Construction Industry Snapshot

Issued: June 2016
(based on May Starts Stats)

ConstructConnect's Increase in May Starts Stuck to the Seasonal Pattern

ConstructConnect announced today that May's level of U.S. construction starts, excluding residential work, was $33.0 billion, +9.6% versus April.

That was a healthy but not extraordinary increase, since the usual or long-term average gain between those two months, due to seasonality, is +8.0%

	Commercial	Retail	Private Office	Hotel & Motel	Industrial (manufacturing)	Institutional	Schools, Colleges	Hospitals, Clinics	Heavy Engineering
MAY 2016 (vs Apr 2016)	+21%	+12%	+3%	+32%	+9%	+9%	+9%	-10%	+1%
JAN - MAY 2016 (vs Jan - May 2015)	+31%	+51%	+46%	+52%	-60%	+27%	+20%	+52%	+8%
JAN - MAY 2015 (vs Jan - May 2014)	-2%	-15%	-34%	+24%	+99%	-6%	+11%	-30%	+14%

Contents

May's Notable Points

- The +9.6% month-to-month total starts improvement in May was led by the commercial type-of-structure sub-category, +21.4%. Institutional work was also nicely ahead, +9.4%, but heavy engineering stayed flat, +0.8%. The smaller-volume category of industrial was +9.2%.
- The +5.9% total starts uptick in May of this year versus May of last year arose from almost equal improvements in the commercial (+30.3%) and institutional (+26.7%) sub-categories. Civil work (-6.2%), however, fell off the pace to a relatively minor degree. Industrial starts (-86.3%), as is often the case, displayed an outsized percentage change, this time in a negative direction.

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ConstructConnect™ announced today that May's level of U.S. construction starts, excluding residential work, was $33.0 billion, +9.6% versus April. That was a healthy but not extraordinary increase, since the usual or long-term average gain between those two months, due to seasonality, is +8.0%.

Comparing the starts volume for May of this year with the same fifth month of last year, the change was +5.9%. Year-to-date non-residential starts in 2016, however, thanks to fairly consistent improvements in almost all the months of this year so far, was a strong +16.2%.

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

In May's *Employment Situation Report* from the Bureau of Labor Statistics (BLS), employment in construction contracted by 15,000 jobs. Year to date, they are ahead by 48,000. On a year-over-year basis, they are +3.4%, which leads all major industrial sub-sectors. 'Education and health services' is in second spot, with a +3.1% gain year over year. The total number of U.S. jobs, at +1.7%, rose by exactly half construction's pace. Manufacturing in May was -0.3%.

The unemployment rate in construction has now dropped to a quite low 5.2% (NSA). Only rarely, throughout history, has the sector's jobless rate fallen below 5.0%. A year ago, construction's unemployment rate was 6.7%. Two years ago, in May 2014, it was 8.6%. Three years ago, in May 2013, it was in double-digit percentages, at 10.8%.

Before there can be on-site construction activity, projects must be contemplated and planned by owners and rendered into working drawings by design professionals. The total jobs figure in architectural and engineering services in May was +0.1% month over month and +1.9% year over year. Whereas the total number of jobs in construction is still about one million below its pre-Great Recession peak, the total number of jobs in architectural and engineering services is on the cusp of reaching its former summit. It is only 19,000 jobs short of re-attaining the 1.453 million jobs in the sector that was the prior pinnacle employment level in February 2008.

The +9.6% month-to-month total starts improvement in May was led by the commercial type-of-structure sub-category, +21.4%. Institutional work was also nicely ahead, +9.4%, but heavy engineering stayed flat, +0.8%. The smaller-volume category of industrial was +9.2%. Industrial starts can display wild swings depending on the presence or absence of a mega project or two.

The +5.9% total starts uptick in May of this year versus May of last year arose from almost equal improvements in the commercial (+30.3%) and institutional (+26.7%) sub-categories. Civil work (-6.2%), however, fell off the pace to a relatively minor degree. Industrial starts (-86.3%), as is often the case, displayed an outsized percentage change, this time in a negative direction.

May's year-to-date total starts increase (+16.2%) was also led by commercial (+30.9%) and institutional (+27.0%), with heavy engineering (+8.3%) joining in as well, although not to the same enthusiastic degree. Industrial starts (-59.7%), meanwhile, have been faltering.

Within commercial, the retail/shopping' and 'private office building' segments have accounted for the most starts so far this year. In May, the former was +12.0% month over month (m/m); ahead by one-third or +33.2% year over year (y/y); and up by half, +50.9%, year to date (ytd). The latter was little changed either m/m (+3.1%); or y/y (-0.4%); but better ytd (+45.7%).

Also important in the commercial category, 'hotel/motel' work has experienced a stellar year so far in 2016: +31.6% m/m; +103.9% y/y; and +52.2% ytd. 'Government office' starts, though, have shown variety: -11.3% m/m; +18.9% y/y; and +46.6% ytd. Also helping the commercial results have been buoyant 'warehouse' starts: +104.9% m/m; +191.9% y/y; and +48.7% ytd.

