office buildings and hospitals have been sapping strength from nonresidential building's overall starts dollar volume. As for civil (Graphs 5 and 6), support has come from roadwork and bridges.

TABLE 1: VALUE OF UNITED STATES CONSTRUCTION STARTS — FEBRUARY 2019 (ConstructConnect®)

	Jan-Feb 2019 ($ billions)	% Change Jan-Feb 19 vs Jan-Feb 18	% Change Feb 19 vs Feb 18	% Change Feb 19 vs Jan 19
Hotel/Motel	2.752	-25.7%	-11.6%	-1.4%
Retail/Shopping	2.218	-25.0%	5.6%	15.7%
Parking Garage	0.326	-3.7%	-22.6%	-58.2%
Amusement	1.188	-13.6%	25.0%	33.4%
Private Office	1.491	-78.1%	-85.0%	-20.8%
Government Office	1.337	-4.8%	-20.5%	-4.2%
Laboratory	0.262	242.2%	129.1%	-60.0%
Warehouse	1.785	-39.7%	-40.9%	-24.1%
Miscellaneous Commercial *	1.865	45.9%	128.7%	-81.2%
COMMERCIAL (big subset)	**13.224**	**-36.8%**	**-42.2%**	**-22.2%**
INDUSTRIAL (Manufacturing)	**4.856**	**73.9%**	**34.7%**	**-17.9%**
Religious	0.251	13.0%	-46.4%	-74.9%
Hospital/Clinic	1.508	-52.9%	-63.0%	-69.1%
Nursing/Assisted Living	1.729	-11.9%	26.2%	-8.4%
Library/Museum	0.312	-4.8%	-14.9%	-50.2%
Fire/Police/Courthouse/Prison	0.849	4.5%	14.5%	-32.3%
Military	0.570	14.2%	-5.3%	22.2%
School/College	8.595	1.2%	-3.4%	-22.4%
Miscellaneous Medical	1.043	-28.3%	-20.1%	-55.3%
INSTITUTIONAL	**14.858**	**-12.5%**	**-10.1%**	**-30.9%**
Miscellaneous Non-residential	0.913	-13.6%	17.0%	33.8%
NONRESIDENTIAL BUILDING	**33.851**	**-18.9%**	**-22.6%**	**-24.5%**
Airport	0.850	-36.1%	0.8%	-28.1%
Road/Highway	6.911	1.4%	6.0%	-12.7%
Bridge	4.128	9.3%	31.9%	41.7%
Dam/Marine	0.701	8.7%	-3.6%	-15.6%
Water/Sewage	4.845	4.3%	18.5%	-22.9%
Miscellaneous Civil (power, pipelines, etc.)	1.445	-50.9%	3.6%	1.5%
HEAVY ENGINEERING (Civil)	**18.880**	**-6.3%**	**13.8%**	**-5.9%**
TOTAL NONRESIDENTIAL	**52.731**	**-14.8%**	**-11.7%**	**-18.2%**

* Includes transportation terminals and sports arenas.

Source: ConstructConnect Research Group/Table: ConstructConnect.

Tables B-3 and B-8 of the monthly *Employment Situation* report record average hourly and average weekly wages for industry sectors. B-3 is for all employees (i.e., including bosses) on non-farm payrolls; B-8 is for 'production and non-supervisory personnel' only (i.e., it excludes bosses). For 'all jobs' and construction, there are eight relevant percentage changes to consider.

In the latest month, earnings made by construction workers relative to all workers trailed noticeably, especially when measured weekly. From Table B-3 (including bosses), February's 'all jobs' pay increases were +3.4% hourly and +3.1% weekly. Construction workers fared a little worse at +3.1% hourly and +2.1% weekly. From Table B-8 (which omits supervisors), the economy-wide pay increases were +3.5% hourly and +2.9% weekly. Construction workers fell a bit behind hourly, +3.3%, but slipped badly on a weekly-compensation basis, only +1.2%.

Further on costing, January 2019's y/y results for three BLS Producer Price Index (PPI) series were: 'construction materials special index', +6.0%; 'inputs to new construction index, excluding capital investment, labor and imports', +2.8%; and 'final demand construction', +4.9%.

The value of construction starts each month is summarized from ConstructConnect's database of all active construction projects in the U.S. Missing project values are estimated with the help of RSMeans' building cost models.

ConstructConnect's nonresidential construction starts series, because it is comprised of total-value estimates for individual projects, some of which are ultra-large, has a history of being more volatile than many other leading indicators for the economy.

