Construction Industry Snapshot

Issued: August 2016
(based on July Starts Stats)

ConstructConnect's July Starts Step Back 5.2% versus June

ConstructConnect announced today that July's level of U.S. construction starts, excluding residential work, **was $33.6 billion, a month-to-month change of -5.2% versus June.**

The pullback, although not terribly severe, does appear to worsen when the usual June-to-July change of +3.5%, on account of seasonality, is taken into consideration.

	Commercial	Retail	Private Office	Hotel & Motel	Industrial (manufacturing)	Institutional	Schools, Colleges	Hospitals, Clinics	Heavy Engineering
JULY 2016 (vs June 2016)	-26%	-54%	-34%	-26%	+26%	-6%	-13%	-24%	+13%
JAN - JULY 2016 (vs Jan - July 2015)	+16%	+45%	+40%	-2%	-40%	+19%	+14%	+42%	+7%
JAN - JULY 2015 (vs Jan - July 2014)	+9%	+5%	-40%	+81%	+52%	+3%	+10%	-1%	+4%

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July's Notable Points

- Commercial work, at -26.4%, accounted for much of the -5.2% month-to-month deterioration in total starts in July, although an institutional decline of -6.3% also played a role. Heavy engineering/civil work was +13.1% month-on-month. The smaller volume category of industrial projects was +25.5%.
- The +3.4% performance for starts in July of this year compared with July of last year was led by the institutional category, +17.7%, with a boost also coming from heavy engineering, +10.1%. Commercial and industrial, though, at -15.4% and -65.1% respectively, failed to keep up.

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ConstructConnect's July Starts Step Back 5.2% versus June

ConstructConnect™ announced today that July's level of U.S. construction starts, excluding residential work, was $33.6 billion, a month-to-month change of -5.2% versus June. The pullback, although not terribly severe, does appear to worsen when the usual June-to-July change of +3.5%, on account of seasonality, is taken into consideration.

Looking ahead, July is the final month in any year when a seasonal lift is expected. From August through February of the following year, the month-to-month tendency is for declines.

Standalone July of this year did, however, have a starts volume that was +3.4% higher than in the same month of last year. More impressively, year-to-date non-residential starts through the seventh month of 2016 have been +11.6% compared with January-to-July of 2015.

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 considerably larger share of total construction than residential activity. The former's combined proportion of total put-in-place construction in the Census Bureau's June report was 59%; the latter's was 41%.

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 (i.e., July 2016) is one month ahead of the reporting period for the investment series (i.e., June 2016.)

According to the latest *Employment Situation Report* from the Bureau of Labor Statistics (BLS), the total number of jobs in construction in America in July rose by +14,000, bringing the year-to-date total to +55,000. That's disappointing versus the +136,000 figure through the first seven months of last year. The year-over-year rate of change in construction employment has stayed high, however, at +3.3% which is faster than for all other major industrial sub-categories and also almost twice as speedy as for all jobs in the economy as a whole (+1.7%).

The unemployment rate in construction in July tightened to 4.5% from 4.6% in June. A look at historical data reveals that only occasionally, in the past, has construction's out-of-work yardstick fallen below 5.0%. A year ago, construction's jobless rate was 5.5%. Six years ago, when the effects of the Great Recession were being felt most severely in the construction sector, its jobless rate climbed within a hair's breadth of 25.0%.

There are two other employment series set out in the monthly labor report from the BLS that have close ties to construction. As a 'leading' indicator, — i.e., before there can be on-site activity, projects must be rendered into working drawings by design professionals — the total number of jobs in architectural and engineering services in July was a better than neutral +2.1% year over year. As a 'coincident' indicator, the total number of jobs at 'building material and garden equipment stores', in the retail sector, was a bullish +4.1%.

Commercial work, at -26.4%, accounted for much of the -5.2% month-to-month deterioration in total starts in July, although an institutional decline of -6.3% also played a role. Heavy engineering/civil work was +13.1% month-on-month. The smaller volume category of industrial projects was +25.5%. Industrial starts, in any given time frame comparison, can display wild swings depending on the presence or absence of a mega project or two.

The +3.4% performance for starts in July of this year compared with July of last year was led by the institutional category, +17.7%, with a boost also coming from heavy engineering, +10.1%. Commercial and industrial, though, at -15.4% and -65.1% respectively, failed to keep up.

As for year-to-date starts so far in 2016, the three major categories have all improved on their January-through-July 2015 performances. Institutional work (+19.1%) has done best, with commercial (+16.2%) not far behind. Heavy engineering (+6.8%) has also picked up the pace. Only industrial work (-40.4%) has faltered.

The two main sub-categories in institutional work are 'schools/colleges' (with a 61% share by year-to-date nominal value) and 'hospitals/clinics' (with a 15% slice). In July, the former was -12.9% month to month (m/m); but +5.6% year over year (y/y); and +13.8% year to date (ytd). The latter was -23.7% m/m; but +35.4% y/y; and a strong +41.5% ytd.

In commercial work, 'retail/shopping' is the largest sub-category (with a 27% share in dollar terms, year to date). July's results for the store component of starts were -54.2% m/m; but +20.0% y/y; and a surprisingly good +45.4% ytd. Also important within commercial are 'private office buildings' (-33.9% m/m; but +9.3% y/y; and +40.4% ytd) and 'government office buildings' (-8.2% m/m; and -34.3% y/y; but +21.4% ytd).

