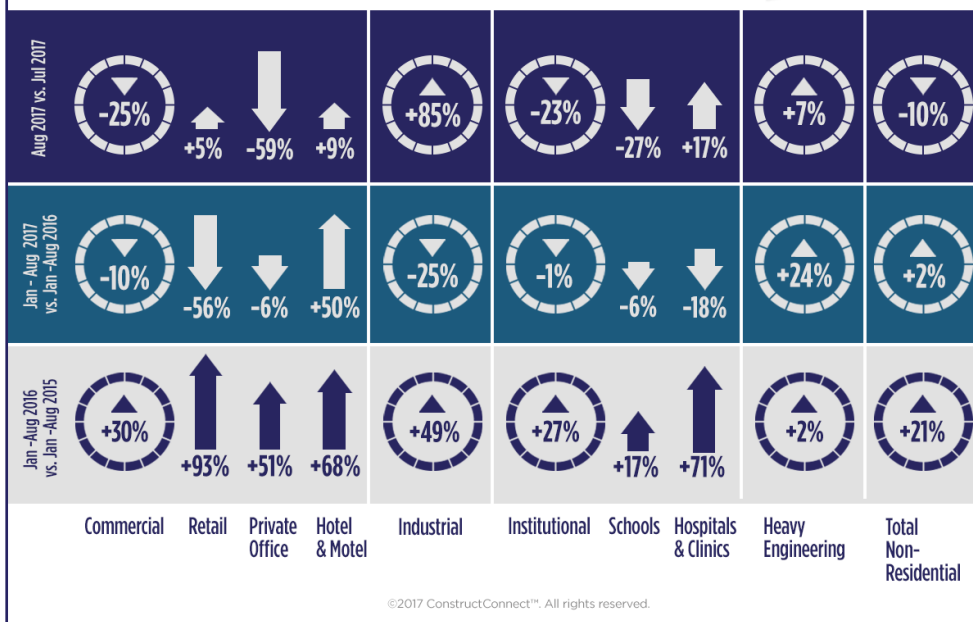


# Construction Industry Snapshot

Issued: September 2017  
(based on August Starts Stats)

## In August, ConstructConnect's Starts -10% vs July, but +2% Ytd

ConstructConnect announced today that August's volume of construction starts, excluding residential activity, was \$28.7 billion. The month-to-month performance was -9.8%, a somewhat steeper decline than the usual July-to-August change, due to seasonality, of -3.5%.



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## August's Notable Points

- August's month-to-month (m/m) starts decline (-9.8%) was caused by a drop of one-quarter (-25.0%) in commercial work and an almost equally harsh contraction in the institutional (-22.7%) category. Engineering starts (+6.8%) managed a moderate pickup, while industrial (+85.1%) nearly doubled.
- As for August 2017's large shortfall (-18.5%) compared with August 2016 (i.e., year over year or y/y), commercial (-48.9%), industrial (-42.1%) and institutional (-15.7%) were all to blame. Only heavy engineering/civil work (+14.0%) made forward progress.

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## In August, ConstructConnect's Starts -10% vs July, but +2% Ytd

ConstructConnect™ today announced that August's volume of construction starts, excluding residential activity, was \$28.7 billion. The month-to-month performance was -9.8%, a somewhat steeper decline than the usual July-to-August change, due to seasonality, of -3.5%.

August of this year versus the same month of last year recorded a large drop, -18.5%. But standalone August of this year versus August's average level over the previous five years (2012-2016 inclusive) was a less intimidating -3.5%.

Year-to-date starts through the first eight months of 2017 are still slightly ahead of where they were for the same January-to-August period of 2016, +1.6%.

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 July report was 56%; the latter's was 44%.

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., August 2017) is one month ahead of the reporting period for the investment series (i.e., July 2017.)

According to the latest *Employment Situation* report from the Bureau of Labor Statistics (BLS), the total number of jobs in the U.S. construction sector rose by +28,000 in August. The monthly average increase so far in 2017 has been +17,000, nearly double 2016's +9,000 for the same time frame. The NSA unemployment rate in construction has dropped to 4.7%. A year ago, it was 5.1%. Rebuilding efforts in the Houston area and throughout Florida, after the painfully severe touch-downs of Hurricanes Harvey and Irma, are sure to increase the demand for construction workers. The year-over-year climb in the number of construction jobs in August, at +3.2%, was already more than double the rate of increase for all employment in the economy, +1.4%.

Payroll improvements in two other sectors also suggest further pickups in on-site building work. Hiring by 'architectural and engineering services' firms in August was a robust +3.7% year over year. Additionally, employment with 'machinery and equipment rental firms' moved from being flat year over year at the beginning of 2017 to an advance of +7.1% in the most recent month.

August's month-to-month (m/m) starts decline (-9.8%) was caused by a drop of one-quarter (-25.0%) in commercial work and an almost equally harsh contraction in the institutional (-22.7%) category. Engineering starts (+6.8%) managed a moderate pickup, while industrial (+85.1%) nearly doubled. The gain in manufacturing, however, was on top of a relatively low base.

As for August 2017's large shortfall (-18.5%) compared with August 2016 (i.e., year over year or y/y), commercial (-48.9%), industrial (-42.1%) and institutional (-15.7%) were all to blame. Only heavy engineering/civil work (+14.0%) made forward progress.

The year-to-date (ytd) total starts performance of +1.6% received no help from either commercial (-9.8%) or industrial (-25.2%). But institutional (-1.2%) stayed essentially neutral and engineering (+24.1%) came through with a sizable bump.

