

# CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and material prices. Historical data and details for ENR's 20 cities can be found at [ENR.com/economics](http://ENR.com/economics)

## Construction Cost Index

**+3.9%**  
JAN. 2017

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	10531.68	0.0%	+3.9%
COMMON LABOR	22394.25	0.0%	+3.7%
WAGE \$/HR.	42.96	0.0%	+4.2%

The Construction Cost Index's annual escalation rate remained at 3.9% this month, as the labor cost component held steady.

## Building Cost Index

**+2.9%**  
JAN. 2017

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	5722.81	0.0%	+2.9%
SKILLED LABOR	10011.37	0.0%	+3.2%
WAGE \$/HR.	55.37	0.0%	+2.9%

The Building Cost Index's annual escalation rate was 2.9% in December, as the labor component showed no gain.

## Material Cost Index

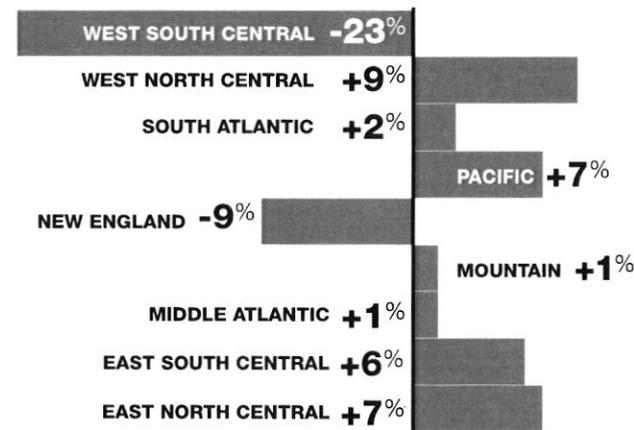
**+0.6%**  
JAN. 2017

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	3172.24	+0.6%	+4.5%
CEMENT \$/TON	109.05	0.0%	-4.8%
STEEL \$/CWT	49.89	0.0%	+0.8%
LUMBER \$/MBF	522.60	0.0%	+10.3%

The MCI showed no change this month, while lumber prices are up 10.3% for the year.

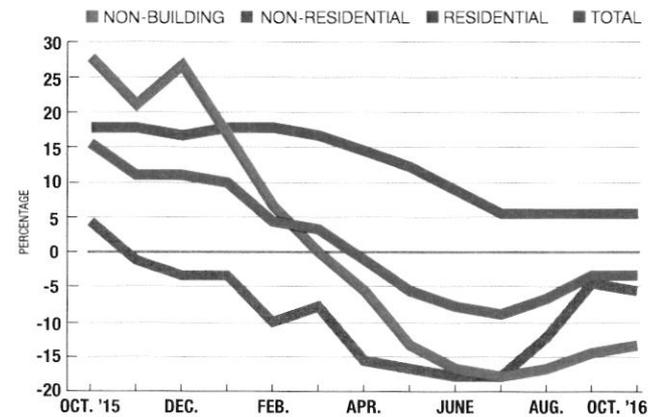
## Construction Starts Regional growth trends vs. national trends

### NORTH CENTRAL STARTS UP 9%



SOURCE: DODGE DATA & ANALYTICS. YEAR-TO-YEAR PERCENT CHANGE IN VALUE OF TOTAL PROJECTS STARTED OCT. 2016 FOR 12-MONTH ROLLING TOTALS.

### NATIONAL CONSTRUCTION STARTS REBOUND



SOURCE: DODGE DATA & ANALYTICS. YEAR-TO-YEAR PERCENT CHANGE FOR 12-MONTH ROLLING NATIONAL TOTAL STARTS.

The dollar value of total new construction starts in Connecticut was 22% below a year ago in October, according to Dodge Data & Analytics. Non-residential and residential building decreased overall, while power and utilities have surged over the past year due to energy initiatives throughout the state.

CONNECTICUT CONSTRUCTION STARTS: \$/MIL.	2016 OCT.	2016 SEPT.	2015 OCT.	% CHG. MONTH	% CHG. YEAR
<b>TOTAL CONSTRUCTION</b>	<b>4,689.192</b>	<b>4,980.063</b>	<b>6,008.914</b>	<b>-5.9</b>	<b>-22.0</b>
<b>NON-RESIDENTIAL</b>	<b>1,254.261</b>	<b>1,300.017</b>	<b>2,648.681</b>	<b>-3.5</b>	<b>-52.7</b>
COMMERCIAL, MANUFACTURING	583.845	554.569	681.441	+5.3	-14.3
STORES, SHOPPING CENTERS	81.867	79.413	169.831	+3.1	-51.8
OFFICE, BANK BUILDINGS	146.797	130.006	127.573	+12.9	+15.1
HOTELS, MOTELS	61.500	61.500	136.500	0.0	-55.0
MANUFACTURING BUILDINGS	118.126	117.837	6.746	+0.3	+1651
INSTITUTIONAL	670.416	745.448	1,967.240	-10.1	-66.0
EDUCATIONAL BUILDINGS	363.686	381.007	1,051.595	-4.6	-65.4
HEALTH-CARE FACILITIES	144.296	172.424	210.666	-16.3	-31.5
<b>RESIDENTIAL</b>	<b>1,691.531</b>	<b>1,826.040</b>	<b>1,736.385</b>	<b>-7.4</b>	<b>-2.6</b>
<b>NON-BUILDING</b>	<b>1,743.400</b>	<b>1,854.006</b>	<b>1,623.848</b>	<b>-6.0</b>	<b>+7.7</b>
HIGHWAYS, BRIDGES	320.551	315.962	685,293	+1.5	-100.0
ENVIRONMENTAL PUBLIC WORKS	446.517	610.682	400.665	-26.9	+11.4
POWER, UTILITIES	867.202	818.446	22.653	+6.0	+3728

