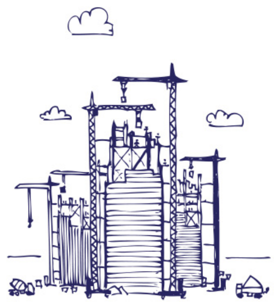
Construction Industry Snapshot

Issued: November 2017
(based on October Starts Stats)

Thanks to Mega Projects, ConstructConnect's October Year-to-date Starts +10.2%

ConstructConnect announced today that October's volume of construction starts, excluding residential activity, **was $34.1 billion**. The month-to-month change versus September was -23.3%. The usual weather-related seasonality played no role in total starts during the latest two months. Instead, the totals for both September and October were driven by groundbreakings on ultra-large projects.



	Commercial	Retail	Private Office	Hotel & Motel	Industrial	Institutional	Schools	Hospitals & Clinics	Heavy Engineering	Total Non-Residential
Oct 2017 vs. Sep 2017	0%	-12%	-58%	-8%	-37%	-3%	+1%	+4%	-38%	-23%
Jan - Oct 2017 vs. Jan - Oct 2016	-6%	-50%	-5%	+36%	+84%	0%	-3%	-21%	+28%	+10%
Jan -Oct 2016 vs. Jan -Oct 2015	+23%	+64%	+47%	+48%	+36%	+27%	+17%	+75%	-2%	+17%

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October's Notable Points

- October's month-to-month (m/m) overall starts decrease (-23.3%) originated in the heavy engineering (-37.8%) and industrial (-36.9%) type-of-structure categories. Institutional (-3.2%) was down, but to a minor degree, and commercial (+0.1%) was flat.
- The large negative swings in industrial and civil were due to four mega projects. In industrial, September's $10 billion petrochemical plant beat October $6 billion ethane cracker. In civil, September featured a pipeline and an airport terminal, for a combined $7 billion, that had no counterparts in October.

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Thanks to Mega Projects, ConstructConnect's October Year-to-date Starts +10.2%

ConstructConnect announced today that October's volume of construction starts, excluding residential activity, was $34.1 billion. The month-to-month change versus September was -23.3%. Compared with October of last year, though, this year's latest month was +5.1%.

The usual weather-related seasonality played no role in total starts during the latest two months. Instead, the totals for both September and October were driven by groundbreakings on ultra-large projects. September's data included three mega projects, including a $10 billion petrochemical plant for Exxon Mobil in Texas. Appearing in October's starts statistics was another petrochemical plant, but this time for Shell in Pennsylvania, valued at $6 billion.

Relative to the first ten months of 2016, year-to-date starts in 2017 have been +10.2%.

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 larger share of total construction than residential activity. The former's combined proportion of total put-in-place construction in the Census Bureau's September report was 58%; the latter's was 42%.

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

As reported in the latest *Employment Situation* report from the Bureau of Labor Statistics, the total number of U.S. construction jobs rose by +11,000 in October. This year's monthly average gain in on-site work has been +15,000, a modest step up from 2016's +12,000 for January-through-October. In the latest month, the 'hard hat' sector's unemployment rate tightened to 4.5%, down a notch from September's 4.7% and a significant improvement over October 2016's 5.7%. The latest month's 4.5% figure tied it with June of this year and July of last year for lowest construction jobless level in eleven years, dating back to October 2006 (also 4.5%).

U.S. construction's year-over-year climb in employment, at +2.8%, is occurring at exactly twice the speed of the nation's total jobs increase, +1.4%. Offering further encouragement for construction firms has been the hiring undertaken by 'architectural and engineering' enterprises. Design activity is an out-front predictor, since there can't be field work without assembly instructions. Largely influenced by homebuilding and renovation efforts, jobs with 'building material and garden equipment stores' are +1.9%. And employment in 'real estate' is +2.3%.

October's month-to-month (m/m) overall starts decrease (-23.3%) originated in the heavy engineering (-37.8%) and industrial (-36.9%) type-of-structure categories. Institutional (-3.2%) was down, but to a minor degree, and commercial (+0.1%) was flat. The large negative swings in industrial and civil were due to four mega projects. In industrial, September's $10 billion petrochemical plant beat October's $6 billion ethane cracker. In civil, September featured a pipeline and an airport terminal, for a combined $7 billion, that had no counterparts in October.

Turning to October 2017's +5.1% versus October 2016 (y/y), thanks go to industrial (+869.5%) and heavy engineering (+10.6%), as institutional (-27.6%) and commercial (-18.4%) fell behind.

Year-to-date (ytd) total starts (+10.2%) have been led by industrial (+83.7%) and engineering (+27.7%), with institutional standing still (+0.4%) and commercial shuffling backwards (-5.5%).

Within the heavy engineering type-of-structure category, 'road/highway' work has been dominant so far in 2017 (i.e., with a 38% share). In October, street starts were -10.5% m/m, but +1.3% y/y and +12.0% ytd. Playing second fiddle in civil to date in 2017 has been 'water/sewage' (a 22% slice), which in October was -2.8% y/y, but +6.6% m/m and +10.7% ytd.