Within the engineering category, 'road/highway' (with a 40% share so in 2017) is the largest sub-segment. In August, street starts were -17.5% m/m and -7.5% y/y, but +14.5% ytd. 'Water/sewage' starts account for the second biggest slice (23%) of civil and, most recently, they were +15.7% m/m and +14.9% ytd, but -6.2% y/y. 'Bridges' is another important category within engineering and its August numbers were: -1.2% m/m; but +81.9% y/y; and +45.4% ytd.

The institutional category of starts is dominated by 'schools/colleges' (with a share of 56%). In the latest month, the percentage changes of educational starts were all negative: -27.4% m/m; -20.3% y/y; and -5.9% ytd. 'Hospital/clinic' work accounts for the next largest chunk of institutional (14%) and in August it had a nice uptick m/m (+17.3%) but declines both y/y (-30.5%) and ytd (-17.9%). 'Fire/police/courthouse/prison' work, however, was a source of strength. It managed nothing but increases: +21.8% m/m; +3.9% y/y; and +43.0% ytd. Courthouses (+127.5 ytd) and prisons (+39.8%) did the heavy lifting in that sub-category.

At the top of the food chain in the commercial category to date in 2017 has been 'hotel/motel' work (with a 22% share). The latest figures for accommodation starts have been: +8.8% m/m; 0.0% (i.e., no change) y/y; but an impressive +50.1% ytd. Not far behind 'hotels/motels' for market share of commercial is 'private office buildings' (20%), but that sub-category behaved poorly in August: -59.1% m/m; -74.1% y/y; and -6.0% ytd. 'Retail/shopping', which usually contributes more to the commercial total than its current 14% share, was ahead m/m (+4.5%), but distressingly down both y/y (-67.2%) and ytd (-56.3%). 'Warehouse' work, which includes distribution centers for Internet retail sales, was -35.8% m/m; and -42.8% y/y; but +23.6% ytd. Finally, 'sports stadium' starts also warrant mentioning for nearly doubling ytd (+90.3%).

**TABLE 1: VALUE OF UNITED STATES CONSTRUCTION STARTS — AUGUST 2017 (ConstructConnect™)**

	Jan-Aug 17 (\$ billions)	% Change Jan-Aug 17 vs Jan-Aug 16	% Change Aug 17 vs Aug 16	% Change Aug 17 vs Jul 17
Hotel/Motel	19,721	50.1%	0.0%	8.8%
Retail/Shopping	12,337	-56.3%	-67.2%	4.5%
Parking Garage	1,610	-51.4%	-8.4%	60.5%
Amusement	4,850	15.0%	-9.4%	-51.6%
Private Office	17,540	-6.0%	-74.1%	-59.1%
Government Office	7,440	-21.2%	-42.8%	-23.0%
Laboratory	1,465	-56.8%	-37.0%	-58.4%
Warehouse	11,595	23.6%	-42.8%	-35.8%
Miscellaneous Commercial *	12,651	38.7%	-21.2%	-18.3%
<b>COMMERCIAL (big subset)</b>	<b>89,208</b>	<b>-9.8%</b>	<b>-48.9%</b>	<b>-25.0%</b>
<b>INDUSTRIAL (Manufacturing)</b>	<b>12,127</b>	<b>-25.2%</b>	<b>-42.1%</b>	<b>85.1%</b>
Religious	1,473	30.4%	14.6%	-30.4%
Hospital/Clinic	12,367	-17.9%	-30.5%	17.3%
Nursing/Assisted Living	6,949	9.2%	0.2%	-30.9%
Library/Museum	2,327	7.5%	63.3%	-37.6%
Fire/Police/Courthouse/Prison	5,755	43.0%	3.9%	21.8%
Military	2,765	5.2%	-15.0%	-43.5%
School/College	48,155	-5.9%	-20.3%	-27.4%
Miscellaneous Medical	6,418	37.0%	-13.6%	-1.3%
<b>INSTITUTIONAL</b>	<b>86,209</b>	<b>-1.2%</b>	<b>-15.7%</b>	<b>-22.7%</b>
Miscellaneous Non-residential	4,872	-16.3%	-23.2%	-13.5%
<b>NON-RESIDENTIAL BUILDING</b>	<b>192,417</b>	<b>-7.6%</b>	<b>-34.8%</b>	<b>-20.7%</b>
Airport	6,379	46.5%	-53.9%	18.8%
Road/Highway	42,142	14.5%	-7.5%	-17.5%
Bridge	15,443	45.4%	81.9%	-1.2%
Dam/Marine	3,098	22.8%	4.1%	-47.0%
Water/Sewage	24,427	14.9%	-6.2%	15.7%
Miscellaneous Civil (power, etc.)	13,700	49.6%	358.7%	125.1%
<b>HEAVY ENGINEERING (Civil)</b>	<b>105,189</b>	<b>24.1%</b>	<b>14.0%</b>	<b>6.8%</b>
<b>TOTAL NON-RESIDENTIAL</b>	<b>297,606</b>	<b>1.6%</b>	<b>-18.5%</b>	<b>-9.8%</b>

\* Includes transportation terminals and sports arenas.

Source: ConstructConnect Research Group/Table: ConstructConnect.

Table 2 on page three of this report 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.

The six graphs on page 5 show 12-month moving average trend lines for major type-of-structure categories. Non-residential building is currently heading down more aggressively than heavy engineering is shifting up. 'Retail' and 'private office' buildings have taken notably wrong turns. 'Schools/colleges' and 'hospitals/clinics' have also been losing traction. Moving in the opposite direction, have been 'roads/highways', 'miscellaneous civil' (e.g., pipelines) and 'bridges'.