SOURCE: DODGE DATA & ANALYTICS CONSTRUCTION STARTS. TOTALS MAY NOT ADD UP DUE TO EXCLUSION OF OTHER CATEGORIES. 12-MONTH ROLLING TOTALS FOR FLORIDA.

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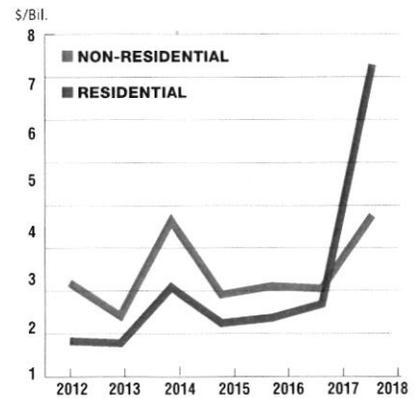
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**Construction starts in the Atlanta metro area are estimated to have increase 21.7%, to \$11.7 billion, in 2016, according to Dodge Data & Analytics. The biggest jump is projected for office construction, which is estimated to end the year up 110% with \$1.2 billion in new starts, compared to \$566 million last year. Residential construction saw a large increase this year and is expected to rise by 19.8%, to \$7.4 billion.**



SOURCE: DODGE DATA & ANALYTICS

## ENR's Cost Indexes by City

1913=100  
1967=100  
R-REVISED

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	JAN '17: 1913	% CHG. YEAR	JAN. '17: 1913	% CHG. YEAR	JAN '17: 1967	% CHG. YEAR	JAN. '17: 1967	% CHG. YEAR	JAN. '17: 1967	% CHG. YEAR
ATLANTA	6394.44	+2.3	4201.56	+2.2	825.83	+2.5	697.30	+2.9	707.70	+1.9
BALTIMORE	7395.83	+6.8	4989.49	+5.4	953.76	+5.6	833.27	+2.2	716.50	+10.1
BIRMINGHAM	7221.27	+2.7	4364.39	+1.8	978.68	+3.0	796.91	+1.9	656.13	+1.8
BOSTON	13532.65	+2.8	7084.69	+2.9	1477.68	+2.6	1327.97	+2.8	647.21	+3.3
CHICAGO	15242.10	+3.2	7121.80	+2.7	1531.38	+3.4	1279.38	+3.0	572.64	+1.8
CINCINNATI	9449.70	+7.6	4860.55	+2.8	962.05	+9.1	813.93	+3.1	664.06	+2.3
CLEVELAND	12267.85	+3.1	5725.42	+4.0	1094.27	+3.0	922.89	+4.2	648.64	+3.8
DALLAS	5701.70	+2.6	4311.08	+3.4	742.23	+2.0	738.08	+3.0	647.11	+3.9
DENVER	7361.63	+4.1	4615.98	+3.9	818.18	+4.0	755.64	+3.4	661.57	+4.5
DETROIT	11274.15	+3.0	6029.99	+4.1	995.81	+2.1	966.67	+2.7	618.57	+7.1
KANSAS CITY	11281.88	+2.8	5953.31	+2.6	1297.51	+3.0	1208.66	+2.6	611.19	+1.8
LOS ANGELES	11555.03	+4.0	6066.40	+4.2	1077.35	+3.7	1030.83	+3.7	657.08	+5.1
MINNEAPOLIS	12351.59	+3.0	5860.06	+2.8	1284.81	+3.2	1116.76	+3.0	623.57	+2.3
NEW ORLEANS	5885.76	+0.4	3974.81	+0.6	725.09	0.0	645.29	0.0	667.43	+1.3
NEW YORK CITY	17171.50	+5.7	8760.95	+1.5	1358.84	+6.3	1321.18	+1.6	693.83	+1.1
PHILADELPHIA	12558.08	+3.1	6744.36	+2.5	1412.53	+3.3	1205.92	+2.7	711.31	+2.1
PITTSBURGH	9882.70	+14.0	5572.30	+4.7	1022.75	+15.9	907.43	+3.8	589.89	+6.6
ST. LOUIS	12070.25	+3.7	5886.04	+3.2	1096.32	+3.8	991.98	+3.4	683.77	+2.9
SAN FRANCISCO	11609.44	+4.1	6680.37	+4.6	994.24	+4.0	1059.33	+4.6	655.94	+4.6
SEATTLE	10622.66	+2.2	5865.05	+2.2	997.24	+1.9	1049.30	+1.2	755.79	+4.2