At 62%, or nearly two-thirds, of total institutional starts so far in 2016, 'schools/colleges' are a dominant force. Such educational facility work has been elevated according to all three measurements over time: +9.1% m/m; +25.3%, or up by one-quarter, y/y; and +19.6% ytd.

'Hospital/clinic' starts were 15% of the institutional total through May in 2016. In the latest period, they may have been -10.0% m/m, but they were +58.7% y/y and +52.3% ytd.

'Road/highway' and 'water/sewage' starts have taken the hungry-man slices of the total engineering pie in the first five months of 2016, with 43% and 26% shares respectively. The three percentage-change performances of the former have ranged from a low of -4.7% y/y to a high of +19.5% m/m, with +9.9% ytd sitting in the middle. The latter registered a drop m/m in May (-10.9%), but recorded almost equally redeeming increases both y/y (+27.4%) and ytd (+28.2%).

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

	Jan-May 16 ($ billions)	% Change Jan-May 16 vs Jan-May 15	% Change May 16 vs May 15	% Change May 16 vs Apr 16
Hotel/Motel	6.508	52.2%	103.9%	31.6%
Retail/Shopping	9.649	50.9%	33.2%	12.0%
Parking Garage	2.123	147.6%	255.3%	348.8%
Amusement	2.470	-14.0%	8.8%	21.5%
Private Office	7.942	45.7%	-0.4%	3.1%
Government Office	5.134	46.6%	18.9%	-11.3%
Laboratory	0.991	-14.1%	310.8%	194.3%
Warehouse	4.039	48.7%	191.9%	104.9%
Miscellaneous Commercial *	4.340	-25.0%	-62.7%	-43.0%
COMMERCIAL (big subset)	**43.197**	**30.9%**	**30.3%**	**21.4%**
INDUSTRIAL (Manufacturing)	**3.153**	**-59.7%**	**-86.3%**	**9.2%**
Religious	0.633	1.3%	21.6%	40.4%
Hospital/Clinic	6.959	52.3%	58.7%	-10.0%
Nursing/Assisted Living	2.972	45.1%	93.4%	-29.5%
Library/Museum	0.899	2.8%	-9.0%	2.4%
Fire/Police/Courthouse/Prison	2.284	8.6%	59.6%	93.3%
Military	2.504	114.2%	-24.2%	118.8%
School/College	28.631	19.6%	25.3%	9.1%
Miscellaneous Medical	1.316	23.9%	2.5%	4.8%
INSTITUTIONAL	**46.197**	**27.0%**	**26.7%**	**9.4%**
Miscellaneous Non-residential	2.715	67.6%	87.3%	45.2%
NON-RESIDENTIAL BUILDING	**95.261**	**20.8%**	**14.4%**	**15.3%**
Airport	1.220	77.6%	26.0%	137.6%
Road/Highway	21.254	9.9%	-4.7%	19.5%
Bridge	6.207	12.4%	-10.6%	-24.9%
Dam/Marine	1.489	-42.6%	-18.3%	-12.0%
Water/Sewage	12.849	28.2%	27.4%	-10.9%
Miscellaneous Civil (power, etc.)	6.488	-14.0%	-41.8%	-8.3%
HEAVY ENGINEERING (Civil)	**49.507**	**8.3%**	**-6.2%**	**0.8%**
TOTAL NON-RESIDENTIAL	**144.768**	**16.2%**	**5.9%**	**9.6%**

* Includes transportation terminals and sports arenas.

Source: ConstructConnect Research Group/Table: ConstructConnect.

Bridge starts in May were -24.9% m/m; and -10.6% y/y; but a still respectable +12.4% ytd.

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.

New York, with three contributions, and California, with two, stand out in the list of Top 10 largest projects to start in the latest month (page 4). Also worth noting, there was no individual groundbreaking in the latest month in excess of the $1.0 billion super-big benchmark.

Many of the slopes in the trend graphs on page 5 are heading skyward. Most apparent are the upward trajectories in commercial and institutional starts (Graph 2), led by retail (Graph 3) and schools (Graph 4) in particular. In civil, water/sewage work also appears to be accelerating.

Probably on account of the tight unemployment rate in the sector (5.2%), earnings in construction in May moved forward a little faster than for all jobs in the economy. In the latest month, year-over-year wages for all workers in construction (i.e., including supervisors) were +2.6% hourly and +2.8% weekly. At the same time, all wage-earners in the economy were being compensated a little less generously, +2.5% and +2.2% respectively. Omitting bosses, though, construction's results were +2.4% hourly and +2.9% weekly, which compared with a same +2.4% hourly but a less favorable +2.4% weekly for the broader labor force.

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.