Two other commercial sub-categories of note are 'hotels/motels' (-26.1% m/m; and -1.8% ytd; but +13.6% y/y) and 'warehouses' (+125.5% m/m; and +3.8% ytd; but -30.0% y/y).

Engineering work is dominated by 'roads/highways' (with a 42% share) and 'water/sewage' (a one-quarter or 25% slice) projects. Street work in July was down m/m (-5.7%) and y/y (-13.9%), but marginally ahead (+2.4%) ytd. Starts on H_2O projects were bubblier according to all three time frame comparisons: m/m (+18.3%); y/y (+2.1%); and ytd (15.3%).

Table 2 on page three re-orders and provides more detail on some of the type-of-structure categories in Table 1. The reasons for this 'second view' are set out in the footnote.

TABLE 1: VALUE OF UNITED STATES CONSTRUCTION STARTS — JULY 2016 YEAR TO DATE (ConstructConnect™)

	Jan-Jul 16 ($ billions)	% Change Jan-Jul 16 vs Jan-Jul 15	% Change Jul 16 vs Jul 15	% Change Jul 16 vs Jun 16
Hotel/Motel	8.167	-1.8%	13.6%	-26.1%
Retail/Shopping	17.776	45.4%	20.0%	-54.2%
Parking Garage	3.221	94.7%	-24.1%	-35.8%
Amusement	4.165	3.3%	-2.8%	40.0%
Private Office	10.527	40.4%	9.3%	-33.9%
Government Office	7.529	21.4%	-34.3%	-8.2%
Laboratory	1.583	18.9%	-46.4%	-89.3%
Warehouse	6.171	3.8%	-30.0%	125.5%
Miscellaneous Commercial *	5.734	-33.4%	-51.4%	27.1%
COMMERCIAL (big subset)	**64.872**	**16.2%**	**-15.4%**	**-26.4%**
INDUSTRIAL (Manufacturing)	**6.086**	**-40.4%**	**-65.1%**	**25.5%**
Religious	0.870	-16.4%	-17.4%	-14.4%
Hospital/Clinic	10.596	41.5%	35.4%	-23.7%
Nursing/Assisted Living	4.187	52.7%	124.7%	40.5%
Library/Museum	1.678	43.4%	30.1%	-72.5%
Fire/Police/Courthouse/Prison	3.562	-4.2%	-41.5%	-8.3%
Military	3.168	35.3%	133.5%	131.9%
School/College	42.058	13.8%	5.6%	-12.9%
Miscellaneous Medical	2.364	16.6%	155.5%	195.8%
INSTITUTIONAL	**68.482**	**19.1%**	**17.7%**	**-6.3%**
Miscellaneous Non-residential	4.528	78.7%	105.2%	40.8%
NON-RESIDENTIAL BUILDING	**143.967**	**14.2%**	**-0.4%**	**-14.1%**
Airport	2.519	90.6%	158.9%	63.0%
Road/Highway	31.232	2.4%	-13.9%	-5.7%
Bridge	8.702	19.2%	31.2%	1.7%
Dam/Marine	2.081	-35.7%	-11.6%	-20.9%
Water/Sewage	18.409	15.3%	2.1%	18.3%
Miscellaneous Civil (power, etc.)	10.941	1.0%	72.8%	63.3%
HEAVY ENGINEERING (Civil)	**73.883**	**6.8%**	**10.1%**	**13.1%**
TOTAL NON-RESIDENTIAL	**217.850**	**11.6%**	**3.4%**	**-5.2%**

* Includes transportation terminals and sports arenas.

Source: ConstructConnect Research Group/Table: ConstructConnect.

The Top 10 project starts appearing on page 4 add to a dollar value of nearly $3.5 billion. There is one project, in Los Angeles, that exceeds the billion-dollar threshold. Ten different states are represented. Institutional and engineering/civil work, with four contributions each, are most prevalent.

The slopes of the 12-month moving trend graphs on page 5 have turned mixed. The commercial curve has shifted downward, but two of its main sub-categories, retail and private office buildings, have been achieving upward trajectories. Institutional starts have been climbing, backed by rising slopes for schools/colleges and hospitals. In engineering, bridge starts have moved higher, water/sewage starts have flattened out and road/highway starts have tapered off.

No doubt thanks to the tight jobless rate in the sector, the year-over-year earnings of workers in construction, as reported by the BLS for July, suddenly shot up to and past the +3.0% ceiling. Whereas average hourly and average weekly earnings for all employees on private non-farm payrolls were +2.6% and +2.3% respectively, for construction workers they were +3.0% and +3.5%.

Excluding supervisory personnel, the discrepancies in wages were even more dramatic. For the economy as a whole, both average hourly and average weekly earnings were +2.6% year over year. In construction, average hourly earnings were +3.5% and average weekly earnings, +4.6%.

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 non-residential 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. ♦

Alex Carrick

A "start" is determined by taking the announced bid date and adding a short time lag (30 to 60 days). ConstructConnect continues to follow the project via its network of researchers. If it is abandoned or re-bid, the start date is updated 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 40,000 followers.