Table B-3 of August's *Employment Situation* report from the BLS records gains of +2.5% y/y and +2.8% y/y in average hourly and average weekly earnings for all workers (including supervisors) in the U.S. economy. Construction personnel fared better at +2.7% and +3.2%.

Table B-8 of the same report, for production workers only (i.e., omitting bosses), sets out earnings advances of +2.3% hourly and +2.6% weekly economy-wide. Those employed specifically in construction, however, received half a percentage point more hourly, +2.8%, and a full percentage point more weekly, +3.6%.

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 RSMMeans' 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

ConstructConnect has now 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 47,000 followers.

**TABLE 2: VALUE OF UNITED STATES CONSTRUCTION STARTS —  
ConstructConnect™ INSIGHT VERSION — AUGUST 2017  
ARRANGED TO MATCH THE ALPHABETICAL CATEGORY DROP-DOWN MENUS IN INSIGHT**

	Jan-Aug 17 (\$ billions)	% Change Jan-Aug 17 vs Jan-Aug 16	% Change Aug 17 vs Aug 16	% Change Aug 17 vs Jul 17
<b>Summary</b>				
CIVIL	105.189	24.1%	14.0%	6.8%
NON-RESIDENTIAL BUILDING	192.417	-7.6%	-34.8%	-20.7%
RESIDENTIAL	205.216	11.0%	6.9%	-9.0%
<b>GRAND TOTAL</b>	<b>502.823</b>	<b>5.2%</b>	<b>-8.7%</b>	<b>-9.4%</b>
<b>Verticals</b>				
Airport	6.379	46.5%	-53.9%	18.8%
All Other Civil	7.645	-6.2%	146.5%	12.2%
Bridges	15.443	45.4%	81.9%	-1.2%
Dams / Canals / Marine Work	3.098	22.8%	4.1%	-47.0%
Power Infrastructure	6.054	504.5%	1044.0%	649.7%
Roads	42.142	14.5%	-7.5%	-17.5%
Water and Sewage Treatment	24.427	14.9%	-6.2%	15.7%
<b>CIVIL</b>	<b>105.189</b>	<b>24.1%</b>	<b>14.0%</b>	<b>6.8%</b>
Offices (private)	17.540	-6.0%	-74.1%	-59.1%
Parking Garages	1.610	-51.4%	-8.4%	60.5%
Transportation Terminals	2.784	-29.2%	-37.7%	-20.8%
<b>Commercial (small subset)</b>	<b>21.934</b>	<b>-15.3%</b>	<b>-65.6%</b>	<b>-47.0%</b>
Amusement	4.850	15.0%	-9.4%	-51.6%
Libraries / Museums	2.327	7.5%	63.3%	-37.6%
Religious	1.473	30.4%	14.6%	-30.4%
Sports Arenas / Convention Centers	9.868	90.3%	0.2%	-16.1%
<b>Community</b>	<b>18.517</b>	<b>45.9%</b>	<b>6.7%</b>	<b>-40.4%</b>
College / University	14.225	-15.5%	-27.5%	5.3%
Elementary / Pre School	14.394	-10.1%	-5.8%	-31.5%
Jr / Sr High School	18.412	6.7%	-31.5%	-43.9%
Special / Vocational	1.124	3.3%	176.8%	43.4%
<b>Educational</b>	<b>48.155</b>	<b>-5.9%</b>	<b>-20.3%</b>	<b>-27.4%</b>
Courthouses	2.157	127.5%	-23.3%	64.8%
Fire and Police Stations	1.738	-0.5%	-43.3%	-33.8%
Government Offices	7.440	-21.2%	-42.8%	-23.0%
Prisons	1.859	39.8%	130.7%	96.7%
<b>Government</b>	<b>13.195</b>	<b>-2.0%</b>	<b>-30.7%</b>	<b>-10.1%</b>
Industrial Labs / Labs / School Labs	1.465	-56.8%	-37.0%	-58.4%
Manufacturing	12.127	-25.2%	-42.1%	85.1%
Warehouses	11.595	23.6%	-42.8%	-35.8%
<b>Industrial</b>	<b>25.187</b>	<b>-13.1%</b>	<b>-42.3%</b>	<b>-12.1%</b>
Hospitals / Clinics	12.367	-17.9%	-30.5%	17.3%
Medical Misc.	6.418	37.0%	-13.6%	-1.3%
Nursing Homes	6.949	9.2%	0.2%	-30.9%
<b>Medical</b>	<b>25.735</b>	<b>-1.5%</b>	<b>-15.8%</b>	<b>-10.7%</b>
<b>Military</b>	<b>2.765</b>	<b>5.2%</b>	<b>-15.0%</b>	<b>-43.5%</b>
Hotels	19.721	50.1%	0.0%	8.8%
Retail Misc.	4.872	-16.3%	-23.2%	-13.5%
Shopping	12.337	-56.3%	-67.2%	4.5%
<b>Retail</b>	<b>36.929</b>	<b>-21.7%</b>	<b>-47.1%</b>	<b>2.3%</b>
<b>NON-RESIDENTIAL BUILDING</b>	<b>192.417</b>	<b>-7.6%</b>	<b>-34.8%</b>	<b>-20.7%</b>
Multi-Family	68.420	15.9%	-5.8%	-10.3%
Single-Family	136.797	8.7%	12.3%	-8.5%
<b>RESIDENTIAL</b>	<b>205.216</b>	<b>11.0%</b>	<b>6.9%</b>	<b>-9.0%</b>
<b>NON-RESIDENTIAL</b>	<b>297.606</b>	<b>1.6%</b>	<b>-18.5%</b>	<b>-9.8%</b>
<b>GRAND TOTAL</b>	<b>502.823</b>	<b>5.2%</b>	<b>-8.7%</b>	<b>-9.4%</b>

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.