ConstructConnect's total residential starts (i.e., single-family plus multi-family starts) in the latest month were +1.1% m/m; -17.2% y/y and -20.0% ytd. (The multi-family market so far in 2019, at -32.4% ytd, has been struggling more than the single-family market, -14.1% ytd). 'Grand total' construction starts in February were -18.2% m/m; -11.7% y/y and -14.8% ytd.♦

Alex Carrick

ConstructConnect has moved to a better-targeted and research-assigned 'start' date. (Prior to January 2017, the 'start' date was recorded as occurring within 30 to 60 days of the announced bid date.) In concept, a 'start' is equivalent to ground being broken for a project to proceed. If work is abandoned or re-bid, the 'start' date is revised to reflect the new information.

Alex Carrick is Chief Economist for ConstructConnect. He has delivered presentations throughout North America on the U.S., Canadian and world construction outlooks. Mr. Carrick has been with the company since 1985. Links to his numerous articles are featured on Twitter @ConstructConnx, which has 50,000 followers.

TABLE 2: VALUE OF UNITED STATES CONSTRUCTION STARTS — ConstructConnect® INSIGHT VERSION — FEBRUARY 2019
ARRANGED TO MATCH THE ALPHABETICAL CATEGORY DROP-DOWN MENUS IN INSIGHT

	Jan-Feb 2019 ($ billions)	% Change Jan-Feb 19 vs Jan-Feb 18	% Change Feb 19 vs Feb 18	% Change Feb 19 vs Jan 19
Summary				
CIVIL	18.880	-6.3%	13.8%	-5.9%
NONRESIDENTIAL BUILDING	33.851	-18.9%	-22.6%	-24.5%
RESIDENTIAL	35.004	-20.0%	-17.2%	1.1%
GRAND TOTAL	87.735	-17.0%	-14.1%	-11.0%
Verticals				
Airport	0.850	-36.1%	0.8%	-28.1%
All Other Civil	1.271	9.5%	44.5%	1.1%
Bridges	4.128	9.3%	31.9%	41.7%
Dams / Canals / Marine Work	0.701	8.7%	-3.6%	-15.6%
Power Infrastructure	0.175	-90.2%	-65.7%	4.7%
Roads	6.911	1.4%	6.0%	-12.7%
Water and Sewage Treatment	4.845	4.3%	18.5%	-22.9%
CIVIL	18.880	-6.3%	13.8%	-5.9%
Offices (private)	1.491	-78.1%	-85.0%	-20.8%
Parking Garages	0.326	-3.7%	-22.6%	-58.2%
Transportation Terminals	0.519	6.1%	70.5%	-83.5%
Commercial (small subset)	2.336	-69.4%	-81.8%	-45.0%
Amusement	1.188	-13.6%	25.0%	33.4%
Libraries / Museums	0.312	-4.8%	-14.9%	-50.2%
Religious	0.251	13.0%	-46.4%	-74.9%
Sports Arenas / Convention Centers	1.346	70.6%	157.9%	-80.3%
Community	3.097	14.1%	24.8%	-48.4%
College / University	2.772	-9.5%	-14.0%	-22.8%
Elementary / Pre School	2.026	-3.6%	6.3%	3.0%
Jr / Sr High School	3.512	21.0%	11.0%	-31.6%
Special / Vocational	0.286	-33.2%	-59.5%	-51.2%
Educational	8.595	1.2%	-3.4%	-22.4%
Courthouses	0.196	138.1%	88.5%	12.7%
Fire and Police Stations	0.366	5.5%	19.7%	-15.8%
Government Offices	1.337	-4.8%	-20.5%	-4.2%
Prisons	0.287	-25.0%	-31.4%	-66.7%
Government	2.186	-1.4%	-11.2%	-16.2%
Industrial Labs / Labs / School Labs	0.262	242.2%	129.1%	-60.0%
Manufacturing	4.856	73.9%	34.7%	-17.9%
Warehouses	1.785	-39.7%	-40.9%	-24.1%
Industrial	6.904	18.4%	2.5%	-21.6%
Hospitals / Clinics	1.508	-52.9%	-63.0%	-69.1%
Medical Misc.	1.043	-28.3%	-20.1%	-55.3%
Nursing Homes	1.729	-11.9%	26.2%	-8.4%
Medical	4.280	-35.3%	-25.6%	-45.8%
Military	0.570	14.2%	-5.3%	22.2%
Hotels	2.752	-25.7%	-11.6%	-1.4%
Retail Misc.	0.913	-13.6%	17.0%	33.8%
Shopping	2.218	-25.0%	5.6%	15.7%
Retail	5.883	-23.8%	-1.3%	9.8%
NONRESIDENTIAL BUILDING	33.851	-18.9%	-22.6%	-24.5%
Multi-Family	9.536	-32.4%	-21.6%	1.6%
Single-Family	25.467	-14.1%	-15.4%	1.0%
RESIDENTIAL	35.004	-20.0%	-17.2%	1.1%
NONRESIDENTIAL	52.731	-14.8%	-11.7%	-18.2%
GRAND TOTAL	87.735	-17.0%	-14.1%	-11.0%

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 2 presents an alternative, perhaps more user-friendly and intuitive type-of-structure ordering that matches how the data appears in ConstructConnect's on-line product 'Insight'.