'Bridge' starts in the latest month had a rocky performance m/m (-21.4%), but they were okay y/y (+5.2%) and outstanding ytd (+42.2%). There was a similar, but more exaggerated pattern for 'airport' starts in October: -73.8% m/m; but +24.8% y/y; and +105.4% ytd.

'Schools/colleges' have accounted for more than half (55%) of institutional starts to date this year. In October, groundbreakings on education facilities were -29.0% y/y and -3.4% ytd, but +1.2% m/m. Runner-up 'hospital/clinic' initiations (with a 14% portion of institutional so far in 2017) were -43.7% y/y and -20.6% ytd, but +3.5% m/m in October.

The 'hotel/motel' and 'private office' sub-categories have been almost equally important to commercial starts through October of this year (shares of 21% and 19% respectively). The former in the latest month was -7.5% m/m and -9.7% y/y, but +36.4% ytd. The latter was -58.3% m/m, -67.3% y/y and -4.8% ytd. 'Retail/shopping' and 'warehouses' have also carried equal weight within commercial (each accounting for a 14% share). Warehouse starts (-14.3% m/m; -41.9% y/y, but +25.7% ytd), however, have done better than store starts (-12.4% m/m; -33.7% y/y; and -50.3% ytd). Notice that ytd 'bricks and mortar' retail starts are down by half.

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

	Jan-Oct 17 ($ billions)	% Change Jan-Oct 17 vs Jan-Oct 16	% Change Oct 17 vs Oct 16	% Change Oct 17 vs Sep 17
Hotel/Motel	23.425	36.4%	-9.7%	-7.5%
Retail/Shopping	16.090	-50.3%	-33.7%	-12.4%
Parking Garage	2.498	-36.6%	73.8%	141.6%
Amusement	6.080	14.9%	-42.2%	-26.5%
Private Office	21.847	-4.8%	-67.3%	-58.3%
Government Office	9.326	-15.2%	-5.3%	15.7%
Laboratory	2.232	-37.9%	105.2%	104.7%
Warehouse	15.592	25.7%	-41.9%	-14.3%
Miscellaneous Commercial *	15.498	48.5%	199.5%	192.4%
COMMERCIAL (big subset)	**112.587**	**-5.5%**	**-18.4%**	**0.1%**
INDUSTRIAL (Manufacturing)	**32.715**	**83.7%**	**869.5%**	**-36.9%**
Religious	1.812	25.2%	-8.5%	46.8%
Hospital/Clinic	15.104	-20.6%	-43.7%	3.5%
Nursing/Assisted Living	8.817	9.9%	-39.2%	-21.8%
Library/Museum	3.018	14.9%	1.3%	-34.8%
Fire/Police/Courthouse/Prison	7.148	40.6%	-10.6%	-1.1%
Military	4.186	7.2%	34.3%	14.8%
School/College	58.915	-3.4%	-29.0%	1.2%
Miscellaneous Medical	8.988	39.4%	-42.4%	-26.8%
INSTITUTIONAL	**107.988**	**0.4%**	**-27.6%**	**-3.2%**
Miscellaneous Non-residential	6.364	-13.5%	-28.1%	-22.9%
NON-RESIDENTIAL BUILDING	**259.655**	**3.1%**	**3.0%**	**-15.2%**
Airport	11.989	105.4%	24.8%	-73.8%
Road/Highway	50.057	12.0%	1.3%	-10.5%
Bridge	17.652	42.2%	5.2%	-21.4%
Dam/Marine	4.001	28.7%	60.0%	121.7%
Water/Sewage	28.729	10.7%	-2.8%	6.6%
Miscellaneous Civil (power, etc.)	19.409	72.4%	46.0%	-63.1%
HEAVY ENGINEERING (Civil)	**131.838**	**27.7%**	**10.6%**	**-37.8%**
TOTAL NON-RESIDENTIAL	**391.493**	**10.2%**	**5.1%**	**-23.3%**

* 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. In Graph 1, the 'non-residential building' curve has straightened out despite 'institutional' and 'commercial' tailing off in Graph 2. A big spike in industrial starts (not shown separately in any of the graphs) has come to the rescue. Also, 'heavy engineering' has been trending upwards, aided by 'airport', 'bridge' and 'miscellaneous civil' (e.g., pipeline) starts, even as 'roads/highways' and 'water/sewage' have pulled back from not-so-long-ago peaks.

While there are many 'anecdotal' indications of rapidly rising wage rates in pockets of the U.S. economy, they are not being confirmed in the compensation tables (B-3 and B-8) of the BLS' *Employment Situation* Report. Table B-3 records both average hourly and average weekly earnings for all workers (including supervisory personnel) throughout the economy to be +2.4% y/y. Construction workers, at +2.3% hourly and +1.7% weekly, aren't doing as well. Excluding bosses, the all-industry increases are +2.3% hourly and +2.6% weekly. The percentage change for construction workers specifically is the same hourly, +2.3%, but weaker weekly, +1.8%.

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

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.