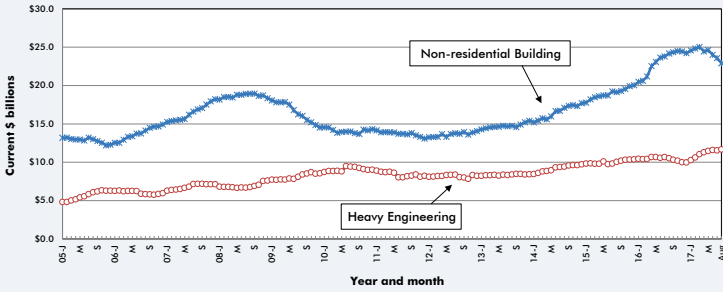
**TABLE 3: ConstructConnect's TOP 10 PROJECT STARTS IN AUGUST 2017**

LOCATION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S*	DOLLARS 000,000S
<b>New York</b> Dover Plains	Engineering/Civil	Cricket Valley Energy - Electric Power Plant (4 structures) 22410 Rte 22 Advanced Power Services	*	\$1,584
New York	Residential	Lexington Gardens 2 (1 structure; 15 stories; 400 units) 1477 Park Ave Tahl Propp Equities	412	\$195
<b>North Carolina</b> Charlotte	Residential	Liberty Charlotte South Park (3 structures; 9 stories; 685 units) 6010 Fairview Rd Liberty Senior Living	457	\$205
<b>Michigan</b> Saginaw	Engineering/Civil	Saginaw Trail Pipeline Michigan Public Service Commission	*	\$610
Grayling	Industrial	Arauco MDP Plant (1 structure) 4440 W 4 Mile Rd. Arauco North America	820	\$400
<b>Alabama</b> Birmingham	Engineering/Civil	CBD I-20 /59 Bridge Replacements and Approaches (Phase III) (4 structures) Alabama Department of Transportation (ALDOT)	*	\$475
<b>Minnesota</b> Minneapolis	Engineering/Civil	TH 35W from 72 Ft S of E 43rd St to 520 Ft E of Chicago Ave S (4 structures) TH 35W Minnesota Department of Transportation - Metro District	*	\$239
<b>Texas</b> Dallas	Engineering/Civil	Phase III-B Solids Management Improvements (2 structures) 6500 W Singleton Blvd Trinity River Authority	*	\$196
<b>Oregon</b> Portland	Retail	Hyatt Regency (2 structures; 20 stories; 1,019 units) 777 NE Martin Luther King Jr Blvd Schlesinger Companies	440	\$220
<b>California</b> Culver City	Residential	Ivy Station (6 structures; 16 stories; 1,948 units) 8824 National Blvd Lowe Enterprises Real Estate Main Office	500	\$300
<b>TOTALS:</b>			<b>2,629</b>	<b>\$4,424</b>

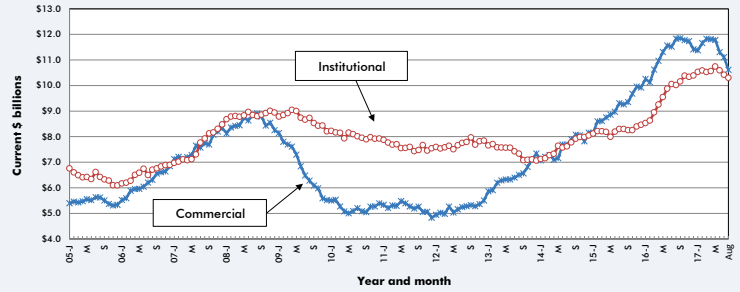
\*A square footage measure does not apply for alteration and most engineering/civil work.

Source: ConstructConnect/Table: ConstructConnect.

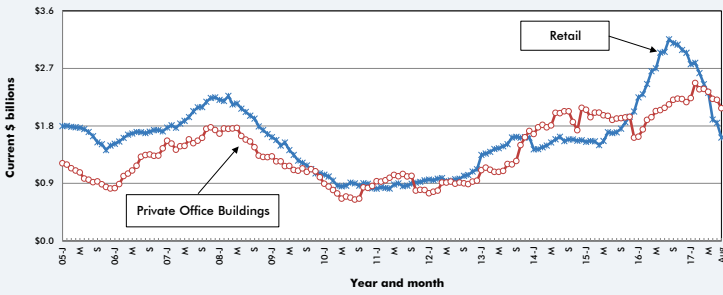
**GRAPH 1: U.S. NON-RESIDENTIAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)**



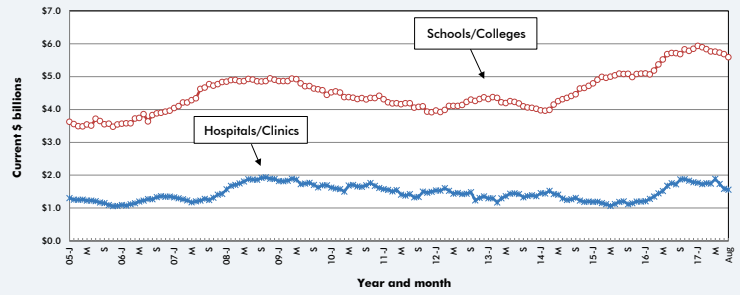
**GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)**