Source: ConstructConnect/Table: ConstructConnect.

TABLE 3: ConstructConnect's TOP 10 PROJECT STARTS IN FEBRUARY 2019

LOCATION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S*	DOLLARS 000,000S
Florida				
Miami	Civil/Engineering	I-395 MacArthur Causeway Bridge (ASDB) (1 structure) I-395 Florida Department of Transportation (FDOT) - District 6	*	$802
Illinois				
Coal Valley	Civil/Engineering	I-80 over the Mississippi River Crossing Corridor - Planning and Environmental Linkages (PEL) Study (1 structure) I-80 Illinois Department of Transportation (IDOT)	*	$320
Texas				
Beaumont	Industrial	ExxonMobil Expansion (1 structure) 3475 US-90 Exxonmobil Public & Government Affairs	*	$1,500
Pearland	Commercial	The Ivy District - Mixed-Use Development Master Plan (5 structures; 17 stories; 1300 units) Texas St American Modern Green	300	$344
Houston	Industrial	Cypress Preserve Logistics Center (1 structure; 1 story) Cypress Slough Davis Commercial Development, LLC	560	$300
Houston	Residential	San Felipe Residential (4 structures; 38 stories; 351 units) Post Oak Blvd and San Felipe Millennium Santa Monica, LLC	1,002	$190
Colorado				
Aurora	Institutional	Colorado Center for Personalized Medicine and Behavioral Health (2 structures; 7 stories) 13001 E 17th Pl University of Colorado - Department of Facilities Projects	391	$176
California				
Los Angeles	Residential	2900 Wilshire Blvd Mixed-Use Development (4 structures; 29 stories; 1768 units) 2900 Wilshire Blvd Jamison Services	658	$300
Whittier	Residential	The Groves, Transformation of Existing Structures (2 structures; 750 units) 11850 Whittier Blvd Brookfield Residential - Southland Headquarters	*	$200
Santa Clara	Institutional	SCU: Sobrato Campus for Discovery and Innovation (1 structure; 4 stories) 500 El Camino Real Santa Clara University	300	$200
TOTALS:			**3,211**	**$4,332**

*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.

Construction Industry Snapshot

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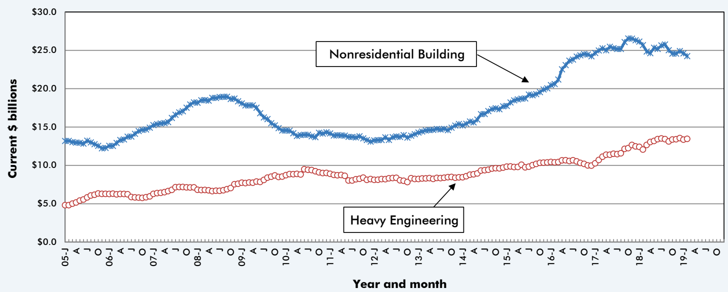
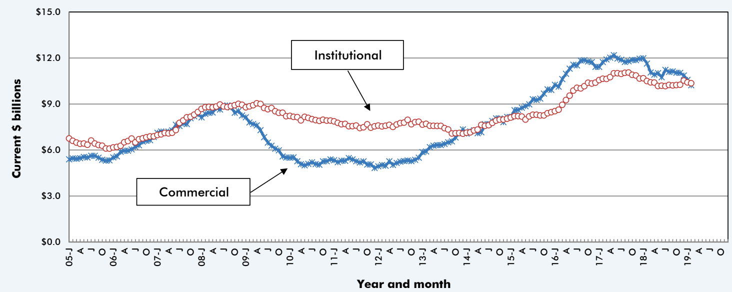
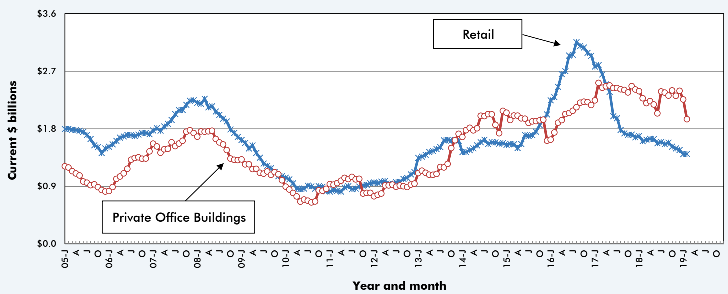
GRAPH 1: U.S. NONRESIDENTIAL CONSTRUCTION STARTS — ConstructConnect® (12-MONTH MOVING AVERAGES)