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

		Jan-May 16 ($ billions)	% Change Jan-May 16 vs Jan-May 15	% Change May 16 vs May 15	% Change May 16 vs Apr 16
Summary					
CIVIL		49.507	8.3%	-6.2%	0.8%
NON-RESIDENTIAL BUILDING		95.261	20.8%	14.4%	15.3%
RESIDENTIAL		102.736	16.3%	14.1%	6.4%
GRAND TOTAL		247.503	16.3%	9.2%	8.2%
Verticals					
	Airport	1.220	77.6%	26.0%	137.6%
	All Other Civil	6.072	-16.5%	-45.3%	-10.3%
	Bridges	6.207	12.4%	-10.6%	-24.9%
	Dams / Canals / Marine Work	1.489	-42.6%	-18.3%	-12.0%
	Power Infrastructure	0.416	50.8%	579.4%	36.1%
	Roads	21.254	9.9%	-4.7%	19.5%
	Water and Sewage Treatment	12.849	28.2%	27.4%	-10.9%
CIVIL		49.507	8.3%	-6.2%	0.8%
	Offices (private)	7.942	45.7%	-0.4%	3.1%
	Parking Garages	2.123	147.6%	255.3%	348.8%
	Transportation Terminals	2.186	-5.9%	-51.2%	-61.5%
Commercial (small subset)		12.250	41.9%	14.1%	9.0%
	Amusement	2.470	-14.0%	8.8%	21.5%
	Libraries / Museums	0.899	2.8%	-9.0%	2.4%
	Religious	0.633	1.3%	21.6%	40.4%
	Sports Arenas / Convention Centers	2.155	-37.8%	-69.2%	0.3%
Community		6.156	-21.4%	-33.4%	13.9%
	College / University	9.454	12.7%	25.0%	14.2%
	Elementary / Pre School	9.505	18.8%	17.2%	10.6%
	Jr / Sr High School	9.120	30.3%	40.0%	4.4%
	Special / Vocational	0.552	1.1%	-20.8%	-20.6%
Educational		28.631	19.6%	25.3%	9.1%
	Courthouses	0.445	-17.6%	137.4%	39.6%
	Fire and Police Stations	0.927	45.2%	8.9%	33.8%
	Government Offices	5.134	46.6%	18.9%	-11.3%
	Prisons	0.913	-1.4%	97.6%	201.1%
Government		7.419	32.3%	33.3%	15.1%
	Industrial Labs / Labs / School Labs	0.991	-14.1%	310.8%	194.3%
	Manufacturing	3.153	-59.7%	-86.3%	9.2%
	Warehouses	4.039	48.7%	191.9%	104.9%
Industrial		8.183	-30.1%	-33.8%	87.6%
	Hospitals / Clinics	6.959	52.3%	58.7%	-10.0%
	Medical Misc.	1.316	23.9%	2.5%	4.8%
	Nursing Homes	2.972	45.1%	93.4%	-29.5%
Medical		11.246	46.5%	55.8%	-15.8%
Military		2.504	114.2%	-24.2%	118.8%
	Hotels	6.508	52.2%	103.9%	31.6%
	Retail Misc.	2.715	67.6%	87.3%	45.2%
	Shopping	9.649	50.9%	33.2%	12.0%
Retail		18.872	53.5%	59.0%	22.7%
NON-RESIDENTIAL BUILDING		95.261	20.8%	14.4%	15.3%
	Multi-Family	20.270	-2.6%	-16.9%	5.9%
	Single-Family	82.466	22.1%	23.3%	6.5%
RESIDENTIAL		102.736	16.3%	14.1%	6.4%
NON-RESIDENTIAL		144.768	16.2%	5.9%	9.6%
GRAND TOTAL		247.503	16.3%	9.2%	8.2%

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.

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

REGION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S	DOLLARS 000,000S
Pennsylvania				
Pittsburgh	Commercial	Nova Place (1 structure) 116 Allegheny Center Mall Faros Properties	1,200	$150
New York				
New York	Residential	Victoria Theater Redevelopment (4 structures; 439 units; 26 stories) 233 W 125th St Harlem Community Development Corp	1,311	$164
Binghamton	Engineering/Civil	NY 17/I81 Interchange Reconstruction, Phase 2 New York State Department of Transportation	*	$152
Vestal	Engineering/Civil	Binghamton & Johnson City Joint Sewage Treatment Plant 4480 Vestal Rd City of Binghamton	*	$150
Florida				
Miami Beach	Commercial	Miami Beach Convention Center Renovation and Expansion Project (2 structures) 1901 Convention Center Dr City of Miami Beach	560	$592
Texas				
Norhtlake	Commercial	Office & Distribution Center 135W & Hwy 114 Farmer Brothers Co.	500	$115
Colorado				
Denver	Residential	Greystar - Speer Blvd (2 structures; 300 units; 16 stories) Speer Blvd and Bannock St Greystar - Houston	810	$170
Washington				
Liberty Lake	Residential	Trutina (5 structures; 663 units; 3 stories) I-90 and Harvard Rd Greenstone Homes	1,998	$250
California				
Fontana	Industrial	Citrus Commerce Center (1 structure) 16720 Jurupa Ave Alere Property Group LLC	1,837	$200
Pinole	Institutional	Pinole Valley High School New Campus (1 structure) 2900 Pinole Valley Rd West Contra Costa Unified School District	827	$130
TOTALS:			**9,043**	**$2,073**

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

Source: ConstructConnect/Table: ConstructConnect.

