

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

Construction Cost Index

+2.3%
JAN. 2019

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	11205.74	+0.2%	+3.0%
COMMON LABOR	23531.38	+0.2%	+2.3%
WAGE \$/HR.	45.21	+0.2%	+2.3%

The Construction Cost Index's annual escalation rate rose to 3.0% this month, with the monthly component rising 0.2%

Building Cost Index

+3.1%
JAN. 2019

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	6107.70	0.0%	+3.1%
SKILLED LABOR	10431.81	+0.2%	+2.0%
WAGE \$/HR.	57.70	+0.2%	+2.0%

The Building Cost Index's annual escalation rate rose to 3.1%, while the monthly component showed no change.

Material Cost Index

+0.1%
JAN. 2019

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	3388.49	-0.1%	+3.4%
CEMENT \$/TON	114.65	-0.1%	+0.5%
STEEL \$/CWT	53.86	0.0%	+4.5%
LUMBER \$/MBF	632.83	-0.4%	+8.7%

The MCI experienced a 0.1% decrease this month, while the annual escalation rate is 3.4%.

Construction starts in the Denver metro area are expected to decrease 0.4% in 2019, to \$8.3 billion, according to Dodge Data & Analytics. The residential market will undergo a 1.4% drop, while non-residential is expected to increase 1.4%, Dodge says. Construction in the healthcare and office sectors will see the greatest decreases, while warehouse, education and multi-family housing are expected to increase.



ENR's Cost Indexes by City

1913=100
1967=100
R=REVISED

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	JAN '19: 1913	% CHG. YEAR	JAN '19: 1913	% CHG. YEAR	JAN '19: 1967	% CHG. YEAR	JAN '19: 1967	% CHG. YEAR	JAN '19: 1967	% CHG. YEAR
ATLANTA	6659.29	+1.6	4475.41	+2.4	825.83	0.0	697.30	0.0	805.40	+5.0
BALTIMORE	8865.35	+6.5	5536.95	+6.4	1132.97	+3.9	855.53	+0.8	878.71	+13.9
BIRMINGHAM	7417.65	+2.2	4606.32	+4.0	978.68	0.0	811.63	+0.7	724.05	+8.3
BOSTON	14725.06	+6.5	7589.31	+3.5	1579.58	+5.3	1393.17	+2.3	731.09	+6.5
CHICAGO	15872.75	+2.9	7622.09	+2.0	1579.54	+3.1	1350.36	+2.2	635.80	+1.7
CINCINNATI	10151.77	+0.6	5264.49	-0.9	1028.46	+1.9	875.32	+1.3	726.88	-3.9
CLEVELAND	12536.75	+1.9	5994.32	+4.1	1094.27	0.0	922.89	0.0	737.63	+12.0
DALLAS	5909.25	+0.9	4518.64	+1.2	742.23	0.0	738.08	0.0	715.09	+2.5
DENVER	7505.86	+1.3	4893.25	+4.3	818.18	0.0	790.27	+3.7	710.21	+4.6
DETROIT	12166.45	+7.2	6354.20	+3.0	1068.28	+7.3	992.16	+0.9	685.65	+7.1
KANSAS CITY	11421.86	+2.4	6134.86	+5.1	1297.51	0.0	1221.06	+0.7	655.93	+15.1
LOS ANGELES	12011.35	+0.6	6345.43	+1.2	1111.66	0.0	1063.02	0.0	707.86	+3.7
MINNEAPOLIS	12980.04	-0.2	6433.89	+0.7	1339.26	+1.8	1226.97	+6.5	683.68	-9.2
NEW ORLEANS	6215.71	+5.1	4384.05	+8.9	749.82	+3.4	712.17	+9.1	735.64	+8.7
NEW YORK CITY	19487.13	+5.3	9272.35	+2.8	1552.23	+5.6	1391.38	+3.0	747.00	+2.4
PHILADELPHIA	13328.51	+2.7	7156.10	+2.6	1495.20	+2.4	1271.84	+1.9	765.79	+4.1
PITTSBURGH	10443.46	+2.8	6065.12	+3.9	1057.46	+1.7	957.71	+2.1	678.96	+7.0
ST. LOUIS	12293.15	+1.9	6133.93	+4.3	1096.32	0.0	998.28	+0.6	762.32	+11.9
SAN FRANCISCO	12114.87	+0.8	7021.57	+1.4	1025.93	0.0	1091.49	0.0	722.50	+4.9
SEATTLE	12008.39	+4.9	6351.66	+4.7	1133.79	+5.0	1129.54	+4.7	828.30	+4.5