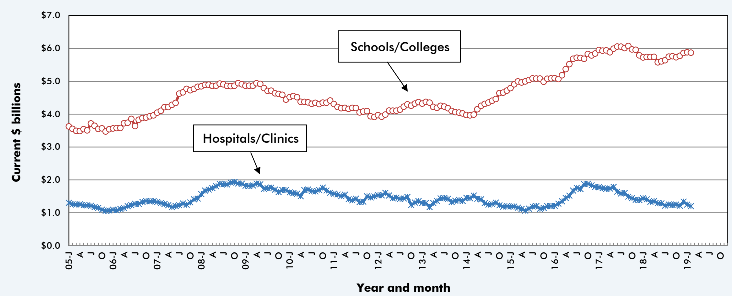
GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — ConstructConnect® (12-MONTH MOVING AVERAGES)



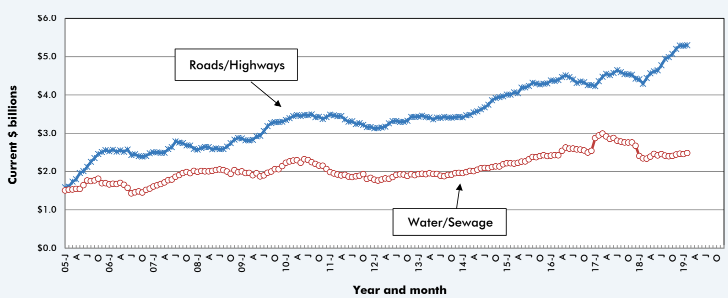
GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — ConstructConnect® (12-MONTH MOVING AVERAGES)



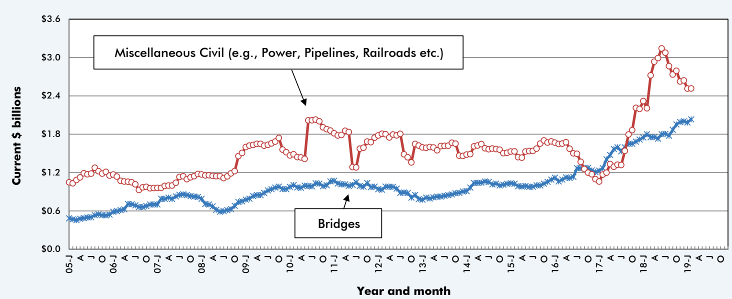
GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — ConstructConnect® (12-MONTH MOVING AVERAGES)



GRAPH 5: U.S. ROAD/HIGHWAY AND WATER/SEWAGE CONSTRUCTION STARTS — ConstructConnect® (12-MONTH MOVING AVERAGES)



GRAPH 6: U.S. BRIDGES AND MISCELLANEOUS CIVIL CONSTRUCTION STARTS — ConstructConnect® (12-MONTH MOVING AVERAGES)



The last data points in all the graphs are for February, 2019.

Source: ConstructConnect/Charts: ConstructConnect.