Construction Industry Snapshot

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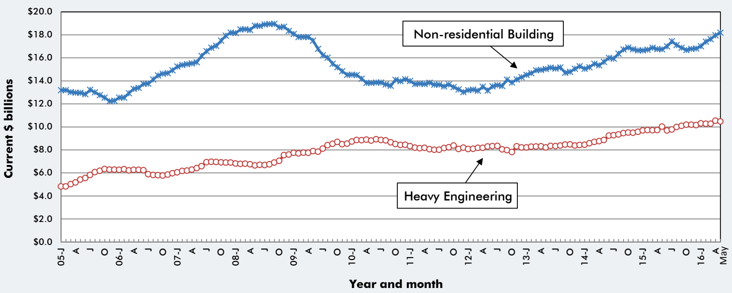
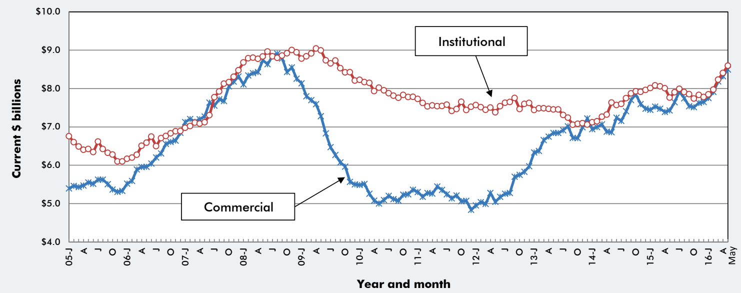
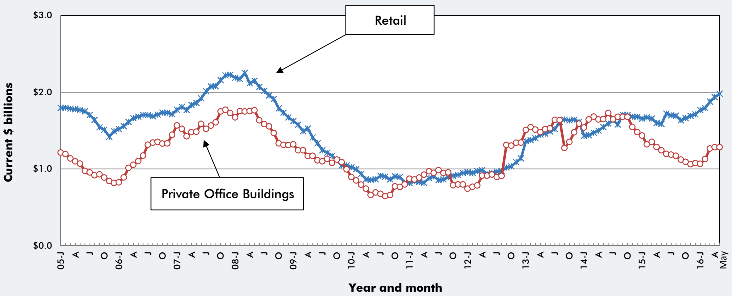
GRAPH 1: U.S. NON-RESIDENTIAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



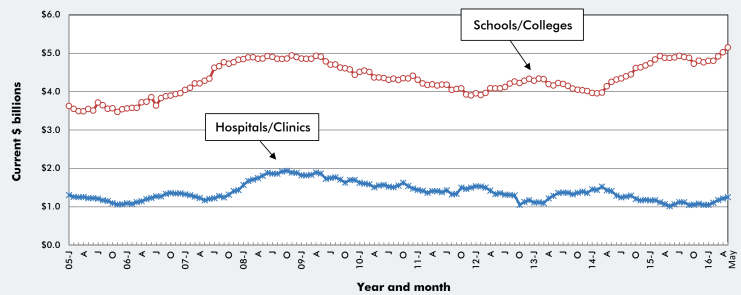
GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



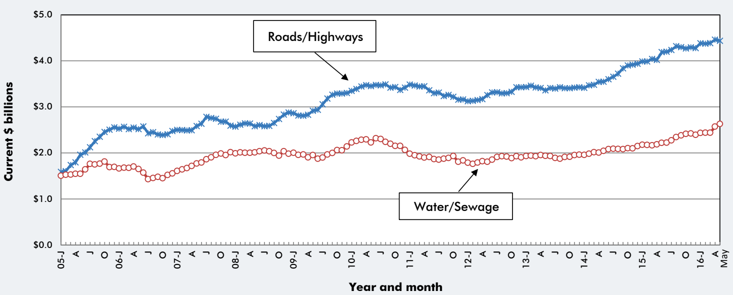
GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



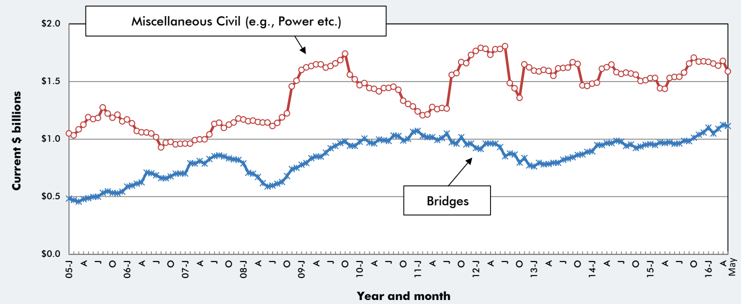
GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