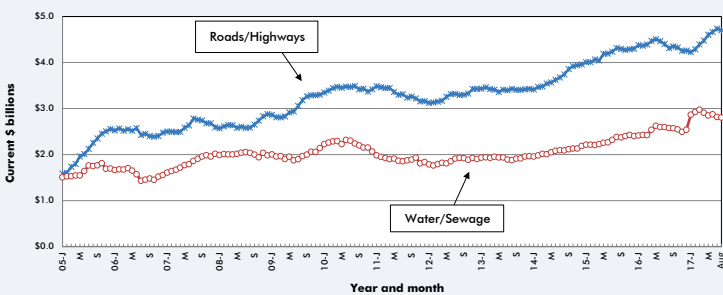
**GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)**



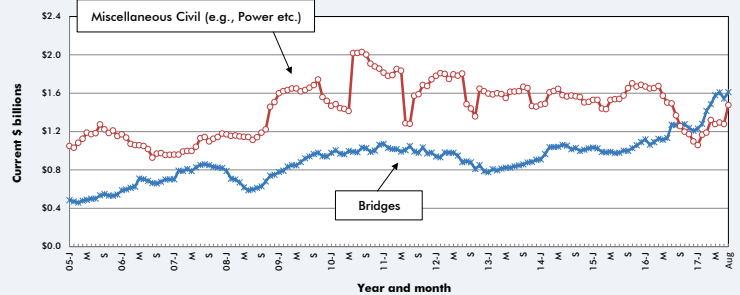
**GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)**



**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.

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

	Jan-Aug 2016	Jan-Aug 2017	% Change
Connecticut	\$2,033,975,400	\$3,877,607,605	90.6%
Maine	\$797,224,860	\$844,577,095	5.9%
Massachusetts	\$6,901,650,131	\$6,722,919,746	-2.6%
New Hampshire	\$1,131,598,234	\$708,249,814	-37.4%
Rhode Island	\$505,140,907	\$691,043,113	36.8%
Vermont	\$599,844,804	\$551,537,220	-8.1%
<b>Total New England</b>	<b>\$11,969,434,336</b>	<b>\$13,395,934,593</b>	<b>11.9%</b>
New Jersey	\$7,395,971,104	\$6,987,997,419	-5.5%
New York	\$16,702,160,913	\$24,732,447,302	48.1%
Pennsylvania	\$10,140,779,303	\$9,983,370,737	-1.6%
<b>Total Middle Atlantic</b>	<b>\$34,238,911,320</b>	<b>\$41,703,815,458</b>	<b>21.8%</b>
<b>TOTAL NORTHEAST</b>	<b>\$46,208,345,656</b>	<b>\$55,099,750,051</b>	<b>19.2%</b>
Illinois	\$8,842,914,303	\$9,977,872,790	12.8%
Indiana	\$4,596,294,889	\$4,486,992,291	-2.4%
Michigan	\$7,794,744,330	\$12,342,430,175	58.3%
Ohio	\$9,027,688,908	\$9,388,532,221	4.0%
Wisconsin	\$5,974,156,286	\$6,486,894,784	8.6%
<b>Total East North Central</b>	<b>\$36,235,798,716</b>	<b>\$42,682,722,261</b>	<b>17.8%</b>
Iowa	\$3,771,616,058	\$3,672,394,993	-2.6%
Kansas	\$2,719,264,196	\$2,139,698,296	-21.3%
Minnesota	\$6,110,030,625	\$5,840,986,676	-4.4%
Missouri	\$5,435,750,679	\$5,221,625,940	-3.9%
Nebraska	\$2,175,283,268	\$2,588,041,649	19.0%
North Dakota	\$1,747,751,934	\$1,248,660,553	-28.6%
South Dakota	\$1,092,887,286	\$1,098,928,540	0.6%
<b>Total West North Central</b>	<b>\$23,052,584,046</b>	<b>\$21,810,336,647</b>	<b>-5.4%</b>
<b>TOTAL MIDWEST</b>	<b>\$59,288,382,762</b>	<b>\$64,493,058,908</b>	<b>8.8%</b>
Delaware	\$706,069,878	\$1,016,077,803	43.9%
District of Columbia	\$1,640,193,494	\$1,759,565,317	7.3%
Florida	\$17,588,303,305	\$19,813,890,444	12.7%
Georgia	\$10,139,947,832	\$7,695,021,971	-24.1%
Maryland	\$8,105,699,095	\$4,464,932,177	-44.9%
North Carolina	\$9,856,807,843	\$8,972,028,674	-9.0%
South Carolina	\$4,552,913,303	\$5,382,987,161	18.2%
Virginia	\$7,141,480,944	\$7,205,253,880	0.9%
West Virginia	\$739,346,645	\$774,385,267	4.7%
<b>Total South Atlantic</b>	<b>\$60,470,762,339</b>	<b>\$57,084,142,694</b>	<b>-5.6%</b>
Alabama	\$3,268,057,700	\$3,658,360,461	11.9%
Kentucky	\$4,900,061,937	\$2,518,378,615	-48.6%
Mississippi	\$2,044,802,221	\$1,626,078,017	-20.5%
Tennessee	\$5,777,661,490	\$4,133,508,256	-28.5%
<b>Total East South Central</b>	<b>\$15,990,583,348</b>	<b>\$11,936,325,349</b>	<b>-25.4%</b>
Arkansas	\$1,955,435,435	\$1,943,354,069	-0.6%
Louisiana	\$6,006,695,777	\$4,215,949,612	-29.8%
Oklahoma	\$3,453,099,991	\$4,510,259,433	30.6%
Texas	\$35,973,166,368	\$31,060,417,389	-13.7%
<b>Total West South Central</b>	<b>\$47,388,397,571</b>	<b>\$41,729,980,503</b>	<b>-11.9%</b>
<b>TOTAL SOUTH</b>	<b>\$123,849,743,258</b>	<b>\$110,750,448,546</b>	<b>-10.6%</b>
Arizona	\$4,500,481,322	\$4,452,169,491	-1.1%
Colorado	\$4,700,502,145	\$4,553,342,505	-3.1%
Idaho	\$1,047,150,512	\$1,043,114,499	-0.4%
Montana	\$885,812,505	\$740,458,860	-16.4%
Nevada	\$3,113,656,290	\$2,116,524,343	-32.0%
New Mexico	\$1,227,533,464	\$1,373,690,183	11.9%
Utah	\$4,125,436,762	\$4,039,486,315	-2.1%
Wyoming	\$1,191,078,011	\$754,231,702	-36.7%
<b>Total Mountain</b>	<b>\$20,791,651,011</b>	<b>\$19,073,017,898</b>	<b>-8.3%</b>
Alaska	\$1,136,034,673	\$1,358,324,399	19.6%
California	\$27,865,517,491	\$34,086,512,928	22.3%
Hawaii	\$2,407,336,837	\$1,273,220,498	-47.1%
Oregon	\$3,893,405,476	\$4,185,279,655	7.5%
Washington	\$7,449,389,812	\$7,286,571,572	-2.2%
<b>Total Pacific</b>	<b>\$42,751,684,289</b>	<b>\$48,189,909,052</b>	<b>12.7%</b>
<b>TOTAL WEST</b>	<b>\$63,543,335,300</b>	<b>\$67,262,926,950</b>	<b>5.9%</b>
<b>TOTAL U.S.</b>	<b>\$292,889,806,976</b>	<b>\$297,606,184,455</b>	<b>1.6%</b>