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

	Jan-Oct 17 ($ billions)	% Change Jan-Oct 17 vs Jan-Oct 16	% Change Oct 17 vs Oct 16	% Change Oct 17 vs Sep 17
Summary				
CIVIL	131.838	27.7%	10.6%	-37.8%
NON-RESIDENTIAL BUILDING	259.655	3.1%	3.0%	-15.2%
RESIDENTIAL	265.917	14.5%	6.9%	16.0%
GRAND TOTAL	657.410	11.9%	5.9%	-9.5%
Verticals				
Airport	11.989	105.4%	24.8%	-73.8%
All Other Civil	13.011	30.4%	65.1%	-64.4%
Bridges	17.652	42.2%	5.2%	-21.4%
Dams / Canals / Marine Work	4.001	28.7%	60.0%	121.7%
Power Infrastructure	6.398	401.0%	-53.3%	13.8%
Roads	50.057	12.0%	1.3%	-10.5%
Water and Sewage Treatment	28.729	10.7%	-2.8%	6.6%
CIVIL	131.838	27.7%	10.6%	-37.8%
Offices (private)	21.847	-4.8%	-67.3%	-58.3%
Parking Garages	2.498	-36.6%	73.8%	141.6%
Transportation Terminals	3.212	-27.2%	-12.5%	197.2%
Commercial (small subset)	27.556	-12.0%	-47.2%	-26.0%
Amusement	6.080	14.9%	-42.2%	-26.5%
Libraries / Museums	3.018	14.9%	1.3%	-34.8%
Religious	1.812	25.2%	-8.5%	46.8%
Sports Arenas / Convention Centers	12.286	103.9%	482.9%	191.4%
Community	23.196	50.7%	68.6%	51.2%
College / University	18.442	-13.4%	-53.5%	-7.2%
Elementary / Pre School	16.236	-10.1%	-22.4%	8.5%
Jr / Sr High School	22.802	12.2%	10.6%	1.4%
Special / Vocational	1.435	6.8%	9.8%	105.3%
Educational	58.915	-3.4%	-29.0%	1.2%
Courthouses	2.341	111.7%	-15.6%	-33.1%
Fire and Police Stations	2.400	-0.5%	-42.4%	-32.7%
Government Offices	9.326	-15.2%	-5.3%	15.7%
Prisons	2.407	53.7%	79.6%	108.4%
Government	16.474	2.4%	-7.7%	7.7%
Industrial Labs / Labs / School Labs	2.232	-37.9%	105.2%	104.7%
Manufacturing	32.715	83.7%	869.5%	-36.9%
Warehouses	15.592	25.7%	-41.9%	-14.3%
Industrial	50.539	49.5%	205.7%	-33.6%
Hospitals / Clinics	15.104	-20.6%	-43.7%	3.5%
Medical Misc.	8.988	39.4%	-42.4%	-26.8%
Nursing Homes	8.817	9.9%	-39.2%	-21.8%
Medical	32.909	-1.7%	-42.0%	-14.8%
Military	4.186	7.2%	34.3%	14.8%
Hotels	23.425	36.4%	-9.7%	-7.5%
Retail Misc.	6.364	-13.5%	-28.1%	-22.9%
Shopping	16.090	-50.3%	-33.7%	-12.4%
Retail	45.879	-19.3%	-22.7%	-11.8%
NON-RESIDENTIAL BUILDING	259.655	3.1%	3.0%	-15.2%
Multi-Family	91.469	25.4%	-5.7%	14.0%
Single-Family	174.448	9.5%	12.9%	16.7%
RESIDENTIAL	265.917	14.5%	6.9%	16.0%
NON-RESIDENTIAL	391.493	10.2%	5.1%	-23.3%
GRAND TOTAL	657.410	11.9%	5.9%	-9.5%

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: ConstructConnect's TOP 10 PROJECT STARTS IN OCTOBER 2017

LOCATION (EAST TO WEST)	TYPE OF CONSTRUCTION	DESCRIPTION	SQUARE FEET 000S*	DOLLARS 000,000S
Pennsylvania				
Monaca	Industrial	Shell Petrochemical Ethane Cracker Plant (3 structures) 441 and 445 Frankfort Rd Shell Oil Corporate	*	$6,000
Philadelphia	Residential	View II At Montgomery Mixed-Use (2 structures; 18 stories; 462 units) 1101-1137 Cecil B Moore Ave The Goldenberg Group	470	$199
Virginia				
Cape Charles	Engineering/Civil	Parallel Thimble Shoal Tunnel Project Lankford Hwy Chesapeake Bay Bridge and Tunnel District	*	$756
Florida				
Orlando	Engineering/Civil	South Terminal C - Airside Concourse and Taxiway - Orlando International Airport (1 structure) 1 Jeff Fuqua Blvd Greater Orlando Aviation Authority (GOAA)	822	$650
Miami	Residential	Aston Martin Residences (3 structures; 66 stories; 391 units) 300 Biscayne Blvd Property Markets Group - Miami	900	$247
Michigan				
Allen Park	Industrial	Ford Aerodynamic Testing & Wind Tunnel Complex (1 structure) Enterprise Dr Ford Motor Land Development Corporation	135	$200
Minnesota				
Saint Paul	Commercial	Terminal 1-Lindbergh Parking Expansion Parking Structure and RAC Facility (7 structures) 4300 Glumack Dr Metropolitan Airports Commission (MAC)	2,508	$229
Texas				
Arlington	Commercial	Globe Life Field (Texas Rangers Stadium) (1 structure) Stadium Dr Texas Rangers Ball Club	1,700	$1,100
California				
Palo Alto	Institutional	Biomedical Innovations Building - Stanford University School of Medicine (1 structure; 4 stories) 240 Pasteur Dr Stanford University Medical Center	216	$210
Hawaii				
Kihei	Residential	Maui Research and Technology Park, Housing, etc. (1250 units) Piilani Hwy Woodridge Capital	10,744	$1,400
TOTALS:			**17,495**	**$10,991**

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

Source: ConstructConnect/Table: ConstructConnect.