TABLE 4: U.S. YEAR-TO-DATE REGIONAL STARTS
NONRESIDENTIAL CONSTRUCTION* — ConstructConnect®

	Jan-Feb 2018	Jan-Feb 2019	% Change
Connecticut	$375,772,742	$272,909,128	-27.4%
Maine	$121,049,238	$176,700,652	46.0%
Massachusetts	$1,110,798,454	$1,275,650,473	14.8%
New Hampshire	$116,111,792	$304,480,332	162.2%
Rhode Island	$208,944,881	$163,245,330	-21.9%
Vermont	$71,494,270	$19,284,427	-73.0%
Total New England	$2,004,171,377	$2,212,270,342	10.4%
New Jersey	$747,719,009	$873,444,729	16.8%
New York	$2,743,039,489	$2,647,439,032	-3.5%
Pennsylvania	$2,014,930,991	$1,910,451,678	-5.2%
Total Middle Atlantic	$5,505,689,489	$5,431,335,439	-1.4%
TOTAL NORTHEAST	$7,509,860,866	$7,643,605,781	1.8%
Illinois	$1,512,463,350	$1,640,284,990	8.5%
Indiana	$1,248,575,361	$729,989,746	-41.5%
Michigan	$1,091,820,601	$696,402,653	-36.2%
Ohio	$2,701,151,754	$994,844,832	-63.2%
Wisconsin	$934,568,454	$1,202,685,833	28.7%
Total East North Central	$7,488,579,520	$5,264,208,054	-29.7%
Iowa	$604,036,098	$434,786,624	-28.0%
Kansas	$919,086,002	$509,808,029	-44.5%
Minnesota	$825,927,003	$498,976,542	-39.6%
Missouri	$1,714,871,424	$850,599,544	-50.4%
Nebraska	$270,524,326	$441,416,284	63.2%
North Dakota	$372,155,199	$66,128,556	-82.2%
South Dakota	$213,284,368	$119,089,015	-44.2%
Total West North Central	$4,919,884,420	$2,920,804,594	-40.6%
TOTAL MIDWEST	$12,408,463,940	$8,185,012,648	-34.0%
Delaware	$142,461,988	$104,207,057	-26.9%
District of Columbia	$711,477,252	$248,826,242	-65.0%
Florida	$4,151,265,702	$4,388,327,976	5.7%
Georgia	$1,547,012,960	$1,074,347,301	-30.6%
Maryland	$1,715,571,929	$1,152,930,739	-32.8%
North Carolina	$1,891,799,249	$1,745,635,861	-7.7%
South Carolina	$1,080,281,260	$906,138,233	-16.1%
Virginia	$2,130,577,874	$1,268,604,968	-40.5%
West Virginia	$125,337,952	$152,212,854	21.4%
Total South Atlantic	$13,495,786,166	$11,041,231,231	-18.2%
Alabama	$1,500,112,768	$1,006,590,164	-32.9%
Kentucky	$653,725,642	$428,629,654	-34.4%
Mississippi	$315,279,773	$391,156,337	24.1%
Tennessee	$1,023,441,668	$1,169,145,923	14.2%
Total East South Central	$3,492,559,851	$2,995,522,078	-14.2%
Arkansas	$585,548,378	$279,505,436	-52.3%
Louisiana	$1,599,544,049	$764,276,096	-52.2%
Oklahoma	$1,232,333,636	$548,518,498	-55.5%
Texas	$6,891,715,996	$9,570,105,254	38.9%
Total West South Central	$10,309,142,059	$11,162,405,284	8.3%
TOTAL SOUTH	$27,297,488,076	$25,199,158,593	-7.7%
Arizona	$1,301,474,253	$1,185,689,138	-8.9%
Colorado	$898,724,317	$1,378,317,554	53.4%
Idaho	$239,663,474	$181,740,160	-24.2%
Montana	$109,780,170	$89,359,559	-18.6%
Nevada	$1,648,693,074	$606,889,530	-63.2%
New Mexico	$417,203,536	$165,712,794	-60.3%
Utah	$1,233,509,306	$442,893,864	-64.1%
Wyoming	$70,618,381	$79,361,369	12.4%
Total Mountain	$5,919,666,511	$4,129,963,968	-30.2%
Alaska	$216,173,509	$73,690,973	-65.9%
California	$5,689,502,680	$5,534,996,755	-2.7%
Hawaii	$609,916,027	$702,366,818	15.2%
Oregon	$1,012,970,252	$419,339,911	-58.6%
Washington	$1,228,087,471	$842,920,043	-31.4%
Total Pacific	$8,756,649,939	$7,573,314,500	-13.5%
TOTAL WEST	$14,676,316,450	$11,703,278,468	-20.3%
TOTAL U.S.	$61,892,129,332	$52,731,055,490	-14.8%

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

Source: ConstructConnect/Table: ConstructConnect.

TABLE 5: VALUE OF U.S. NATIONAL CONSTRUCTION STARTS — FEBRUARY 2019 — ConstructConnect®
BILLIONS OF CURRENT $S, NOT SEASONALLY ADJUSTED (NSA)