\*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 — AUGUST 2017 — ConstructConnect™**  
**BILLIONS OF CURRENT \$\$, NOT SEASONALLY ADJUSTED (NSA)**

	Latest month actuals			Moving averages (placed in end month)						Year to Date	
	Jun 17	Jul 17	Aug 17	Jun 17	3-months Jul 17	Aug 17	Jun 17	12-months Jul 17	Aug 17	Jan-Aug 2016	Jan-Aug 2017
Single Family	20,136	19,175	17,543	18,990	19,189	18,951	16,138	16,316	16,476	125,838	136,797
month-over-month % change	10.3%	-4.8%	-8.5%	6.7%	1.6%	-1.2%	1.2%	1.1%	1.0%		
year-over-year % change	13.4%	12.5%	12.3%	9.4%	11.8%	12.8%	6.4%	7.6%	8.8%	7.3%	8.7%
Apartment	11,798	6,944	6,230	9,265	8,612	8,324	8,149	8,056	8,024	59,053	68,420
month-over-month % change	66.3%	-41.1%	-10.3%	2.8%	-7.1%	-3.3%	4.2%	-1.1%	-0.4%		
year-over-year % change	50.1%	-13.9%	-5.8%	14.1%	10.0%	10.8%	21.4%	17.4%	13.5%	47.4%	15.9%
<b>TOTAL RESIDENTIAL</b>	<b>31,933</b>	<b>26,118</b>	<b>23,773</b>	<b>28,155</b>	<b>27,800</b>	<b>27,275</b>	<b>24,288</b>	<b>24,372</b>	<b>24,500</b>	<b>184,891</b>	<b>205,216</b>
month-over-month % change	26.0%	-18.2%	-9.0%	5.4%	-1.3%	-1.9%	2.2%	0.3%	0.5%		
year-over-year % change	24.7%	4.0%	6.9%	10.0%	11.2%	12.2%	11.0%	10.7%	10.3%	17.5%	11.0%
Hotel/Motel	2,338	1,243	1,353	2,487	1,807	1,645	2,341	2,235	2,235	13,140	19,721
month-over-month % change	27.0%	-46.8%	8.8%	-29.5%	-27.3%	-9.0%	2.8%	-4.5%	0.0%		
year-over-year % change	47.6%	-50.7%	0.0%	39.3%	-6.7%	-9.6%	52.1%	34.0%	32.6%	68.0%	50.1%
Retail/Shopping	1,675	1,281	1,338	1,574	1,482	1,431	1,899	1,848	1,619	28,216	12,337
month-over-month % change	12.4%	-23.5%	4.5%	5.5%	-5.9%	-3.4%	18.1%	-2.7%	-12.4%		
year-over-year % change	-75.0%	-32.3%	-67.2%	-64.9%	-62.0%	-66.1%	-35.6%	-37.6%	-48.7%	92.6%	-56.3%
Parking Garages	0,067	0,091	0,146	0,319	0,171	0,101	0,277	0,238	0,237	3,310	1,610
month-over-month % change	-81.0%	34.9%	60.5%	-16.1%	-46.4%	-40.7%	-10.6%	-14.1%	-0.5%		
year-over-year % change	-85.5%	-83.7%	-8.4%	-58.0%	-71.4%	-74.3%	-27.7%	-25.8%	-27.8%	26.3%	-51.4%
Amusement	0,680	0,900	0,436	0,647	0,727	0,672	0,577	0,595	0,592	4,216	4,850
month-over-month % change	12.9%	32.4%	-51.6%	6.1%	12.5%	-7.6%	2.7%	3.1%	-0.6%		
year-over-year % change	36.5%	31.9%	-21.2%	20.7%	26.8%	-10.6%	0.2%	1.0%	0.5%	-57.6%	15.0%
Office	1,947	1,349	0,551	1,787	1,568	1,282	2,221	2,209	2,077	18,664	17,540
month-over-month % change	38.3%	-30.7%	-59.1%	-7.8%	-12.3%	-18.2%	-4.7%	-0.6%	-5.9%		
year-over-year % change	-40.5%	-10.2%	-74.1%	-25.1%	-30.1%	-44.3%	8.5%	6.1%	-2.8%	50.7%	-6.0%
Governmental Offices	0,967	1,068	0,823	0,931	0,974	0,953	1,021	0,976	0,925	9,443	7,440
month-over-month % change	9.0%	10.5%	-23.0%	-5.3%	4.7%	-2.2%	-1.4%	-4.4%	-5.3%		
year-over-year % change	-15.6%	-33.7%	-42.8%	-12.1%	-20.7%	-31.9%	-0.4%	-4.7%	-8.8%	21.1%	-21.2%
Laboratories	0,408	0,175	0,073	0,286	0,316	0,219	0,162	0,169	0,166	3,393	1,465
month-over-month % change	11.8%	-57.1%	-63.4%	29.5%	16.2%	-27.5%	5.8%	2.6%	0.8%		