Construction Industry Snapshot

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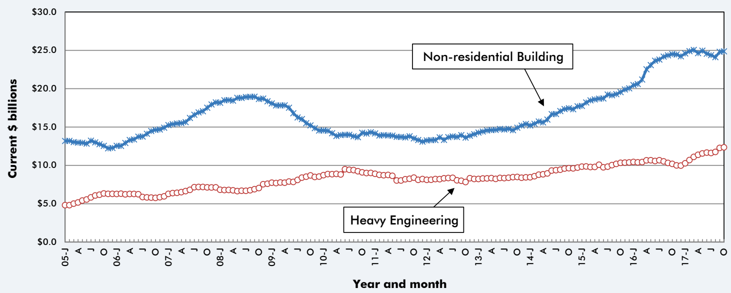
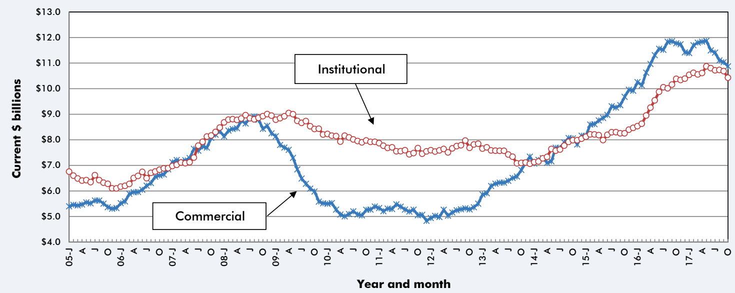
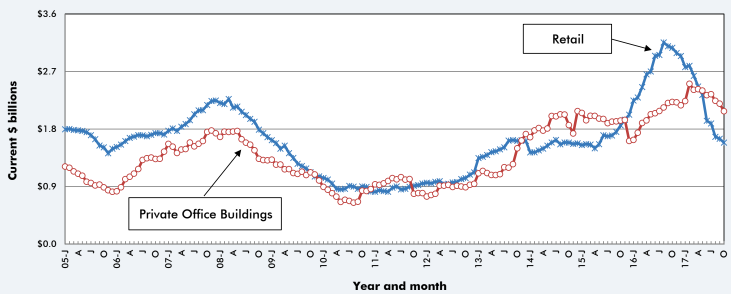
GRAPH 1: U.S. NON-RESIDENTIAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



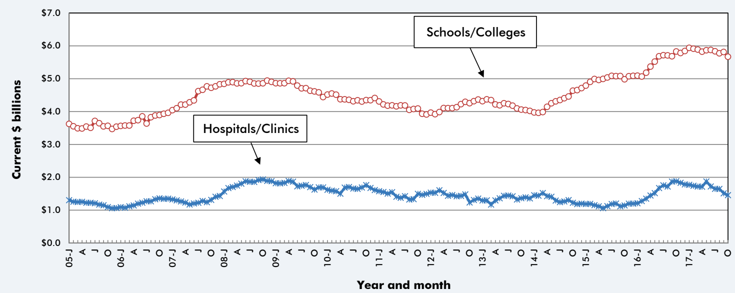
GRAPH 2: U.S. COMMERCIAL AND INSTITUTIONAL CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



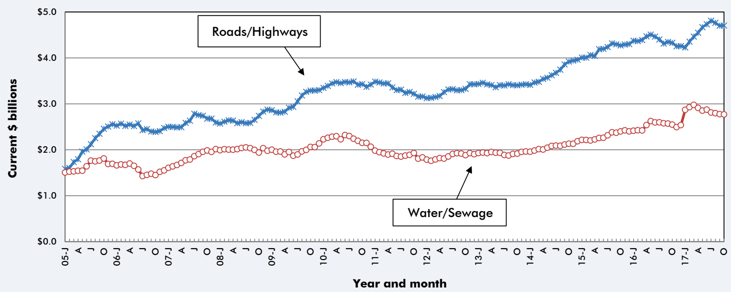
GRAPH 3: U.S. RETAIL AND PRIVATE OFFICE BUILDING CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



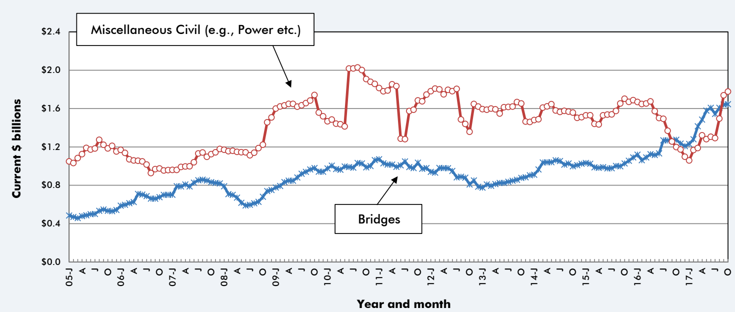
GRAPH 4: U.S. HOSPITAL/CLINIC AND SCHOOL/COLLEGE CONSTRUCTION STARTS — ConstructConnect™ (12-MONTH MOVING AVERAGES)