	Latest month actuals			Moving averages (placed in end month)						Year to Date.	
				3-months			12-months			Jan-Feb	Jan-Feb
	Dec 18	Jan 19	Feb 19	Dec 18	Jan 19	Feb 19	Dec 18	Jan 19	Feb 19	2018	2019
Single Family	10.970	12.672	12.795	13.535	12.244	12.146	16.653	16.500	16.306	29.637	25.467
month-over-month % change	-16.2%	15.5%	1.0%	-12.3%	-9.5%	-0.8%	-1.0%	-0.9%	-1.2%		
year-over-year % change	-15.4%	-12.7%	-15.4%	-12.6%	-15.5%	-14.5%	-0.1%	-1.8%	-3.5%	10.5%	-14.1%
Apartment	6.972	4.731	4.806	7.314	6.127	5.503	7.527	7.255	7.145	14.114	9.536
month-over-month % change	4.4%	-32.1%	1.6%	-1.9%	-16.2%	-10.2%	0.7%	-3.6%	-1.5%		
year-over-year % change	10.5%	-40.7%	-21.6%	-15.6%	-22.6%	-19.2%	-23.4%	-25.1%	-24.0%	-26.5%	-32.4%
TOTAL RESIDENTIAL	17.942	17.403	17.601	20.850	18.371	17.649	24.180	23.756	23.451	43.751	35.004
month-over-month % change	-9.2%	-3.0%	1.1%	-8.9%	-11.9%	-3.9%	-0.5%	-1.8%	-1.3%		
year-over-year % change	-6.9%	-22.6%	-17.2%	-13.7%	-18.0%	-16.0%	-8.7%	-10.3%	-10.8%	-4.9%	-20.0%
Hotel/Motel	1.711	1.386	1.367	1.900	1.635	1.488	2.163	2.098	2.083	3.706	2.752
month-over-month % change	-5.4%	-19.0%	-1.4%	-8.6%	-14.0%	-9.0%	1.4%	-3.0%	-0.7%		
year-over-year % change	27.6%	-35.9%	-11.6%	2.4%	-8.7%	-11.6%	-9.4%	-13.8%	-10.9%	-13.6%	-25.7%
Retail/Shopping	0.863	1.028	1.189	0.997	0.974	1.027	1.469	1.403	1.408	2.957	2.218
month-over-month % change	-16.3%	19.2%	15.7%	-20.2%	-2.4%	5.4%	-1.5%	-4.6%	0.4%		
year-over-year % change	-24.2%	-43.9%	5.6%	-31.5%	-32.7%	-24.8%	-11.8%	-16.9%	-12.4%	-19.6%	-25.0%
Parking Garages	0.317	0.230	0.096	0.290	0.310	0.214	0.231	0.233	0.230	0.338	0.326
month-over-month % change	-17.0%	-27.6%	-58.2%	31.0%	6.9%	-30.8%	-7.8%	0.6%	-1.0%		
year-over-year % change	-42.6%	7.3%	-22.6%	-29.9%	-0.1%	-27.8%	-21.0%	-21.7%	-23.2%	35.0%	-3.7%
Amusement	0.649	0.509	0.679	0.869	0.640	0.613	0.705	0.678	0.690	1.375	1.188
month-over-month % change	-14.6%	-21.6%	33.4%	-1.4%	-26.4%	-4.3%	-2.5%	-3.8%	1.7%		
year-over-year % change	-25.4%	-38.8%	25.0%	36.7%	-7.3%	-18.2%	7.8%	-0.5%	1.6%	26.8%	-13.6%
Office	2.196	0.832	0.659	2.058	1.468	1.229	2.394	2.260	1.950	6.815	1.491
month-over-month % change	59.5%	-62.1%	-20.8%	12.3%	-28.6%	-16.3%	3.4%	-5.6%	-13.7%		
year-over-year % change	73.9%	-65.9%	-85.0%	17.1%	-27.7%	-54.4%	-0.9%	-5.4%	-14.4%	-19.4%	-78.1%
Governmental Offices	0.712	0.683	0.654	0.853	0.764	0.683	0.894	0.902	0.888	1.404	1.337
month-over-month % change	-20.5%	-4.2%	-4.2%	-17.9%	-10.5%	-10.6%	1.6%	0.9%	-1.6%		
year-over-year % change	31.6%	17.5%	-20.5%	31.4%	30.9%	5.3%	1.4%	6.0%	0.7%	0.6%	-4.8%
Laboratories	0.246	0.187	0.075	0.175	0.177	0.169	0.247	0.259	0.262	0.077	0.262
month-over-month % change	153.7%	-23.9%	-60.0%	-18.2%	0.9%	-4.2%	-2.8%	4.8%	1.4%		
year-over-year % change	-25.6%	326.6%	129.1%	-27.8%	-3.0%	24.8%	-1.1%	6.4%	13.4%	-74.0%	242.2%
Warehouse	0.612	1.015	0.770	1.425	1.164	0.799	1.721	1.667	1.623	2.963	1.785
month-over-month % change	-67.2%	65.9%	-24.1%	-23.9%	-18.3%	-31.4%	-2.8%	-3.1%	-2.7%		
year-over-year % change	-49.4%	-38.9%	-40.9%	1.2%	-16.7%	-42.6%	-4.2%	-8.1%	-8.8%	-6.9%	-39.7%