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-May 2015	Jan-May 2016	% Change
Connecticut	$1,536,009,255	$1,440,705,872	-6.2%
Maine	$343,819,562	$359,301,362	4.5%
Massachusetts	$2,793,027,638	$3,433,417,520	22.9%
New Hampshire	$492,525,908	$518,641,967	5.3%
Rhode Island	$258,255,223	$274,170,719	6.2%
Vermont	$250,553,041	$207,007,425	-17.4%
Total New England	$5,674,190,627	$6,233,244,865	9.9%
New Jersey	$2,576,894,872	$2,476,141,877	-3.9%
New York	$9,604,018,261	$7,172,523,764	-25.3%
Pennsylvania	$3,416,228,863	$5,487,430,579	60.6%
Total Middle Atlantic	$15,597,141,996	$15,136,096,220	-3.0%
TOTAL NORTHEAST	$21,271,332,623	$21,369,341,085	0.5%
Illinois	$5,492,342,127	$5,491,051,372	0.0%
Indiana	$1,593,650,288	$2,289,296,481	43.7%
Michigan	$3,514,011,586	$3,792,604,444	7.9%
Ohio	$3,477,050,472	$4,109,790,704	18.2%
Wisconsin	$2,293,355,951	$2,484,326,444	8.3%
Total East North Central	$16,370,410,424	$18,167,069,445	11.0%
Iowa	$1,644,175,139	$1,903,087,351	15.7%
Kansas	$1,819,249,648	$1,336,980,629	-26.5%
Minnesota	$2,482,853,905	$2,938,454,770	18.3%
Missouri	$2,343,475,726	$2,747,599,422	17.2%
Nebraska	$860,448,513	$1,383,307,447	60.8%
North Dakota	$1,095,065,794	$931,487,995	-14.9%
South Dakota	$1,245,256,214	$639,668,104	-48.6%
Total West North Central	$11,490,524,939	$11,880,585,718	3.4%
TOTAL MIDWEST	$27,860,935,363	$30,047,655,163	7.8%
Delaware	$138,735,166	$369,379,752	166.2%
District of Columbia	$417,466,781	$1,187,592,723	184.5%
Florida	$6,896,634,994	$7,882,254,326	14.3%
Georgia	$2,074,420,814	$5,006,641,772	141.4%
Maryland	$1,731,281,615	$4,264,193,116	146.3%
North Carolina	$3,977,621,877	$3,976,940,914	0.0%
South Carolina	$1,760,350,355	$2,512,564,290	42.7%
Virginia	$2,965,054,519	$3,539,367,851	19.4%
West Virginia	$635,924,091	$349,817,740	-45.0%
Total South Atlantic	$20,597,490,212	$29,088,752,484	41.2%
Alabama	$1,499,990,298	$2,098,615,543	39.9%
Kentucky	$1,582,514,666	$2,080,334,467	31.5%
Mississippi	$1,291,948,508	$1,060,074,852	-17.9%
Tennessee	$2,733,492,601	$2,887,026,616	5.6%
Total East South Central	$7,107,946,073	$8,126,051,478	14.3%
Arkansas	$1,157,047,009	$1,141,253,851	-1.4%
Louisiana	$5,714,722,286	$1,373,674,680	-76.0%
Oklahoma	$1,843,369,868	$2,074,468,559	12.5%
Texas	$12,415,235,787	$18,744,618,138	51.0%
Total West South Central	$21,130,374,950	$23,334,015,228	10.4%
TOTAL SOUTH	$48,835,811,235	$60,548,819,190	24.0%
Arizona	$1,039,172,029	$1,957,504,832	88.4%
Colorado	$1,605,967,374	$2,425,012,655	51.0%
Idaho	$567,869,166	$389,591,257	-31.4%
Montana	$404,487,256	$400,457,524	-1.0%
Nevada	$2,932,164,323	$2,219,077,263	-24.3%
New Mexico	$600,859,750	$764,978,897	27.3%
Utah	$1,471,891,331	$2,585,202,334	75.6%
Wyoming	$826,365,981	$664,235,104	-19.6%
Total Mountain	$9,448,777,210	$11,406,059,866	20.7%
Alaska	$575,951,425	$752,734,112	30.7%
California	$11,850,156,762	$12,966,133,236	9.4%
Hawaii	$796,271,197	$1,542,669,195	93.7%
Oregon	$1,407,843,735	$2,399,458,783	70.4%
Washington	$2,515,886,251	$3,734,996,672	48.5%
Total Pacific	$17,146,109,370	$21,395,991,998	24.8%
TOTAL WEST	$26,594,886,580	$32,802,051,864	23.3%
TOTAL U.S.	$124,562,965,801	$144,767,867,302	16.2%