year-over-year % change	152.5%	112.2%	-37.0%	24.9%	42.2%	82.3%	-53.8%	-51.4%	-52.8%	125.2%	-56.8%
Warehouse	0,970	1,595	1,024	1,260	1,285	1,196	1,433	1,481	1,417	9,377	11,595
month-over-month % change	-24.8%	64.5%	-35.8%	-24.2%	1.9%	-6.9%	-0.2%	3.3%	-4.3%		
year-over-year % change	-3.5%	56.5%	-42.8%	2.7%	5.8%	-5.9%	-1.1%	13.3%	2.8%	16.2%	23.6%
Misc Commercial	1,216	0,546	0,446	2,241	1,735	0,736	1,375	1,357	1,347	9,119	12,651
month-over-month % change	-64.7%	-55.1%	-18.3%	-19.8%	-22.6%	-57.6%	0.5%	-1.3%	-0.7%		
year-over-year % change	6.7%	-28.5%	-21.2%	96.5%	77.7%	-10.6%	6.2%	77.1%	10.2%	-17.9%	38.7%
<b>TOTAL COMMERCIAL</b>	<b>10,267</b>	<b>8,248</b>	<b>6,190</b>	<b>11,532</b>	<b>10,065</b>	<b>8,235</b>	<b>11,307</b>	<b>11,109</b>	<b>10,615</b>	<b>98,880</b>	<b>89,208</b>
month-over-month % change	-12.1%	-19.7%	-25.0%	-15.0%	-12.7%	-18.2%	-4.0%	-1.8%	-4.4%		
year-over-year % change	-35.8%	-22.4%	-48.9%	-15.2%	-22.0%	-36.2%	-2.2%	-3.6%	-10.3%	30.2%	-9.8%
<b>TOTAL INDUSTRIAL (Manufacturing)</b>	<b>1,127</b>	<b>0,472</b>	<b>0,873</b>	<b>1,058</b>	<b>0,911</b>	<b>0,824</b>	<b>1,419</b>	<b>1,396</b>	<b>1,343</b>	<b>16,210</b>	<b>12,127</b>
month-over-month % change	-0.6%	-58.2%	85.1%	-37.1%	-13.9%	-9.6%	1.6%	-1.6%	-3.8%		
year-over-year % change	30.9%	-36.7%	-42.1%	-68.7%	-2.7%	-20.6%	-13.2%	-13.2%	-20.8%	48.6%	-25.2%
Religious	0,274	0,184	0,128	0,252	0,211	0,195	0,168	0,172	0,173	1,130	1,473
month-over-month % change	56.4%	-33.0%	-30.4%	29.5%	-16.2%	-7.5%	5.8%	2.6%	0.8%		
year-over-year % change	67.2%	39.5%	14.6%	51.4%	29.9%	43.8%	20.5%	23.9%	24.5%	-2.2%	30.4%
Hospitals/Clinics	1,212	0,540	0,633	2,050	1,663	0,795	1,733	1,584	1,561	15,069	12,367
month-over-month % change	-62.5%	-55.5%	17.3%	-14.9%	-18.9%	-52.2%	-8.3%	-8.6%	-1.5%		
year-over-year % change	-60.7%	-76.8%	-30.5%	-4.6%	-28.0%	-62.3%	3.4%	-10.0%	-9.3%	70.7%	-17.9%
Nursing/Assisted Living	1,156	1,063	0,735	1,009	1,007	0,985	0,835	0,860	0,860	6,364	6,949
month-over-month % change	44.0%	-8.0%	-30.9%	20.8%	-0.2%	-2.3%	5.4%	3.0%	0.0%		
year-over-year % change	81.1%	38.5%	-9.2%	18.1%	23.9%	38.1%	25.4%	8.6%	12.2%	88.4%	9.2%
Libraries/Museums	0,382	0,389	0,243	0,272	0,313	0,338	0,272	0,272	0,281	2,165	2,327
month-over-month % change	126.4%	1.9%	-37.6%	-7.5%	15.2%	7.9%	-6.4%	7.2%	2.9%		
year-over-year % change	-35.2%	129.8%	63.3%	-28.2%	-13.2%	11.7%	-17.1%	-12.4%	-3.5%	29.4%	7.5%
Fire/Police/Courthouse/Prison	0,604	0,433	0,527	0,695	0,548	0,521	0,655	0,644	0,644	4,025	5,755
month-over-month % change	-0.5%	-28.4%	21.8%	14.0%	-21.1%	-4.9%	-1.1%	-2.0%	0.3%		
year-over-year % change	-12.3%	-26.6%	3.9%	20.1%	-14.7%	-12.4%	25.7%	33.1%	30.6%	-3.8%	43.0%
Military	0,459	0,531	0,300	0,454	0,543	0,430	0,422	0,406	0,401	2,629	2,765
month-over-month % change	-28.4%	15.7%	-43.5%	20.4%	19.9%	-20.9%	0.9%	-3.9%	-1.1%		
year-over-year % change	24.9%	-27.0%	-15.0%	27.0%	20.4%	-10.9%	-5.0%	-15.5%	-11.9%	-11.7%	5.2%
Schools/Colleges	8,587	6,036	4,383	7,854	7,546	6,335	5,727	5,683	5,590	51,185	48,155