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TABLE 2: VALUE OF UNITED STATES CONSTRUCTION STARTS – ConstructConnect™ INSIGHT VERSION – JULY 2016 ARRANGED TO MATCH THE ALPHABETICAL CATEGORY DROP-DOWN MENUS IN INSIGHT

		Jan-Jul 16 ($ billions)	% Change Jan-Jul 16 vs Jan-Jul 15	% Change Jul 16 vs Jul 15	% Change Jul 16 vs Jun 16
Summary					
CIVIL		73.883	6.8%	10.1%	13.1%
NON-RESIDENTIAL BUILDING		143.967	14.2%	-0.4%	-14.1%
RESIDENTIAL		143.032	8.4%	5.4%	6.6%
GRAND TOTAL		360.883	10.3%	4.2%	-0.7%
Verticals					
	Airport	2.519	90.6%	158.9%	63.0%
	All Other Civil	10.440	-0.2%	71.8%	62.3%
	Bridges	8.702	19.2%	31.2%	1.7%
	Dams / Canals / Marine Work	2.081	-35.7%	-11.6%	-20.9%
	Power Infrastructure	0.501	32.6%	114.9%	108.4%
	Roads	31.232	2.4%	-13.9%	-5.7%
	Water and Sewage Treatment	18.409	15.3%	2.1%	18.3%
CIVIL		73.883	6.8%	10.1%	13.1%
	Offices (private)	10.527	40.4%	9.3%	-33.9%
	Parking Garages	3.221	94.7%	-24.1%	-35.8%
	Transportation Terminals	2.639	-26.1%	7.7%	150.5%
Commercial (small subset)		16.386	28.8%	-1.3%	-20.3%
	Amusement	4.165	3.3%	-2.8%	40.0%
	Libraries / Museums	1.678	43.4%	30.1%	-72.5%
	Religious	0.870	-16.4%	-17.4%	-14.4%
	Sports Arenas / Convention Centers	3.095	-38.6%	-83.4%	-53.4%
Community		9.808	-13.1%	-40.2%	-31.2%
	College / University	13.616	6.9%	1.5%	-12.8%
	Elementary / Pre School	14.145	17.3%	9.5%	-8.7%
	Jr / Sr High School	13.482	19.4%	6.8%	-14.7%
	Special / Vocational	0.815	-5.5%	-16.0%	-52.1%
Educational		42.058	13.8%	5.6%	-12.9%
	Courthouses	0.793	3.2%	112.6%	115.5%
	Fire and Police Stations	1.475	45.6%	30.8%	-32.3%
	Government Offices	7.529	21.4%	-34.3%	-8.2%
	Prisons	1.294	-33.3%	-80.5%	-35.4%
Government		11.090	11.8%	-37.1%	-8.2%
	Industrial Labs / Labs / School Labs	1.583	18.9%	-46.4%	-89.3%
	Manufacturing	6.086	-40.4%	-65.1%	25.5%
	Warehouses	6.171	3.8%	-30.0%	125.5%
Industrial		13.839	-20.8%	-41.1%	35.0%
	Hospitals / Clinics	10.596	41.5%	35.4%	-23.7%
	Medical Misc.	2.364	16.6%	155.5%	195.8%
	Nursing Homes	4.187	52.7%	124.7%	40.5%
Medical		17.147	39.9%	70.2%	6.3%
Military		3.168	35.3%	133.5%	131.9%
	Hotels	8.167	-1.8%	13.6%	-26.1%
	Retail Misc.	4.528	78.7%	105.2%	40.8%
	Shopping	17.776	45.4%	20.0%	-54.2%
Retail		30.471	32.0%	30.1%	-40.3%
NON-RESIDENTIAL BUILDING		143.967	14.2%	-0.4%	-14.1%
	Multi-Family	28.790	-5.8%	-30.8%	1.7%
	Single-Family	114.242	12.6%	16.3%	7.5%
RESIDENTIAL		143.032	8.4%	5.4%	6.6%
NON-RESIDENTIAL		217.850	11.6%	3.4%	-5.2%
GRAND TOTAL		360.883	10.3%	4.2%	-0.7%

Table 1 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks non-residential 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.

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TABLE 3: THESE ARE THE 10 LARGEST PROJECTS IN THE U.S. STARTS FIGURES FOR JULY 2016