*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 — MAY 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				
	Mar 16	Apr 16	May 16	Mar 16	Apr 16	May 16	Mar 16	Apr 16	May 16	May 2015	May 2016
Single Family	16.030	18.760	19.979	14.576	16.566	18.256	15.232	15.384	15.699	67.514	82.466
month-over-month % change	7.5%	17.0%	6.5%	8.7%	13.7%	10.2%	1.7%	1.0%	2.0%		
year-over-year % change	23.0%	10.8%	23.3%	27.2%	24.3%	18.6%	19.0%	18.0%	18.7%	12.4%	22.1%
Apartment	5.025	3.801	4.025	4.148	4.261	4.284	4.246	4.214	4.146	20.816	20.270
month-over-month % change	27.0%	-24.4%	5.9%	0.5%	2.7%	0.5%	3.2%	-0.7%	-1.6%		
year-over-year % change	46.4%	-9.1%	-16.9%	5.5%	9.5%	3.2%	10.1%	6.7%	3.3%	-11.9%	-2.6%
TOTAL RESIDENTIAL	21.055	22.560	24.005	18.724	20.827	22.540	19.479	19.599	19.845	88.330	102.736
month-over-month % change	11.6%	7.1%	6.4%	6.8%	11.2%	8.2%	2.0%	0.6%	1.3%		
year-over-year % change	27.9%	6.8%	14.1%	21.7%	20.9%	15.3%	16.9%	15.3%	15.2%	5.5%	16.3%
Hotel/Motel	1.748	1.081	1.422	1.335	1.166	1.417	1.225	1.241	1.301	4.276	6.508
month-over-month % change	160.9%	-38.2%	31.6%	4.0%	-12.6%	21.5%	2.5%	1.3%	4.9%		
year-over-year % change	26.3%	20.7%	103.9%	49.3%	21.4%	42.8%	57.2%	55.7%	61.8%	24.0%	52.2%
Retail/Shopping	2.335	1.951	2.185	1.838	1.946	2.157	1.878	1.937	1.982	6.396	9.649
month-over-month % change	50.2%	-16.4%	12.0%	21.6%	5.9%	10.8%	4.7%	3.1%	2.3%		
year-over-year % change	76.7%	56.3%	33.2%	57.1%	52.4%	53.7%	13.3%	21.1%	24.9%	-15.2%	50.9%
Parking Garages	0.082	0.167	0.751	0.401	0.427	0.334	0.247	0.251	0.296	0.857	2.123
month-over-month % change	-92.0%	104.0%	348.8%	-3.7%	6.3%	-21.8%	-3.8%	1.7%	17.9%		
year-over-year % change	-58.4%	42.8%	255.3%	127.8%	207.3%	90.2%	30.6%	36.5%	54.8%	49.6%	147.6%
Amusement	0.524	0.490	0.596	0.461	0.508	0.537	0.457	0.476	0.480	2.872	2.470
month-over-month % change	2.8%	-6.4%	21.5%	4.8%	10.1%	5.6%	-9.9%	4.1%	0.8%		
year-over-year % change	-53.5%	85.9%	8.8%	-32.8%	-22.2%	-16.9%	-36.3%	-28.5%	-28.6%	15.1%	-14.0%
Office	2.942	0.883	0.911	2.050	1.882	1.579	1.265	1.284	1.284	5.452	7.942
month-over-month % change	61.6%	-70.0%	3.1%	28.8%	-8.2%	-16.1%	12.0%	1.5%	0.0%		
year-over-year % change	122.9%	33.7%	-0.4%	58.5%	85.1%	63.6%	-6.6%	-0.3%	3.2%	-34.2%	45.7%
Governmental Offices	1.353	1.120	0.993	1.007	1.055	1.155	0.932	0.943	0.956	3.502	5.134
month-over-month % change	95.3%	-17.2%	-11.3%	34.2%	4.8%	9.5%	7.3%	1.2%	1.4%		
year-over-year % change	129.0%	13.2%	18.9%	80.2%	51.2%	43.5%	11.2%	11.3%	11.5%	-20.4%	46.6%
Laboratories	0.205	0.125	0.368	0.166	0.166	0.233	0.200	0.156	0.180	1.153	0.991
month-over-month % change	23.4%	-39.0%	194.3%	18.1%	-0.2%	40.7%	-2.5%	-21.9%	14.9%		
year-over-year % change	-23.4%	-80.8%	310.8%	20.4%	-51.8%	-30.7%	1.7%	-36.4%	-28.4%	123.3%	-14.1%
Warehouse	0.857	0.608	1.246	0.728	0.725	0.904	0.965	0.974	1.042	2.716	4.039
month-over-month % change	20.8%	-29.1%	104.9%	0.4%	-0.4%	24.6%	1.8%	0.9%	7.0%		
year-over-year % change	32.1%	20.8%	191.9%	22.3%	29.7%	71.7%	51.0%	50.0%	66.6%	4.2%	48.7%
Misc Commercial	0.792	1.045	0.596	0.900	1.023	0.811	1.017	1.059	0.976	5.785	4.340