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-Oct 2016	Jan-Oct 2017	% Change
Connecticut	$2,559,744,615	$4,614,423,883	80.3%
Maine	$913,149,101	$1,294,295,250	41.7%
Massachusetts	$8,442,838,541	$8,510,762,462	0.8%
New Hampshire	$1,389,928,260	$939,851,298	-32.4%
Rhode Island	$641,518,593	$1,120,011,204	74.6%
Vermont	$678,667,811	$645,412,527	-4.9%
Total New England	$14,625,846,921	$17,124,756,624	17.1%
New Jersey	$8,302,029,956	$8,342,523,731	0.5%
New York	$20,344,084,862	$31,833,792,918	56.5%
Pennsylvania	$11,951,066,433	$20,845,761,577	74.4%
Total Middle Atlantic	$40,597,181,251	$61,022,078,226	50.3%
TOTAL NORTHEAST	$55,223,028,172	$78,146,834,850	41.5%
Illinois	$11,001,212,862	$11,378,472,472	3.4%
Indiana	$6,219,094,479	$5,536,970,222	-11.0%
Michigan	$9,119,459,700	$14,104,994,666	54.7%
Ohio	$11,312,634,887	$12,081,840,095	6.8%
Wisconsin	$6,863,789,841	$8,304,163,987	21.0%
Total East North Central	$44,516,191,769	$51,406,441,442	15.5%
Iowa	$4,602,507,433	$4,516,401,844	-1.9%
Kansas	$3,446,048,494	$3,213,324,358	-6.8%
Minnesota	$7,117,511,386	$7,504,905,514	5.4%
Missouri	$6,733,844,848	$6,566,278,941	-2.5%
Nebraska	$2,487,845,565	$3,055,002,255	22.8%
North Dakota	$1,998,991,072	$1,604,153,669	-19.8%
South Dakota	$1,231,496,759	$1,827,347,678	48.4%
Total West North Central	$27,618,245,557	$28,287,414,259	2.4%
TOTAL MIDWEST	$72,134,437,326	$79,693,855,701	10.5%
Delaware	$860,955,689	$1,169,651,574	35.9%
District of Columbia	$2,258,182,759	$2,056,469,116	-8.9%
Florida	$21,626,283,075	$24,877,043,309	15.0%
Georgia	$12,283,454,445	$10,030,394,092	-18.3%
Maryland	$9,762,185,819	$5,803,030,304	-40.6%
North Carolina	$11,857,253,332	$11,276,010,273	-4.9%
South Carolina	$5,787,628,584	$6,457,717,187	11.6%
Virginia	$9,503,904,967	$9,924,471,526	4.4%
West Virginia	$988,295,771	$1,295,754,534	31.1%
Total South Atlantic	$74,928,144,441	$72,890,541,915	-2.7%
Alabama	$4,242,056,523	$4,692,952,872	10.6%
Kentucky	$5,998,479,261	$3,276,705,948	-45.4%
Mississippi	$2,472,110,712	$2,008,974,144	-18.7%
Tennessee	$6,923,600,775	$5,998,687,250	-13.4%
Total East South Central	$19,636,247,271	$15,977,320,214	-18.6%
Arkansas	$2,872,017,784	$2,448,323,841	-14.8%
Louisiana	$6,493,228,784	$5,118,038,163	-21.2%
Oklahoma	$4,630,202,503	$5,286,402,957	14.2%
Texas	$43,837,862,237	$49,838,803,881	13.7%
Total West South Central	$57,833,311,308	$62,691,568,842	8.4%
TOTAL SOUTH	$152,397,703,020	$151,559,430,971	-0.6%
Arizona	$5,807,317,967	$5,239,616,040	-9.8%
Colorado	$5,600,299,100	$6,159,783,930	10.0%
Idaho	$1,305,440,568	$1,282,179,739	-1.8%
Montana	$1,086,561,910	$910,281,608	-16.2%
Nevada	$3,491,483,908	$2,466,162,877	-29.4%
New Mexico	$1,676,208,909	$1,738,494,458	3.7%
Utah	$4,708,574,073	$4,772,936,979	1.4%
Wyoming	$1,304,157,111	$921,927,122	-29.3%
Total Mountain	$24,980,043,546	$23,491,382,753	-6.0%
Alaska	$1,271,681,771	$1,561,688,576	22.8%
California	$33,071,117,920	$41,368,143,822	25.1%
Hawaii	$2,445,307,556	$1,466,107,915	-40.0%
Oregon	$4,402,751,299	$4,936,700,368	12.1%
Washington	$9,232,870,366	$9,269,006,879	0.4%
Total Pacific	$50,423,728,912	$58,601,647,560	16.2%
TOTAL WEST	$75,403,772,458	$82,093,030,313	8.9%
TOTAL U.S.	$355,158,940,976	$391,493,151,835	10.2%