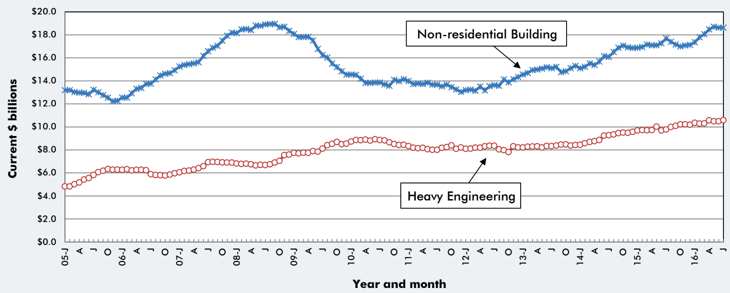
REGION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S	DOLLARS 000,000S
Massachusetts				
Williamstown	Institutional	Unified Science Center - Williams College (3 structures; 6 stories) 18 Hoxsey St Williams College	150	$120
New York				
New York	Institutional	Manhattan Psychiatric Center (1 structure; 21 stories) 125 St New York State Office of General Services	260	$159
Pennsylvania				
Allentown	Industrial	FedEx Ground HUB - CY16/Allen Township (1 structure; 1 story) Willowbrook Rd FedEx Ground - Facilities	846	$335
Virginia				
Blackstone	Institutional	Foreign Affairs Security Training Center FASTC (1 structure) Fort Pickett, Military General Services Adminstration	700	$180
Florida				
Carrollwood	Engineering/Civil	Emergency Signal Repair and Generator Installation FDOT - District 7	*	$710
Ohio				
Bedford Heights	Engineering/Civil	ODOT IR-271 Major Reconstruction Ohio Department of Transportation	*	$120
Wisconsin				
Milwaukee	Commercial	Milwaukee Street Car, Transportation Terminal (1 structure) City of Milwaukee	703	$128
California				
Los Angeles	Engineering/Civil	Westside Purple Line Extension Section 2 LA County Metropolitan Transportation Authority	*	$1,300
Oregon				
Portland	Institutional	Oregon Health Sciences University - Knight Cancer Research Building (1 structure; 7 stories) 2193 SW River Pkwy Oregon Health & Science University (OHSU)	320	$160
Hawaii				
Honolulu	Engineering/Civil	NDWP IIT Mauka Extension, Airport Concourse (1 structure; 2 stories) 300 Rodgers Blvd State of Hawaii Department of Transportation	270	$198
TOTALS:			**3,249**	**$3,410**

*A square footage measure does not apply for alteration and engineering/civil work.

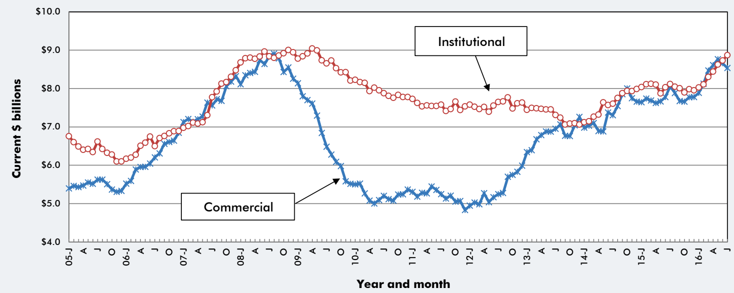
Source: ConstructConnect/Table: ConstructConnect.

Construction Industry Snapshot

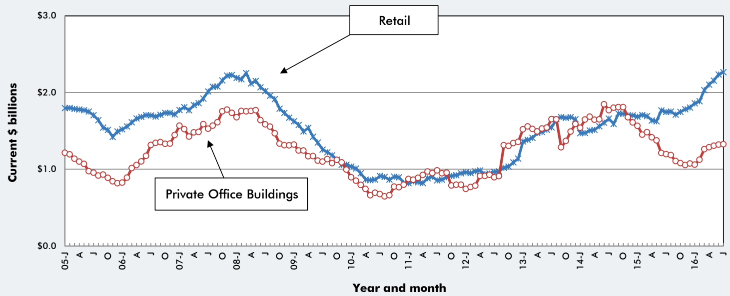
GRAPH 1: U.S. NON-RESIDENTIAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



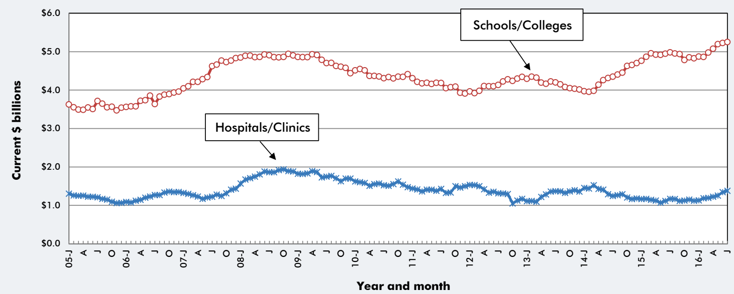
GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



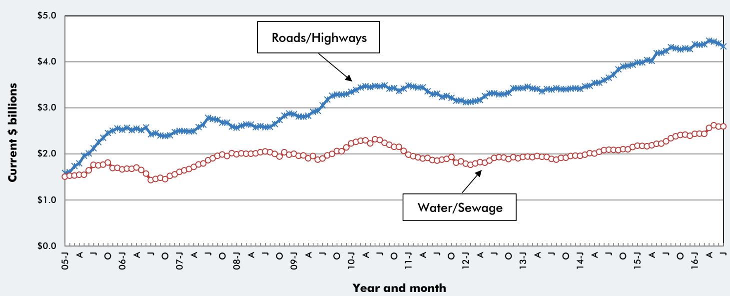
GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



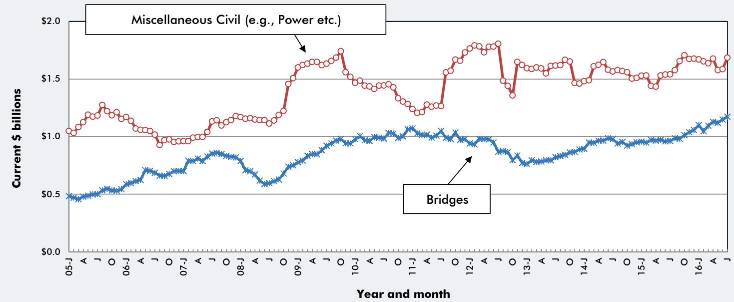
GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



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)



Source: ConstructConnect/Charts: ConstructConnect.