Misc Commercial	0.508	1.570	0.295	0.592	0.931	0.791	1.038	1.073	1.087	1.278	1.865
month-over-month % change	-29.0%	209.1%	-81.2%	-6.6%	57.2%	-15.1%	-14.5%	3.4%	1.3%		
year-over-year % change	-80.6%	36.6%	128.7%	-67.0%	-37.4%	-39.2%	-35.6%	-32.5%	-29.5%	-39.2%	45.9%
TOTAL COMMERCIAL	7.815	7.439	5.784	9.160	8.062	7.013	10.862	10.573	10.221	20.914	13.224
month-over-month % change	-12.5%	-4.8%	-22.2%	-8.6%	-12.0%	-13.0%	-1.6%	-2.7%	-3.3%		
year-over-year % change	-20.8%	-31.8%	-42.2%	-10.3%	-18.7%	-31.7%	-9.1%	-11.8%	-12.2%	-15.5%	-36.8%
TOTAL INDUSTRIAL (Manufacturing)	3.477	2.667	2.189	2.400	2.373	2.778	2.927	3.052	3.099	2.792	4.856
month-over-month % change	256.6%	-23.3%	-17.9%	22.9%	-1.1%	17.0%	9.1%	4.3%	1.5%		
year-over-year % change	527.0%	128.7%	34.7%	-21.3%	141.8%	149.0%	-4.4%	7.8%	7.0%	-41.6%	73.9%
Religious	0.231	0.201	0.050	0.172	0.200	0.161	0.180	0.186	0.182	0.222	0.251
month-over-month % change	37.9%	-13.0%	-74.9%	16.1%	16.2%	-19.6%	4.4%	3.4%	-2.0%		
year-over-year % change	64.3%	56.4%	-46.4%	10.4%	57.0%	32.9%	-4.1%	1.2%	1.5%	-29.7%	13.0%
Hosptials/Clinics	2.232	1.152	0.356	1.311	1.318	1.247	1.341	1.250	1.200	3.202	1.508
month-over-month % change	290.9%	-48.4%	-69.1%	50.6%	0.6%	-5.4%	10.4%	-6.8%	-4.0%		
year-over-year % change	211.7%	-48.5%	-63.0%	47.6%	0.5%	-4.5%	-3.2%	-13.2%	-14.7%	8.5%	-52.9%
Nursing/Assisted Living	0.826	0.902	0.826	0.890	0.819	0.851	0.869	0.835	0.850	1.962	1.729
month-over-month % change	13.4%	9.3%	-8.4%	1.4%	-8.0%	4.0%	-0.6%	-3.9%	1.7%		
year-over-year % change	-7.5%	-31.0%	26.2%	-13.9%	-27.1%	-10.5%	-12.4%	-21.2%	-17.2%	25.8%	-11.9%
Libraries/Museums	0.157	0.208	0.104	0.261	0.201	0.157	0.232	0.232	0.230	0.328	0.312
month-over-month % change	-34.0%	32.5%	-50.2%	-12.7%	-22.9%	-22.3%	-0.1%	0.1%	-0.7%		
year-over-year % change	-1.5%	1.3%	-14.9%	49.7%	17.4%	-3.7%	-22.4%	-17.8%	-19.6%	-30.5%	-4.8%
Fire/Police/Courthouse/Prison	0.768	0.506	0.343	0.850	0.671	0.539	0.682	0.682	0.685	0.812	0.849
month-over-month % change	3.8%	-34.0%	-32.3%	17.2%	-21.1%	-19.7%	3.4%	-0.1%	0.5%		
year-over-year % change	54.5%	-1.3%	14.5%	51.2%	37.0%	23.5%	-3.0%	1.6%	19.9%	-66.1%	4.5%
Military	0.483	0.257	0.314	0.665	0.473	0.351	0.451	0.458	0.457	0.499	0.570
month-over-month % change	-29.0%	-46.9%	22.2%	-0.5%	-28.9%	-25.8%	4.0%	1.6%	-0.3%		
year-over-year % change	75.1%	52.8%	-5.3%	33.6%	52.8%	35.9%	13.3%	18.1%	11.9%	31.9%	14.2%
Schools/Colleges	4.326	4.839	3.756	4.327	4.463	4.307	5.861	5.880	5.869	8.492	8.595
month-over-month % change	2.4%	11.8%	-22.4%	-2.7%	3.1%	-3.5%	1.6%	0.3%	-0.2%		
year-over-year % change	33.1%	5.1%	-3.4%	10.2%	15.7%	10.0%	1.3%	2.7%	2.3%	-6.7%	1.2%
Misc Medical	0.690	0.721	0.322	0.702	0.700	0.578	0.913	0.886	0.879	1.454	1.043
month-over-month % change	0.1%	4.5%	-55.3%	-20.3%	-0.4%	-17.5%	1.4%	-3.0%	-0.8%		
year-over-year % change	28.6%	-31.4%	-20.1%	2.9%	-8.6%	-12.9%	0.5%	-4.9%	-0.7%	-16.2%	-28.3%
TOTAL INSTITUTIONAL	9.712	8.786	6.072	9.179	8.845	8.190	10.528	10.409	10.352	16.972	14.858
month-over-month % change	20.8%	-9.5%	-30.9%	2.9%	-3.6%	-7.4%	2.6%	-1.1%	-0.5%		
year-over-year % change	50.2%	-14.0%	-10.1%	15.8%	8.4%	4.8%	-1.3%	-2.5%	-1.4%	-10.3%	-12.5%