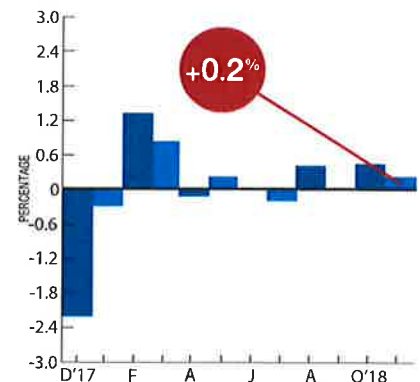
CONSTRUCTION ECONOMICS

Prices for PVC pipe products increased 0.2% in November after rising 0.4% in October, according to the Bureau of Labor Statistics' producer price index for plastic construction products, which consists mostly of PVC pipe. The annual escalation decreased to 2.5% from the previous month's 3.0%. ENR's 20-city average prices for all types of reinforced-concrete pipe experienced yearly increases; both types of sewer pipe had monthly decreases. All three types of water pipe experienced monthly decreases as well, according to ENR's prices. Monthly prices for 12-in. CSP pipe fell 0.1%, while yearly prices increased 0.7%.

PRODUCER PRICE INDEX

PVC PIPE

Monthly percent change



SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For January 2019

CORRUGATED-STEEL PIPE

+2.9%

MONTHLY PRICES ROSE 0.7%,
WHILE YEARLY PRICES
INCREASED 2.9%.



1992=100

DUCTILE-IRON PIPE

-1.2%

DUCTILE-IRON PIPE PRICES
FELL 1.2% FROM
JANUARY 2018'S PRICES.



1992=100

PVC WATER PIPE

-1.1%

MONTHLY PRICES DROPPED 1.1%,
WHILE YEARLY PRICES FELL 0.1%
IN JANUARY.



1992=100

REINFORCED-CONCRETE PIPE

+0.3%

REINFORCED-CONCRETE PIPE
PRICES HAVE INCREASED 0.3%
SINCE JANUARY 2018.



1992=100

20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

REINFORCED-CONCRETE PIPE (RCP)

12"	FT	17.37	-0.3	+0.2
24"	FT	33.99	+0.3	+0.3
36"	FT	69.44	+0.4	+1.6
48"	FT	113.19	+0.2	+1.3

CORRUGATED-STEEL PIPE (CSP)

12"	FT	11.10	-0.1	+0.7
36"	FT	34.52	+0.7	+2.9
60"	FT	74.55	-0.4	-0.1

POLYETHYLENE PIPE (PE): UNDERDRAIN

4"	FT	0.81	-0.3	-2.9
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POLYVINYL-CHLORIDE PIPE (PVC)

Sewer, 4"	FT	1.36	-0.6	-0.8
8"	FT	4.75	-0.9	+0.4
Water, 6"	FT	5.81	-0.1	+0.5
8"	FT	9.39	-1.1	-0.1
12"	FT	17.94	-0.1	-0.2

DUCTILE-IRON PIPE (DIP)