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TABLE 4: U.S. YEAR-TO-DATE REGIONAL STARTS NON-RESIDENTIAL CONSTRUCTION* — ConstructConnect™

	Jan-Jul 2015	Jan-Jul 2016	% Change
Connecticut	$2,065,730,850	$1,961,034,243	-5.1%
Maine	$589,723,797	$601,007,189	1.9%
Massachusetts	$5,394,414,235	$4,660,680,605	-13.6%
New Hampshire	$697,114,088	$760,528,156	9.1%
Rhode Island	$632,765,895	$379,135,685	-40.1%
Vermont	$368,297,034	$330,925,962	-10.1%
Total New England	$9,748,045,899	$8,693,311,840	-10.8%
New Jersey	$3,698,550,725	$3,681,797,149	-0.5%
New York	$13,286,610,080	$12,470,665,218	-6.1%
Pennsylvania	$6,736,154,561	$7,994,689,147	18.7%
Total Middle Atlantic	$23,721,315,366	$24,147,151,514	1.8%
TOTAL NORTHEAST	$33,469,361,265	$32,840,463,354	-1.9%
Illinois	$8,085,676,913	$7,178,362,618	-11.2%
Indiana	$2,388,320,670	$3,258,515,778	36.4%
Michigan	$4,759,056,612	$5,142,388,440	8.1%
Ohio	$5,601,563,908	$7,351,107,586	31.2%
Wisconsin	$3,234,225,740	$3,893,093,123	20.4%
Total East North Central	$24,068,843,843	$26,823,467,545	11.4%
Iowa	$3,594,100,901	$2,768,409,495	-23.0%
Kansas	$2,628,591,018	$2,147,625,933	-18.3%
Minnesota	$3,942,055,197	$4,716,623,610	19.6%
Missouri	$3,497,015,337	$3,890,362,090	11.2%
Nebraska	$1,379,857,001	$1,839,187,218	33.3%
North Dakota	$1,799,191,937	$1,521,760,790	-15.4%
South Dakota	$1,496,473,209	$889,674,534	-40.5%
Total West North Central	$18,337,284,600	$17,773,643,670	-3.1%
TOTAL MIDWEST	$42,406,128,443	$44,597,111,215	5.2%
Delaware	$259,838,771	$518,044,692	99.4%
District of Columbia	$706,752,364	$1,788,822,819	153.1%
Florida	$10,055,776,312	$12,612,610,811	25.4%
Georgia	$4,121,391,248	$7,292,583,656	76.9%
Maryland	$2,924,720,892	$6,012,199,318	105.6%
North Carolina	$5,631,301,881	$5,643,602,602	0.2%
South Carolina	$2,459,824,762	$3,445,513,050	40.1%
Virginia	$4,272,354,931	$5,855,607,413	37.1%
West Virginia	$1,129,528,169	$1,138,245,964	0.8%
Total South Atlantic	$31,561,489,330	$44,307,230,325	40.4%
Alabama	$2,400,563,025	$3,735,947,883	55.6%
Kentucky	$2,814,559,420	$2,971,753,559	5.6%
Mississippi	$1,694,402,716	$1,489,836,756	-12.1%
Tennessee	$3,646,230,213	$3,517,054,765	-3.5%
Total East South Central	$10,555,755,374	$11,714,592,963	11.0%
Arkansas	$1,548,839,751	$1,544,298,234	-0.3%
Louisiana	$7,441,888,201	$2,054,947,478	-72.4%
Oklahoma	$2,484,188,977	$3,140,562,095	26.4%
Texas	$21,710,561,818	$28,335,481,158	30.5%
Total West South Central	$33,185,478,747	$35,075,288,965	5.7%
TOTAL SOUTH	$75,302,723,451	$91,097,112,253	21.0%
Arizona	$1,642,800,095	$2,803,110,757	70.6%
Colorado	$2,796,713,369	$3,341,149,080	19.5%
Idaho	$880,167,165	$703,780,932	-20.0%
Montana	$644,783,908	$720,443,579	11.7%
Nevada	$5,706,859,140	$2,622,149,994	-54.1%
New Mexico	$911,593,037	$1,124,923,724	23.4%
Utah	$2,408,350,484	$3,340,314,642	38.7%
Wyoming	$1,355,638,055	$839,863,075	-38.0%
Total Mountain	$16,346,905,253	$15,495,735,783	-5.2%
Alaska	$1,123,077,147	$1,104,109,656	-1.7%
California	$18,281,163,202	$21,594,158,955	18.1%
Hawaii	$1,110,962,858	$2,001,561,326	80.2%
Oregon	$2,634,506,759	$3,442,139,171	30.7%
Washington	$4,525,533,396	$5,678,076,833	25.5%
Total Pacific	$27,675,243,362	$33,820,045,941	22.2%
TOTAL WEST	$44,022,148,615	$49,315,781,724	12.0%
TOTAL U.S.	$195,200,361,774	$217,850,468,546	11.6%

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

Source: ConstructConnect/Table: ConstructConnect.