Misc Non Residential	0.353	0.391	0.523	0.503	0.414	0.422	0.587	0.569	0.575	1.058	0.913
month-over-month % change	-28.9%	10.5%	33.8%	-11.5%	-17.7%	2.1%	-1.1%	-3.1%	1.1%		
year-over-year % change	-17.5%	-36.1%	17.0%	-4.6%	-22.1%	-14.8%	-8.0%	-12.3%	-11.1%	10.9%	-13.6%
TOTAL NON-RES BUILDING	21.357	19.283	14.567	21.241	19.694	18.403	24.905	24.603	24.248	41.736	33.851
month-over-month % change	15.8%	-9.7%	-24.5%	-1.0%	-7.3%	-6.6%	1.4%	-1.2%	-1.4%		
year-over-year % change	23.3%	-15.8%	-22.6%	-2.2%	0.5%	-6.5%	-5.4%	-5.9%	-5.6%	-15.5%	-18.9%
Airports	0.332	0.495	0.356	0.565	0.405	0.394	0.599	0.559	0.559	1.331	0.850
month-over-month % change	-15.0%	49.2%	-28.1%	-13.0%	-28.2%	-2.8%	1.7%	-6.7%	0.0%		
year-over-year % change	55.4%	-49.4%	0.8%	-10.5%	-23.0%	-23.5%	-42.7%	-49.5%	-43.2%	-35.3%	-36.1%
Roads/Highways	3.482	3.690	3.221	3.993	3.798	3.464	5.290	5.282	5.298	6.817	6.911
month-over-month % change	-17.5%	6.0%	-12.7%	-7.6%	-4.9%	-8.8%	1.7%	-0.1%	0.3%		
year-over-year % change	43.5%	-2.3%	6.0%	43.5%	28.8%	12.4%	19.5%	19.8%	23.5%	-19.2%	1.4%
Bridges	1.768	1.708	2.420	1.800	1.727	1.965	2.003	1.984	2.033	3.776	4.128
month-over-month % change	3.7%	-3.4%	41.7%	-14.1%	-4.0%	13.8%	0.6%	-1.0%	2.5%		
year-over-year % change	8.5%	-12.0%	31.9%	41.8%	7.5%	9.1%	16.6%	13.4%	12.9%	35.4%	9.3%
Dams/Marine	0.489	0.380	0.321	0.719	0.485	0.397	0.562	0.568	0.567	0.645	0.701
month-over-month % change	-16.4%	-22.3%	-15.6%	-11.0%	-32.6%	-18.2%	0.4%	1.0%	-0.2%		
year-over-year % change	5.1%	21.8%	-3.6%	28.6%	2.7%	7.2%	32.6%	33.8%	29.0%	41.2%	8.7%
Water/Sewage	2.019	2.736	2.108	2.195	2.309	2.288	2.465	2.454	2.482	4.646	4.845
month-over-month % change	-7.0%	35.5%	-22.9%	1.7%	5.1%	-0.9%	1.0%	-0.4%	1.1%		
year-over-year % change	16.7%	-4.5%	18.5%	14.1%	8.9%	7.6%	-7.7%	2.1%	6.0%	-45.9%	4.3%
Misc Civil (Power, etc.)	0.870	0.717	0.728	2.207	1.599	0.772	2.641	2.515	2.517	2.943	1.445
month-over-month % change	-72.9%	-17.5%	1.5%	-20.5%	-27.5%	-51.7%	0.6%	-4.8%	0.1%		
year-over-year % change	28.1%	-68.0%	3.6%	-14.4%	-41.1%	-36.1%	20.3%	8.5%	14.1%	4.2%	-50.9%
TOTAL ENGINEERING (Civil)	8.960	9.726	9.154	11.479	10.323	9.280	13.561	13.362	13.455	20.156	18.880
month-over-month % change	-27.1%	8.6%	-5.9%	-10.4%	-10.1%	-10.1%	1.1%	-1.5%	0.7%		
year-over-year % change	25.4%	-19.7%	13.8%	17.8%	-0.6%	2.0%	8.7%	7.7%	11.5%	-19.8%	-6.3%
GRAND TOTAL	48.260	46.413	41.322	53.570	48.388	45.332	62.646	61.721	61.154	105.643	87.735
month-over-month % change	-4.4%	-3.8%	-11.0%	-6.3%	-9.7%	-6.3%	0.6%	-1.5%	-0.9%		
year-over-year % change	10.3%	-19.3%	-14.1%	-3.6%	-7.6%	-9.0%	-4.0%	-5.1%	-4.5%	-12.4%	-17.0%
NON-RES BLDG + ENGINEERING	***30.317***	***29.010***	***23.721***	***32.720***	***30.017***	***27.683***	***38.466***	***37.965***	***37.703***	***61.892***	***52.731***
month-over-month % change	***-1.3%***	***-4.3%***	***-18.2%***	***-4.5%***	***-8.3%***	***-7.8%***	***1.3%***	***-1.3%***	***-0.7%***		
year-over-year % change	***23.9%***	***-17.2%***	***-11.7%***	***4.0%***	***0.1%***	***-3.8%***	***-0.8%***	***-1.5%***	***-0.1%***	***-17.0%***	***-14.8%***

Source: ConstructConnect/Table: ConstructConnect.