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

	Latest month actuals			Moving averages (placed in end month) 3-months			12-months			Year to Date.	
	Aug 17	Sep 17	Oct 17	Aug 17	Sep 17	Oct 17	Aug 17	Sep 17	Oct 17	Jan-Oct 2016	Jan-Oct 2017
Single Family	18.550	17.102	19.963	19.146	18.160	18.538	16.525	16.631	16.821	159.353	174.448
month-over-month % change	-1.5%	-7.8%	16.7%	0.5%	-5.2%	2.1%	1.5%	0.6%	1.1%		
year-over-year % change	18.8%	8.0%	12.9%	13.9%	12.3%	13.2%	9.1%	9.7%	8.8%	8.4%	9.5%
Apartment	8.895	6.925	7.897	9.858	7.914	7.906	8.710	8.826	8.787	72.952	91.469
month-over-month % change	12.3%	-22.2%	14.0%	3.0%	-19.7%	-0.1%	2.2%	1.3%	-0.4%		
year-over-year % change	34.5%	25.3%	-5.7%	31.2%	17.5%	15.6%	23.2%	23.0%	19.1%	45.1%	25.4%
TOTAL RESIDENTIAL	27.446	24.026	27.860	29.004	26.073	26.444	25.235	25.457	25.608	232.305	265.917
month-over-month % change	2.6%	-12.5%	16.0%	1.4%	-10.1%	1.4%	1.8%	0.9%	0.6%		
year-over-year % change	23.5%	12.5%	6.9%	19.3%	13.9%	13.9%	13.6%	13.9%	12.2%	17.7%	14.5%
Hotel/Motel	1.940	2.066	1.911	1.925	1.831	1.972	2.212	2.224	2.207	17.178	23.425
month-over-month % change	30.5%	6.5%	-7.5%	0.5%	-4.9%	7.7%	2.3%	0.5%	-0.8%		
year-over-year % change	43.4%	7.5%	-9.7%	5.9%	-5.2%	9.7%	31.3%	26.8%	29.4%	47.9%	36.4%
Retail/Shopping	1.574	1.625	1.423	1.604	1.525	1.540	1.678	1.648	1.588	32.345	16.090
month-over-month % change	14.2%	3.2%	-12.4%	1.0%	-4.9%	1.0%	-11.1%	-1.8%	-3.7%		
year-over-year % change	-61.4%	-18.1%	-33.7%	-62.1%	-42.5%	-43.7%	-46.8%	-46.8%	-48.3%	63.5%	-50.3%
Parking Garages	0.170	0.180	0.435	0.109	0.143	0.261	0.260	0.243	0.259	3.941	2.498
month-over-month % change	110.7%	5.9%	141.6%	-41.6%	32.0%	82.3%	0.3%	-6.4%	6.3%		
year-over-year % change	6.7%	-52.7%	73.8%	-72.4%	-60.8%	-0.7%	-20.8%	-29.7%	-27.0%	34.1%	-36.6%
Amusement	0.526	0.573	0.421	0.734	0.689	0.506	0.611	0.630	0.605	5.290	6.080
month-over-month % change	-45.8%	9.0%	-26.5%	-6.8%	-6.1%	-26.5%	0.6%	3.1%	-4.1%		
year-over-year % change	9.3%	66.1%	-42.2%	32.6%	37.1%	-2.2%	3.9%	6.1%	-1.8%	-50.6%	14.9%
Office	0.887	1.648	0.687	1.663	1.407	1.074	2.242	2.196	2.078	22.959	21.847
month-over-month % change	-47.4%	85.8%	-58.3%	-13.7%	-15.4%	-23.6%	-4.4%	-2.0%	-5.4%		
year-over-year % change	-58.3%	-24.8%	-67.3%	-27.7%	-27.5%	-49.8%	4.9%	-0.5%	-6.6%	46.8%	-4.8%
Governmental Offices	0.851	0.716	0.828	1.144	0.985	0.799	0.953	0.956	0.952	11.002	9.326
month-over-month % change	-38.6%	-15.9%	15.7%	-0.7%	-13.9%	-18.9%	-4.9%	0.3%	-0.4%		
year-over-year % change	-40.8%	4.5%	-5.3%	-18.2%	-20.9%	-20.1%	-6.0%	-5.0%	-6.3%	17.9%	-15.2%
Laboratories	0.064	0.077	0.157	0.249	0.105	0.099	0.210	0.206	0.213	3.595	2.232
month-over-month % change	-63.6%	20.2%	104.7%	-29.4%	-57.8%	-5.8%	-2.0%	-1.9%	3.3%		
year-over-year % change	-44.8%	-38.9%	105.2%	108.0%	-2.4%	-6.3%	-40.2%	-35.0%	-32.2%	66.5%	-37.9%
Warehouse	1.856	1.237	1.061	1.649	1.671	1.385	1.558	1.561	1.498	12.404	15.592
month-over-month % change	-3.3%	-33.3%	-14.3%	9.7%	1.3%	-17.1%	0.3%	0.2%	-4.1%		
year-over-year % change	3.6%	2.9%	-41.9%	29.7%	24.9%	-13.8%	13.1%	17.8%	12.5%	6.4%	25.7%