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TABLE 5: VALUE OF U.S. NATIONAL CONSTRUCTION STARTS — JULY 2016 — 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			Jul	Jul
	May 16	Jun 16	Jul 16	May 16	Jun 16	Jul 16	May 16	Jun 16	Jul 16	2015	2016
Single Family	17.165	18.456	19.840	16.526	17.697	18.487	15.133	15.266	15.498	101.432	114.242
month-over-month % change	-1.8%	7.5%	7.5%	6.6%	7.1%	4.5%	0.5%	0.9%	1.5%		
year-over-year % change	5.9%	9.5%	16.3%	7.4%	6.2%	10.6%	14.5%	13.3%	13.0%	15.2%	12.6%
Apartment	3.881	3.486	3.546	4.485	3.932	3.638	4.338	4.248	4.116	30.568	28.790
month-over-month % change	-12.4%	-10.2%	1.7%	-6.9%	-12.3%	-7.5%	-1.8%	-2.1%	-3.1%		
year-over-year % change	-19.6%	-23.7%	-30.8%	7.8%	-13.3%	-24.8%	8.3%	3.6%	-2.2%	-1.1%	-5.8%
TOTAL RESIDENTIAL	21.045	21.942	23.387	21.011	21.629	22.125	19.471	19.514	19.615	132.000	143.032
month-over-month % change	-3.9%	4.3%	6.6%	3.4%	2.9%	2.3%	0.0%	0.2%	0.5%		
year-over-year % change	0.1%	2.4%	5.4%	7.5%	2.0%	2.7%	13.0%	11.1%	9.4%	10.9%	8.4%
Hotel/Motel	1.341	1.194	0.882	1.376	1.206	1.139	1.270	1.100	1.109	8.320	8.167
month-over-month % change	23.7%	-11.0%	-26.1%	19.1%	-12.3%	-5.6%	4.4%	-13.4%	0.8%		
year-over-year % change	93.6%	-63.1%	13.6%	38.5%	-25.1%	-27.4%	57.5%	6.8%	6.1%	80.9%	-1.8%
Retail/Shopping	2.293	4.736	2.168	2.492	3.049	3.065	2.156	2.237	2.267	12.224	17.776
month-over-month % change	8.3%	106.5%	-54.2%	9.1%	22.3%	0.5%	2.5%	3.8%	1.3%		
year-over-year % change	37.5%	25.9%	20.0%	76.3%	36.9%	27.1%	32.6%	26.6%	29.8%	4.5%	45.4%
Parking Garages	0.776	0.634	0.407	0.355	0.528	0.606	0.302	0.334	0.323	1.654	3.221
month-over-month % change	347.1%	-18.4%	-35.8%	-19.2%	48.8%	14.7%	18.4%	10.3%	-3.2%		
year-over-year % change	267.3%	143.0%	-24.1%	102.3%	168.7%	80.2%	58.3%	67.1%	40.2%	83.7%	94.7%
Amusement	0.492	0.365	0.511	0.509	0.458	0.456	0.549	0.526	0.525	4.030	4.165
month-over-month % change	-4.5%	-25.9%	40.0%	-37.7%	-10.1%	-0.3%	-0.8%	-4.1%	-0.2%		
year-over-year % change	-10.1%	-42.2%	-2.8%	-21.2%	-4.9%	-19.7%	-18.5%	-19.0%	-20.5%	5.9%	3.3%
Office	1.176	1.372	0.907	1.696	1.172	1.151	1.306	1.320	1.327	7.500	10.527
month-over-month % change	21.3%	16.7%	-33.9%	-11.4%	-30.9%	-1.8%	1.5%	1.1%	0.5%		
year-over-year % change	25.1%	14.7%	9.3%	74.9%	25.8%	16.5%	-5.1%	8.9%	10.9%	-39.9%	40.4%
Governmental Offices	1.015	1.182	1.085	1.190	1.092	1.094	0.967	0.998	0.951	6.201	7.529
month-over-month % change	-5.9%	16.5%	-8.2%	8.9%	-8.2%	0.2%	1.6%	3.1%	-4.7%		
year-over-year % change	21.4%	44.7%	-34.3%	35.5%	14.6%	-0.7%	10.0%	12.3%	2.3%	-1.2%	21.4%
Laboratories	0.400	0.514	0.055	0.241	0.343	0.323	0.173	0.210	0.206	1.332	1.583
month-over-month % change	245.8%	28.7%	-89.3%	48.3%	42.4%	-5.9%	17.5%	21.1%	-1.9%		
year-over-year % change	345.7%	583.1%	-46.4%	-28.3%	26.3%	261.8%	-31.0%	29.9%	24.8%	-22.9%	18.9%
Warehouse	0.827	0.738	1.664	0.776	0.738	1.076	1.023	1.025	0.965	5.943	6.171
month-over-month % change	27.7%	-10.8%	125.5%	2.5%	-4.9%	45.9%	3.4%	0.1%	-5.8%		
year-over-year % change	93.8%	2.3%	-30.0%	39.5%	34.2%	-8.4%	60.7%	64.8%	21.1%	57.1%	3.8%