month-over-month % change	7.1%	-29.7%	-27.4%	14.9%	-3.9%	-16.0%	-0.6%	-0.8%	-1.6%		
year-over-year % change	-4.4%	-7.9%	-20.3%	-5.2%	-4.1%	-9.7%	0.8%	-0.6%	-2.1%	17.0%	-5.9%
Misc Medical	0,678	0,674	0,665	0,848	0,810	0,673	0,804	0,805	0,796	4,686	6,418
month-over-month % change	-37.0%	-0.7%	-1.3%	-4.4%	-4.5%	-17.0%	0.7%	0.1%	-1.1%		
year-over-year % change	11.1%	-2.0%	-13.6%	65.7%	36.5%	-12.5%	84.4%	72.2%	66.0%	71.0%	37.0%
<b>TOTAL INSTITUTIONAL</b>	<b>13,353</b>	<b>9,850</b>	<b>7,614</b>	<b>13,434</b>	<b>12,642</b>	<b>10,272</b>	<b>10,599</b>	<b>10,425</b>	<b>10,307</b>	<b>87,252</b>	<b>86,209</b>
month-over-month % change	-9.3%	-26.2%	-22.7%	8.2%	-5.9%	-18.7%	-1.4%	-1.6%	-1.1%		
year-over-year % change	-11.7%	-17.4%	-15.7%	2.1%	-4.2%	-14.6%	7.3%	3.7%	2.9%	27.1%	-1.2%
Misc Non Residential	0,597	0,686	0,594	0,731	0,731	0,626	0,674	0,657	0,642	5,819	4,872
month-over-month % change	-34.2%	14.9%	-13.5%	3.1%	-0.1%	-14.4%	-2.1%	-2.6%	-2.3%		
year-over-year % change	-22.2%	-23.3%	-23.2%	-0.1%	-9.9%	-22.9%	17.3%	6.9%	0.8%	90.5%	-16.3%
<b>TOTAL NON-RES BUILDING</b>	<b>25,345</b>	<b>19,256</b>	<b>15,270</b>	<b>26,755</b>	<b>24,349</b>	<b>19,957</b>	<b>23,999</b>	<b>23,587</b>	<b>22,907</b>	<b>208,161</b>	<b>192,417</b>
month-over-month % change	-10.9%	-24.0%	-20.7%	-5.7%	-9.9%	-18.0%	-2.5%	-1.9%	-2.9%		
year-over-year % change	-22.6%	-20.4%	-34.8%	-13.3%	-12.6%	-25.5%	1.3%	-0.9%	-5.3%	31.3%	-7.6%
Airports	0,422	0,707	0,839	0,555	0,627	0,656	0,808	0,805	0,723	4,356	6,379
month-over-month % change	-43.9%	67.3%	18.8%	-29.4%	13.0%	4.6%	0.0%	-0.3%	-10.2%		
year-over-year % change	0.2%	-4.4%	-53.9%	105.8%	29.2%	-34.0%	83.9%	68.9%	25.7%	122.5%	46.5%
Roads/Highways	5,773	5,717	4,719	6,389	6,418	5,403	4,663	4,736	4,704	36,804	42,142
month-over-month % change	-25.6%	-1.0%	-17.5%	4.6%	0.5%	-15.8%	1.4%	1.6%	-0.7%		
year-over-year % change	15.0%	18.0%	-7.5%	20.1%	19.3%	8.3%	4.4%	7.6%	9.1%	0.4%	14.5%
Bridges	1,408	1,792	1,771	1,917	1,785	1,657	1,608	1,544	1,610	10,621	15,443
month-over-month % change	-34.6%	27.3%	-1.2%	-23.8%	-6.9%	-7.2%	1.8%	-4.0%	4.3%		
year-over-year % change	32.3%	-30.1%	81.9%	66.8%	14.9%	8.0%	41.9%	21.6%	27.0%	25.2%	45.4%
Dams/Marine	0,236	0,661	0,351	0,455	0,476	0,416	0,336	0,358	0,360	2,524	3,098
month-over-month % change	-55.4%	180.0%	-47.0%	-2.3%	4.6%	-12.5%	-5.0%	6.8%	0.3%		
year-over-year % change	-47.2%	70.6%	4.1%	13.3%	19.3%	6.5%	-22.4%	-17.1%	-14.5%	-32.6%	22.8%
Water/Sewage	2,887	2,348	2,717	2,899	2,750	2,651	2,875	2,817	2,802	21,268	24,427
month-over-month % change	-4.3%	-18.7%	15.7%	7.2%	-5.1%	-3.6%	0.8%	-2.0%	-0.5%		
year-over-year % change	10.9%	-22.7%	-6.3%	-12.2%	-11.6%	-6.9%	10.7%	8.4%	8.7%	11.0%	14.9%
Misc Civil (Power, etc.)	0,975	1,351	3,040	1,611	1,067	1,788	1,295	1,278	1,474	9,157	13,700
month-over-month % change	11.4%	38.6%	125.1%	-12.8%	-33.8%	67.7%	1.3%	-1.3%	15.5%		
year-over-year % change	24.8%	-13.1%	358.7%	36.1%	-13.5%	79.0%	-13.8%	-14.4%	7.9%	-29.5%	