Misc Commercial	0.559	0.628	1.835	0.770	0.559	1.007	1.379	1.373	1.474	10.435	15.498
month-over-month % change	13.8%	12.2%	192.4%	-56.5%	-27.4%	80.1%	0.0%	-0.5%	7.4%		
year-over-year % change	-1.2%	-10.8%	199.5%	-6.5%	-17.5%	60.5%	15.2%	13.8%	28.9%	-20.1%	48.5%
TOTAL COMMERCIAL	8.427	8.749	8.758	9.848	8.916	8.644	11.104	11.039	10.874	119.150	112.587
month-over-month % change	-12.0%	3.8%	0.1%	-12.0%	-9.5%	-3.0%	-2.7%	-0.6%	-1.5%		
year-over-year % change	-30.4%	-8.3%	-18.4%	-23.7%	-17.1%	-19.9%	-6.2%	-6.9%	-7.7%	23.0%	-5.5%
TOTAL INDUSTRIAL (Manufacturing)	2.041	10.634	6.713	1.431	4.498	6.463	1.614	2.424	2.925	17.813	32.715
month-over-month % change	149.2%	421.0%	-36.9%	17.0%	214.4%	43.7%	2.8%	50.2%	20.7%		
year-over-year % change	35.4%	1067.7%	869.5%	37.8%	326.6%	523.2%	-4.8%	46.3%	77.5%	36.2%	83.7%
Religious	0.149	0.109	0.160	0.216	0.155	0.140	0.179	0.177	0.175	1.447	1.812
month-over-month % change	-27.5%	-26.7%	46.8%	-4.5%	-28.4%	-9.7%	1.8%	-1.5%	-0.7%		
year-over-year % change	33.7%	-23.0%	-8.5%	59.2%	20.5%	-2.3%	28.7%	24.4%	22.6%	1.3%	25.2%
Hosptials/Clinics	0.882	0.824	0.852	1.205	1.056	0.853	1.649	1.515	1.459	19.022	15.104
month-over-month % change	-39.6%	-6.6%	3.5%	-41.5%	-12.4%	-19.2%	-0.1%	-8.2%	-3.6%		
year-over-year % change	-3.2%	-66.2%	-43.7%	-42.9%	-44.2%	-47.4%	-4.2%	-19.1%	-22.4%	75.1%	-20.6%
Nursing/Assisted Living	0.905	0.807	0.631	1.057	0.907	0.781	0.896	0.911	0.877	8.023	8.817
month-over-month % change	-10.4%	-10.8%	-21.8%	1.3%	-14.2%	-13.9%	1.6%	1.7%	-3.7%		
year-over-year % change	23.3%	29.6%	-39.2%	48.2%	28.1%	-2.1%	24.2%	27.0%	15.6%	75.1%	9.9%
Libraries/Museums	0.361	0.332	0.216	0.377	0.362	0.303	0.293	0.300	0.300	2.627	3.018
month-over-month % change	-7.8%	-8.1%	-34.8%	19.9%	-3.9%	-16.2%	6.4%	2.4%	0.1%		
year-over-year % change	142.7%	34.1%	1.3%	24.5%	91.8%	49.1%	0.5%	10.6%	17.7%	2.2%	14.9%
Fire/Police/Courthouse/Prison	0.576	0.646	0.639	0.542	0.559	0.620	0.653	0.678	0.672	5.084	7.148
month-over-month % change	26.4%	12.1%	-1.1%	-3.6%	3.0%	10.9%	0.9%	3.8%	-0.9%		
year-over-year % change	13.5%	87.0%	-10.6%	-8.8%	16.3%	18.7%	32.4%	40.7%	31.9%	0.6%	40.6%
Military	0.279	0.716	0.822	0.409	0.503	0.606	0.391	0.396	0.413	3.904	4.186
month-over-month % change	-45.8%	156.6%	14.8%	-21.9%	23.0%	20.3%	-1.5%	1.1%	4.4%		
year-over-year % change	-20.9%	8.1%	34.3%	-15.2%	-13.4%	11.7%	-14.0%	-12.3%	-0.3%	-17.7%	7.2%
Schools/Colleges	4.740	4.261	4.312	6.641	5.029	4.438	5.772	5.815	5.668	61.006	58.915
month-over-month % change	-22.1%	-10.1%	1.2%	-16.2%	-24.3%	-11.8%	-1.1%	0.7%	-2.5%		
year-over-year % change	-13.8%	13.7%	-29.0%	-5.3%	-4.5%	-13.1%	1.1%	2.3%	-2.7%	17.0%	-3.4%
Misc Medical	1.305	0.774	0.566	1.020	0.953	0.882	0.898	0.898	0.863	6.449	8.988
month-over-month % change	67.1%	-40.7%	-26.8%	4.2%	-6.6%	-7.5%	5.2%	-0.1%	-3.9%		
year-over-year % change	69.6%	-0.8%	-42.4%	50.0%	29.4%	4.4%	84.6%	65.9%	44.4%	103.3%	39.4%
TOTAL INSTITUTIONAL	9.198	8.469	8.200	11.468	9.525	8.622	10.732	10.689	10.429	107.562	107.988
month-over-month % change	-15.7%	-7.9%	-3.2%	-15.9%	-16.9%	-9.5%	0.1%	-0.4%	-2.4%		
year-over-year % change	1.8%	-5.8%	-27.6%	-4.7%	-4.6%	-11.9%	7.1%	5.2%	0.4%	27.2%	0.4%