Misc Commercial	0.565	0.422	0.536	0.829	0.668	0.508	1.019	0.911	0.863	8.614	5.734
month-over-month % change	-44.4%	-25.4%	27.1%	-21.1%	-19.5%	-24.0%	-7.8%	-10.7%	-5.2%		
year-over-year % change	-64.6%	-75.6%	-51.4%	-11.9%	-48.1%	-65.6%	-16.8%	-27.0%	-32.7%	47.3%	-33.4%
TOTAL COMMERCIAL	8.886	11.156	8.214	9.465	9.254	9.419	8.766	8.660	8.535	55.819	64.872
month-over-month % change	15.1%	25.5%	-26.4%	-2.2%	-2.2%	1.8%	1.8%	-1.2%	-1.4%		
year-over-year % change	26.8%	-10.2%	-15.4%	37.0%	8.7%	-3.1%	14.4%	11.3%	6.0%	9.2%	16.2%
TOTAL INDUSTRIAL (Manufacturing)	0.752	0.298	0.374	1.235	0.882	0.475	0.807	0.723	0.665	10.206	6.086
month-over-month % change	-52.8%	-60.4%	25.5%	-10.8%	-28.6%	-46.1%	-14.7%	-10.4%	-8.0%		
year-over-year % change	-69.0%	-77.2%	-65.1%	-49.4%	-31.8%	-70.3%	-33.3%	-34.4%	-43.4%	51.7%	-40.4%
Religious	0.160	0.130	0.111	0.120	0.135	0.134	0.133	0.122	0.120	1.041	0.870
month-over-month % change	39.3%	-18.6%	-14.4%	16.1%	12.4%	-0.9%	1.0%	-8.7%	-1.6%		
year-over-year % change	10.8%	-51.8%	-17.4%	2.5%	-19.2%	-26.9%	5.4%	-10.7%	-11.1%	18.3%	-16.4%
Hosptials/Clinics	0.971	2.156	1.646	1.190	1.446	1.591	1.254	1.344	1.380	7.489	10.596
month-over-month % change	-19.9%	122.2%	-23.7%	-14.2%	21.5%	10.0%	2.3%	7.2%	2.7%		
year-over-year % change	54.9%	101.0%	35.4%	31.3%	72.0%	63.7%	17.3%	20.4%	17.8%	-1.2%	41.5%
Nursing/Assisted Living	0.608	0.539	0.758	0.592	0.638	0.635	0.497	0.511	0.546	2.743	4.187
month-over-month % change	-20.8%	-11.2%	40.5%	-3.5%	7.8%	-0.5%	5.3%	2.8%	6.9%		
year-over-year % change	97.6%	45.0%	124.7%	85.8%	90.2%	87.3%	28.9%	29.1%	37.3%	29.1%	52.7%
Libraries/Museums	0.315	0.545	0.150	0.229	0.359	0.337	0.213	0.247	0.250	1.170	1.678
month-over-month % change	45.8%	73.4%	-72.5%	43.9%	56.9%	-6.1%	-1.9%	16.3%	1.2%		
year-over-year % change	-13.3%	321.1%	30.1%	-8.9%	42.7%	66.2%	5.4%	37.0%	38.8%	-8.6%	43.4%
Fire/Police/Courthouse/Prison	0.731	0.671	0.615	0.563	0.592	0.672	0.505	0.514	0.478	3.720	3.562
month-over-month % change	94.4%	-8.2%	-8.3%	29.7%	5.3%	13.5%	4.7%	1.9%	-7.1%		
year-over-year % change	59.5%	20.9%	-41.5%	24.1%	8.8%	-2.3%	30.1%	29.2%	4.3%	65.3%	-4.2%
Military	0.454	0.360	0.835	0.373	0.341	0.550	0.554	0.516	0.556	2.341	3.168
month-over-month % change	117.1%	-20.6%	131.9%	11.6%	-8.5%	61.2%	-2.5%	-6.8%	7.7%		
year-over-year % change	-27.3%	-55.7%	133.5%	18.1%	-36.1%	-8.2%	-4.3%	-15.9%	3.4%	-65.0%	35.3%
Schools/Colleges	7.314	7.217	6.286	6.731	7.088	6.939	5.194	5.224	5.252	36.950	42.058
month-over-month % change	8.6%	-1.3%	-12.9%	19.3%	5.3%	-2.1%	2.4%	0.6%	0.5%		
year-over-year % change	24.6%	5.3%	5.6%	24.7%	16.5%	11.5%	5.7%	5.6%	5.4%	9.9%	13.8%
Misc Medical	0.301	0.243	0.718	0.283	0.265	0.421	0.275	0.252	0.288	2.027	2.364
month-over-month % change	20.0%	-19.5%	195.8%	6.4%	-6.2%	58.7%	0.3%	-8.4%	14.5%		
year-over-year % change	2.9%	-53.3%	155.5%	12.5%	-30.9%	15.3%	31.9%	3.0%	13.2%	34.8%	16.6%
TOTAL INSTITUTIONAL	10.852	11.862	11.119	10.080	10.864	11.278	8.624	8.731	8.870	57.480	68.482
month-over-month % change	9.9%	9.3%	-6.3%	12.7%	7.8%	3.8%	2.1%	1.2%	1.6%		
year-over-year % change	24.9%	12.1%	17.7%	25.8%	18.8%	17.8%	9.6%	8.7%	9.3%	2.8%	19.1%