6"	FT	19.04	-0.1	-0.2
8"	FT	29.18	-1.1	-1.2
12"	FT	44.81	-1.3	-1.2

COPPER WATER TUBING: TYPE L

1/2"	FT	1.80	-2.1	-2.3
1 1/2"	FT	6.62	-0.1	-0.4

SOURCE: ENR

CONSTRUCTION ECONOMICS

Sewer, Water and Drain Pipe For January 2019

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	+17.79	17.50	15.92	17.80	17.47	16.00	16.50	18.81	18.00	16.50
24"	FT	-33.96	35.00	35.00	44.10	34.86	37.00	35.80	37.69	33.00	35.80
36"	FT	-69.35	70.00	72.38	87.63	66.41	85.00	75.50	75.05	72.00	75.50
48"	FT	-117.72	115.00	116.15	126.21	108.73	130.50	130.50	122.45	110.00	130.50
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	11.75	11.00	11.50	11.32	+11.41	10.99	10.67	13.98	+11.15	9.99
36"	FT	33.59	34.00	33.38	35.87	+33.42	31.00	35.60	33.26	+32.60	+38.99
60"	FT	75.86	74.00	73.69	75.69	+78.70	62.00	66.98	81.15	+73.56	85.55
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	+0.91	0.77	+0.88	0.91	+0.91	0.43	0.67	0.92	0.95	1.03
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	1.48	1.17	-1.43	1.83	1.48	1.29	1.17	-1.57	1.42	1.16
8"	FT	5.30	4.50	-4.32	5.67	5.18	3.92	3.10	-5.49	5.25	4.29
WATER, 6"	FT	5.94	5.56	5.73	6.14	5.77	5.56	4.44	-5.80	6.20	5.38
8"	FT	9.36	9.20	+8.65	9.46	9.32	10.00	6.21	-9.81	9.45	11.00
12"	FT	17.89	18.00	17.70	18.80	17.41	17.00	9.35	+20.59	17.87	22.66
DUCTILE-IRON PIPE (DIP)											
6"	FT	19.59	21.00	18.49	24.15	23.51	24.00	16.20	+20.48	+19.42	16.72
8"	FT	32.10	29.00	27.35	39.32	37.10	35.00	24.22	+32.19	+29.86	22.84
12"	FT	58.68	50.00	44.27	55.56	59.00	50.00	37.35	+48.02	+43.93	36.98
COPPER WATER TUBING: TYPE L											
½"	FT	2.01	+1.42	1.75	-2.00	1.90	-1.19	-1.29	1.98	1.95	1.19
1½"	FT	+6.00	-5.69	5.88	+5.65	5.52	-6.29	7.80	5.60	5.45	8.46

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	16.26	16.49	17.30	+17.11	18.42	25.58	14.00	16.95	16.49	17.45
24"	FT	29.60	35.04	30.80	+33.65	32.18	39.63	26.00	23.28	34.04	35.92
36"	FT	58.98	76.50	50.60	+67.28	64.56	70.25	55.00	45.24	76.50	77.80
48"	FT	100.00	125.75	93.00	+108.79	110.70	114.26	90.00	82.80	125.75	127.12
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	11.99	10.19	10.36	10.97	-13.18	11.28	10.15	8.89	10.19	10.89
36"	FT	39.99	32.26	35.10	31.89	+34.22	36.41	32.00	35.99	32.26	34.19
60"	FT	72.72	74.80	92.18	74.05	+80.98	76.00	71.00	58.08	74.80	78.50
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	-0.35	1.12	0.44	-1.00	+0.93	+0.96	0.59	0.46	1.12	1.08
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	1.07	1.50	1.15	-1.50	1.41	-1.57	1.10	0.98	1.50	1.56
8"	FT	3.92	5.49	4.28	-5.01	5.49	-5.31	4.21	4.00	5.49	5.57
WATER, 6"	FT	-6.24	6.22	6.85	+5.72	+5.80	-5.85	5.60	4.76	6.22	6.31
8"	FT	-9.87	9.15	12.32	-9.38	9.47	-9.50	8.75	8.60	9.15	9.32
12"	FT	12.10	21.73	19.25	-19.63	18.11	-19.69	17.50	14.05	21.73	21.88
DUCTILE-IRON PIPE (DIP)											
6"	FT	14.22	19.12	13.52	18.13	19.95	20.21	18.50	16.50	19.12	19.10
8"	FT	17.24	30.88	22.88	28.91	35.70	33.90	30.00	22.76	30.88	29.88
12"	FT	31.85	41.87	38.81	44.38	58.01	45.15	41.00	37.89	41.87	+43.76
COPPER WATER TUBING: TYPE L											
½"	FT	1.28	1.93	-1.39	+1.89	1.87	1.92	2.76	-2.14	1.93	-2.02
1½"	FT	6.88	4.95	8.94	+5.55	5.40	+5.80	11.17	8.19	5.62	+5.99

+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT; QUOTES ARE DELIVERED PRICES. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. PRODUCT SPECIFICATION MAY VARY, DEPENDING ON WHAT IS MOST COMMONLY USED OR MOST ACCESSIBLE IN A CITY. QUANTITIES ARE GENERALLY TRUCKLOADS. RCP PIPE IS ASTM C76, 12 IN. AND 24 IN. ARE RUBBER-GASKET JOINTED, OTHERS ARE NON-CORRUGATED. CORRUGATED STEEL PIPE IS PLAIN GALVANIZED; 12 IN. IS 16 GAUGE, 36 IN. IS 14 GAUGE, 60 IN. IS 12 GAUGE. PE PIPE IS M252, PERFORATED AND CORRUGATED. PVC SEWER PIPE IS ASTM D-3034, SDR-35. PVC WATER PIPE IS C900, CL 150. DIP PIPE IS CL 150 WITH A PUSH-ON JOINT. COPPER WATER TUBING PIPE IS HARD AND INTERIOR DIAMETER, TYPE L.