Misc Non Residential	0.657	0.703	0.542	0.663	0.677	0.634	0.663	0.656	0.638	7.361	6.364
month-over-month % change	-2.1%	7.0%	-22.9%	-13.3%	2.2%	-6.4%	-1.4%	-1.1%	-2.7%		
year-over-year % change	-14.9%	-10.8%	-28.1%	-18.3%	-17.2%	-17.8%	4.0%	-2.9%	-8.6%	90.4%	-13.5%
TOTAL NON-RES BUILDING	20.323	28.555	24.212	23.410	23.617	24.364	24.113	24.807	24.866	251.887	259.655
month-over-month % change	-7.5%	40.5%	-15.2%	-12.7%	0.9%	3.2%	-1.1%	2.9%	0.2%		
year-over-year % change	-13.3%	41.2%	3.0%	-12.6%	4.4%	8.8%	-0.3%	1.9%	1.5%	27.0%	3.1%
Airports	0.898	4.448	1.167	0.648	1.989	2.171	0.723	1.048	1.068	5.838	11.989
month-over-month % change	44.4%	395.4%	-73.8%	6.5%	206.8%	9.1%	-9.6%	44.9%	1.8%		
year-over-year % change	-50.7%	712.9%	24.8%	-34.8%	92.0%	97.1%	25.7%	107.0%	107.2%	40.2%	105.4%
Roads/Highways	4.555	3.801	3.404	5.358	4.709	3.920	4.763	4.701	4.705	44.710	50.057
month-over-month % change	-21.1%	-16.6%	-10.5%	-16.6%	-12.1%	-16.7%	-0.9%	-1.3%	0.1%		
year-over-year % change	-10.7%	-16.4%	1.3%	7.4%	-2.5%	-9.6%	10.5%	8.1%	8.7%	0.8%	12.0%
Bridges	1.744	1.251	0.984	1.653	1.599	1.326	1.608	1.641	1.646	12.410	17.652
month-over-month % change	-3.1%	-28.3%	-21.4%	-7.6%	-3.3%	-17.0%	4.2%	2.1%	0.2%		
year-over-year % change	79.2%	46.5%	5.2%	7.7%	9.2%	44.1%	26.8%	29.5%	29.0%	21.8%	42.2%
Dams/Marine	0.330	0.270	0.598	0.408	0.419	0.399	0.362	0.367	0.386	3.110	4.001
month-over-month % change	-50.0%	-18.1%	121.7%	-15.1%	2.7%	-4.8%	-0.2%	1.3%	5.1%		
year-over-year % change	-2.3%	27.0%	60.0%	4.4%	34.2%	29.7%	-13.8%	0.5%	18.0%	-42.9%	28.7%
Water/Sewage	2.710	2.110	2.248	2.625	2.374	2.356	2.797	2.776	2.771	25.950	28.729
month-over-month % change	17.7%	-22.1%	6.6%	-3.3%	-9.6%	-0.8%	-0.6%	-0.8%	-0.2%		
year-over-year % change	-6.5%	-10.9%	-2.8%	-7.8%	-14.2%	-6.7%	8.5%	8.0%	8.7%	7.3%	10.7%
Misc Civil (Power, etc.)	3.098	4.005	1.476	1.856	2.830	2.859	1.495	1.738	1.777	11.255	19.409
month-over-month % change	123.0%	29.3%	-63.1%	66.2%	52.5%	1.0%	15.7%	16.3%	2.2%		
year-over-year % change	367.4%	268.2%	46.0%	85.7%	157.0%	210.7%	9.3%	38.4%	48.3%	-34.3%	72.4%
TOTAL ENGINEERING (Civil)	13.335	15.885	9.877	12.549	13.921	13.032	11.750	12.272	12.352	103.272	131.838
month-over-month % change	6.3%	19.1%	-37.8%	-4.5%	10.9%	-6.4%	1.1%	4.4%	0.6%		
year-over-year % change	13.1%	65.2%	10.6%	6.8%	20.9%	28.9%	11.7%	19.0%	21.2%	-2.1%	27.7%
GRAND TOTAL	61.104	68.466	61.949	64.963	63.611	63.840	61.098	62.537	62.826	587.464	657.410
month-over-month % change	-0.3%	12.0%	-9.5%	-5.2%	-2.1%	0.4%	0.5%	2.4%	0.5%		
year-over-year % change	6.4%	33.7%	5.9%	3.3%	11.5%	14.6%	7.3%	9.7%	9.2%	17.2%	11.9%
NON-RES BLDG + ENGINEERING	***33.658***	***44.440***	***34.089***	***35.959***	***37.537***	***37.396***	***35.863***	***37.080***	***37.218***	***355.159***	***391.493***
month-over-month % change	***-2.5%***	***32.0%***	***-23.3%***	***-10.0%***	***4.4%***	***-0.4%***	***-0.4%***	***3.4%***	***0.4%***		
year-over-year % change	***-4.4%***	***48.9%***	***5.1%***	***-6.7%***	***10.0%***	***15.1%***	***3.3%***	***7.0%***	***7.2%***	***16.9%***	***10.2%***

Source: ConstructConnect/Table: ConstructConnect.