Misc Non Residential	0.734	0.603	0.850	0.591	0.623	0.729	0.506	0.519	0.555	2.533	4.528
month-over-month % change	37.8%	-17.8%	40.8%	10.7%	5.4%	16.9%	6.0%	2.4%	7.0%		
year-over-year % change	87.3%	32.3%	105.2%	57.2%	52.8%	73.3%	45.3%	47.3%	55.2%	15.4%	78.7%
TOTAL NON-RES BUILDING	21.225	23.920	20.558	21.371	21.623	21.901	18.703	18.632	18.625	126.039	143.967
month-over-month % change	7.6%	12.7%	-14.1%	4.1%	1.2%	1.3%	1.2%	-0.4%	0.0%		
year-over-year % change	14.6%	-3.4%	-0.4%	20.5%	11.7%	2.8%	9.4%	7.9%	5.2%	8.7%	14.2%
Airports	0.242	0.463	0.754	0.157	0.272	0.486	0.350	0.360	0.399	1.321	2.519
month-over-month % change	118.9%	90.8%	63.0%	-50.6%	73.0%	78.8%	1.3%	2.8%	10.7%		
year-over-year % change	29.1%	34.8%	158.9%	-9.4%	31.2%	77.4%	-42.0%	32.0%	62.5%	-76.6%	90.6%
Roads/Highways	5.512	5.116	4.823	4.564	5.105	5.150	4.439	4.402	4.338	30.504	31.232
month-over-month % change	17.6%	-7.2%	-5.7%	23.5%	11.8%	0.9%	-0.5%	-0.8%	-1.5%		
year-over-year % change	-4.9%	-8.0%	-13.9%	6.6%	1.5%	-8.9%	6.0%	4.9%	2.4%	13.3%	2.4%
Bridges	1.045	1.195	1.215	1.332	1.194	1.152	1.121	1.149	1.173	7.299	8.702
month-over-month % change	-22.2%	14.3%	1.7%	5.7%	-10.4%	-3.6%	-0.7%	2.5%	2.1%		
year-over-year % change	-8.0%	40.0%	31.2%	28.0%	21.9%	18.5%	15.2%	19.8%	21.9%	2.0%	19.2%
Dams/Marine	0.405	0.431	0.341	0.296	0.408	0.392	0.381	0.396	0.392	3.238	2.081
month-over-month % change	4.3%	6.6%	-20.9%	26.9%	37.8%	-3.8%	-2.0%	3.8%	-0.9%		
year-over-year % change	-18.7%	68.4%	-11.6%	-38.5%	-12.0%	3.2%	-25.7%	-21.3%	-23.8%	51.2%	-35.7%
Water/Sewage	3.330	2.591	3.065	2.902	3.224	2.995	2.620	2.591	2.596	15.966	18.409
month-over-month % change	-11.2%	-22.2%	18.3%	24.2%	11.1%	-7.1%	2.3%	-1.1%	0.2%		
year-over-year % change	26.6%	-11.9%	2.1%	33.0%	24.4%	4.8%	18.2%	16.7%	14.2%	10.6%	15.3%
Misc Civil (Power, etc.)	1.388	1.746	2.851	1.393	1.585	1.995	1.576	1.585	1.685	10.834	10.941
month-over-month % change	-14.3%	25.8%	63.3%	16.6%	13.8%	25.9%	-5.9%	0.6%	6.3%		
year-over-year % change	-46.3%	6.5%	72.8%	-18.2%	-11.5%	1.9%	3.1%	3.1%	9.5%	3.4%	1.0%
TOTAL ENGINEERING (Civil)	11.922	11.541	13.049	10.645	11.788	12.171	10.488	10.484	10.583	69.162	73.883
month-over-month % change	0.2%	-3.2%	13.1%	17.8%	10.7%	3.2%	-0.7%	0.0%	0.9%		
year-over-year % change	-7.1%	-0.4%	10.1%	7.9%	6.5%	0.6%	4.6%	8.2%	8.3%	3.6%	6.8%
GRAND TOTAL	54.192	57.402	56.993	53.028	55.039	56.196	48.662	48.630	48.823	327.201	360.883
month-over-month % change	1.2%	5.9%	-0.7%	6.3%	3.8%	2.1%	0.3%	-0.1%	0.4%		
year-over-year % change	3.5%	-0.7%	4.2%	12.5%	6.6%	2.3%	9.7%	9.2%	7.5%	8.4%	10.3%
NON-RES BLDG + ENGINEERING	***33.147***	***35.461***	***33.607***	***32.016***	***33.411***	***34.071***	***29.191***	***29.116***	***29.208***	***195.200***	***217.850***
month-over-month % change	***4.8%***	***7.0%***	***-5.2%***	***8.3%***	***4.4%***	***2.0%***	***0.5%***	***-0.3%***	***0.3%***		
year-over-year % change	***5.7%***	***-2.5%***	***3.4%***	***16.0%***	***9.8%***	***2.0%***	***7.6%***	***8.0%***	***6.3%***	***6.8%***	***11.6%***

Source: ConstructConnect/Table: ConstructConnect.