month-over-month % change	-35.7%	31.9%	-43.0%	-6.5%	13.7%	-20.7%	0.9%	4.1%	-7.9%		
year-over-year % change	15.3%	93.9%	-62.7%	-26.0%	3.1%	-13.8%	-7.7%	-5.0%	-18.4%	56.5%	-25.0%
TOTAL COMMERCIAL	10.839	7.470	9.068	8.886	8.899	9.126	8.187	8.321	8.496	33.011	43.197
month-over-month % change	29.3%	-31.1%	21.4%	13.6%	0.1%	2.6%	3.5%	1.6%	2.1%		
year-over-year % change	43.7%	27.3%	30.3%	32.1%	34.0%	34.4%	9.5%	12.6%	14.4%	-1.7%	30.9%
TOTAL INDUSTRIAL (Manufacturing)	0.860	0.304	0.332	0.839	0.785	0.499	0.780	0.793	0.619	7.829	3.153
month-over-month % change	-27.8%	-64.6%	9.2%	-1.9%	-6.4%	-36.5%	-29.4%	1.7%	-22.0%		
year-over-year % change	-81.9%	104.1%	-86.3%	-52.1%	-52.7%	-79.6%	-24.1%	-23.0%	-48.9%	99.3%	-59.7%
Religious	0.092	0.115	0.161	0.119	0.104	0.122	0.129	0.131	0.133	0.625	0.633
month-over-month % change	-14.1%	24.6%	40.4%	-9.9%	-12.3%	17.2%	-1.8%	1.8%	1.8%		
year-over-year % change	-23.6%	32.0%	21.6%	-11.9%	-1.1%	8.2%	2.1%	5.0%	6.8%	9.0%	1.3%
Hosptials/Clinics	1.744	1.105	0.994	1.620	1.474	1.281	1.173	1.217	1.248	4.568	6.959
month-over-month % change	10.9%	-36.6%	-10.0%	16.5%	-9.0%	-13.1%	6.2%	3.8%	2.5%		
year-over-year % change	89.2%	93.9%	58.7%	44.1%	83.7%	81.4%	5.2%	13.7%	22.9%	-30.0%	52.3%
Nursing/Assisted Living	0.443	0.843	0.595	0.511	0.646	0.627	0.436	0.479	0.502	2.049	2.972
month-over-month % change	-32.1%	90.2%	-29.5%	1.0%	26.4%	-3.0%	2.4%	9.9%	5.0%		
year-over-year % change	38.1%	157.9%	93.4%	8.4%	75.3%	96.9%	14.0%	23.5%	30.0%	31.2%	45.1%
Libraries/Museums	0.156	0.220	0.226	0.151	0.161	0.201	0.204	0.195	0.193	0.874	0.899
month-over-month % change	48.0%	41.3%	2.4%	3.1%	6.4%	25.0%	1.1%	-4.3%	-1.0%		
year-over-year % change	21.6%	-32.2%	-9.0%	50.5%	-11.8%	-14.2%	16.3%	2.1%	-2.1%	12.7%	2.8%
Fire/Police/Courthouse/Prison	0.590	0.378	0.731	0.392	0.440	0.566	0.501	0.481	0.503	2.103	2.284
month-over-month % change	67.9%	-35.9%	93.3%	26.7%	12.2%	28.8%	5.6%	-4.0%	4.7%		
year-over-year % change	116.8%	-39.1%	59.6%	14.7%	-4.1%	25.8%	43.4%	25.2%	30.0%	41.2%	8.6%
Military	0.455	0.216	0.473	0.605	0.505	0.382	0.607	0.611	0.599	1.169	2.504
month-over-month % change	-46.0%	-52.5%	118.8%	5.7%	-16.6%	-24.4%	4.2%	0.7%	-2.1%		
year-over-year % change	184.8%	32.5%	-24.2%	374.8%	305.9%	20.9%	-23.8%	-21.5%	3.5%	-76.7%	114.2%
Schools/Colleges	6.193	6.739	7.354	4.846	5.659	6.762	4.918	5.027	5.151	23.938	28.631
month-over-month % change	53.1%	8.8%	9.1%	20.7%	16.8%	19.5%	2.4%	2.2%	2.5%		
year-over-year % change	29.3%	24.2%	25.3%	15.0%	18.8%	26.1%	-0.1%	3.0%	5.6%	10.9%	19.6%
Misc Medical	0.257	0.245	0.257	0.271	0.251	0.253	0.265	0.267	0.267	1.062	1.316
month-over-month % change	2.8%	-4.6%	4.8%	-15.5%	-7.4%	0.9%	4.6%	0.8%	0.2%		
year-over-year % change	117.7%	11.3%	2.5%	37.6%	35.4%	28.9%	39.6%	43.0%	37.5%	-15.5%	23.9%
TOTAL INSTITUTIONAL	9.930	9.861	10.791	8.515	9.239	10.194	8.232	8.409	8.598	36.389	46.197
month-over-month % change	25.3%	-0.7%	9.4%	15.2%	8.5%	10.3%	3.2%	2.1%	2.3%		
year-over-year % change	45.4%	27.4%	26.7%	26.9%	32.2%	32.5%	2.2%	5.0%	10.8%	-6.2%	27.0%
Misc Non Residential	0.478	0.505	0.733	0.492	0.515	0.572	0.436	0.447	0.476	1.620	2.715
month-over-month % change	-14.9%	5.5%	45.2%	3.4%	4.7%	11.0%	3.1%	2.5%	6.4%		
year-over-year % change	49.4%	35.4%	87.3%	72.7%	69.0%	58.3%	32.0%	33.2%	38.0%	12.9%	67.6%
TOTAL NON-RES BUILDING	22.107	18.141	20.925	18.732	19.438	20.391	17.635	17.969	18.189	78.849	95.261
month-over-month % change	22.4%	-17.9%	15.3%	13.2%	3.8%	4.9%	1.3%	1.9%	1.2%		
year-over-year % change	13.7%	28.4%	14.4%	21.0%	24.6%	17.9%	4.4%	7.2%	8.6%	1.4%	20.8%
Airports	0.117	0.100	0.237	0.295	0.314	0.151	0.303	0.304	0.308	0.687	1.220
month-over-month % change	-83.8%	-15.0%	137.6%	7.6%	6.6%	-51.9%	-3.3%	0.2%	1.3%		
year-over-year % change	-51.5%	9.5%	26.0%	116.5%	124.0%	-12.9%	-50.8%	-50.1%	-49.1%	-1.1%	77.6%
Roads/Highways	3.488	4.621	5.521	3.704	3.676	4.543	4.387	4.460	4.437	19.344	21.254
month-over-month % change	19.5%	32.5%	19.5%	1.5%	-0.8%	23.6%	0.3%	1.7%	-0.5%		
year-over-year % change	5.2%	23.6%	-4.7%	13.3%	9.2%	6.1%	8.5%	10.9%	5.9%	18.4%	9.9%
Bridges	1.536	1.352	1.016	1.280	1.242	1.301	1.090	1.124	1.114	5.520	6.207
month-over-month % change	83.3%	-12.0%	-24.9%	4.5%	-3.0%	4.8%	4.0%	3.1%	-0.9%		
year-over-year % change	48.1%	42.6%	-10.6%	11.8%	8.2%	25.1%	12.4%	16.3%	14.5%	5.1%	12.4%
Dams/Marine	0.101	0.463	0.407	0.207	0.293	0.324	0.419	0.404	0.397	2.595	1.489
month-over-month % change	-67.9%	358.5%	-12.0%	-26.0%	41.6%	10.6%	-3.9%	-3.5%	-1.9%		
year-over-year % change	-67.2%	-27.4%	-18.3%	-57.6%	-43.6%	-32.7%	-11.4%	-20.3%	-22.6%	71.5%	-42.6%
Water/Sewage	1.719	3.760	3.350	1.913	2.371	2.943	2.440	2.570	2.630	10.023	12.849
month-over-month % change	5.3%	118.7%	-10.9%	-6.4%	24.0%	24.1%	0.0%	5.3%	2.3%		
year-over-year % change	0.4%	70.7%	27.4%	10.6%	29.6%	34.9%	12.8%	17.6%	18.7%	9.2%	28.2%
Misc Civil (Power, etc.)	1.156	1.641	1.505	1.114	1.197	1.434	1.637	1.678	1.588	7.546	6.488
month-over-month % change	45.4%	41.9%	-8.3%	-11.7%	7.5%	19.8%	-1.1%	2.5%	-5.4%		
year-over-year % change	-15.9%	42.6%	-41.8%	-12.3%	2.5%	-15.8%	13.6%	16.9%	3.8%	3.2%	-14.0%
TOTAL ENGINEERING (Civil)	8.117	11.936	12.034	8.512	9.092	10.696	10.276	10.540	10.474	45.714	49.507
month-over-month % change	12.4%	47.0%	0.8%	-2.5%	6.8%	17.6%	0.1%	2.6%	-0.6%		
year-over-year % change	1.6%	36.1%	-6.2%	5.9%	11.3%	8.4%	5.9%	8.4%	4.5%	13.5%	8.3%
GRAND TOTAL	51.280	52.637	56.964	45.968	49.357	53.627	47.390	48.108	48.508	212.893	247.503
month-over-month % change	16.1%	2.6%	8.2%	7.4%	7.4%	8.7%	1.3%	1.5%	0.8%		
year-over-year % change	16.8%	19.6%	9.2%	18.2%	20.4%	14.8%	9.5%	10.6%	10.2%	5.5%	16.3%
NON-RES BLDG + ENGINEERING	***30.225***	***30.077***	***32.959***	***27.244***	***28.531***	***31.087***	***27.911***	***28.510***	***28.663***	***124.563***	***144.768***
month-over-month % change	***19.5%***	***-0.5%***	***9.6%***	***7.8%***	***4.7%***	***9.0%***	***0.8%***	***2.1%***	***0.5%***		
year-over-year % change	***10.2%***	***31.4%***	***5.9%***	***15.9%***	***20.0%***	***14.5%***	***4.9%***	***7.6%***	***7.1%***	***5.5%***	***16.2%***

Source: ConstructConnect/Table: ConstructConnect.