

Construction Economy Snapshot

December's Total US Construction Starts

\$62.2 Billion

\$

Through the period ending
December 31, 2024

+9.2% MoM | -19.4% YoY | -3.5% Ytd

Total Nonresidential

\$44.4 Billion



Dec. 2024 v. Dec. 2023

-17.2%

Dec. 2024 v. Nov. 2024

+16.7%

Total Residential

\$17.8 Billion



Dec. 2024 v. Dec. 2023

-24.4%

Dec. 2024 v. Nov. 2024

-5.9%

Nonresidential Building

\$24.7 Billion

Dec. 2024 v. Dec. 2023

-4.3%

Dec. 2024 v. Nov. 2024

+8.4%

Heavy Engineering

\$19.7 Billion

Dec. 2024 v. Dec. 2023

-29.3%

Dec. 2024 v. Nov. 2024

+29.0%

ConstructConnect announced today that the December 2024 volume of Total Nonresidential construction starts — the sum of Nonresidential Building and Heavy Engineering — was \$44.4 billion, an increase of \$6.3 billion, or 16.7%, when compared to an upward revised November reading of \$38.0 billion.

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Year-To-Date Readings Illustrate Broad Slowing of Industry Activity

Total construction for December finished at \$62.2 billion. Compared to the prior month and the same month one year ago, spending was up 9.2% and down 19.4%, respectively. Total spending in 2024 amounted to \$942.7 billion. The fourth quarter of the year was underwhelming with total spending of just \$202 billion, representing a decline of 18.5% from 4Q2023 spending. November and December's results were particularly weak, representing the slowest two-month period since late 2021. Despite this lackluster end to 2024, ConstructConnect's outlook for 2025 remains robust with a record number of billion-dollar projects on the 2025 horizon. Industry segments that struggled the most during the fourth quarter based on year-on-year comparisons included residential construction (down 24.9%), Courthouses, police and fire stations (down 37.8%), and industrial (down 77.3%). Those segments of the industry that were able to finish strongly in the fourth quarter were generally smaller dollar segments including Hospitals (up 181%), Parking Garages (up 103.8%), Transportation Terminals (up 56.8%), and Government Offices (up 47.7%) among others.

Multifamily residential starts spending during 2024 fell 24.7% as conditions deteriorated especially in the second-half of the year. Single-family spending which started 2024 strong also saw starts spending slow in the second-half to finish the year less than 1% higher. The nonresidential building (NRB) segment of the industry also ended the year uninspired with total 2024 starts of \$377.4 billion, down \$35.2 billion, or 9.3%, from the comparable period a year ago. Among the twenty-five verticals, or subcategories, which constitute NRB spending, eight reported 2024 spending growth in excess of 10% while another seven reported growth of less than 10% growth. Among the ten categories that contracted were Retail/Shopping, Manufacturing, Warehousing, and Military. Collectively these four subcategories saw year-on-year starts spending contract by \$66 billion.

Value of United States Nonresidential Construction Starts December 2024 (ConstructConnect®)

	Jan-Dec 2024 (\$ Billions)	% Change Jan-Dec 2024 vs Jan-Dec 2023	Dec 24 (\$ Billions)	% Change Dec 24 vs Dec 23	% Change Dec 24 vs Nov 24
Hotel/Motel	\$ 12.754	-13.0%	\$ 0.516	-63.9%	-45.4%
Retail/Shopping	\$ 12.842	-13.1%	\$ 0.750	-5.0%	-10.0%
Retail Miscellaneous	\$ 7.615	5.5%	\$ 0.551	24.6%	45.2%
Parking Garages	\$ 2.917	38.4%	\$ 0.129	-30.2%	-72.2%
Amusement	\$ 13.267	43.6%	\$ 0.626	43.2%	-43.0%
Private Office	\$ 36.089	7.4%	\$ 4.415	36.4%	129.8%
Government Office	\$ 17.746	9.6%	\$ 2.204	54.1%	127.8%
Laboratory	\$ 5.882	18.0%	\$ 0.820	53.0%	163.7%
Warehouse	\$ 19.784	-13.9%	\$ 0.862	-30.2%	-47.0%
Sports Stadiums/Convention Centers	\$ 13.425	30.2%	\$ 0.867	-16.7%	-32.5%
Transportation Terminals	\$ 7.536	9.6%	\$ 0.333	58.0%	-16.7%
COMMERCIAL	\$ 149.857	4.8%	\$ 12.073	10.0%	18.0%
MANUFACTURING	\$ 50.904	-51.3%	\$ 1.956	-31.6%	47.0%
Religious	\$ 1.194	6.3%	\$ 0.055	-49.9%	-21.2%
Hospital/Clinic	\$ 32.359	42.6%	\$ 0.651	-16.9%	-74.6%
Nursing/Assisted Living	\$ 2.329	-19.4%	\$ 0.168	-62.4%	133.1%
Library/Museum	\$ 4.991	-1.4%	\$ 0.284	1.3%	-5.2%
Courthouses	\$ 2.273	-3.1%	\$ 0.096	5.8%	-26.4%
Police Stations and Fire Halls	\$ 6.038	19.4%	\$ 0.597	57.9%	19.4%
Prisons	\$ 7.297	4.4%	\$ 0.590	139.9%	370.8%
Military	\$ 9.257	-45.5%	\$ 1.038	-17.9%	127.6%
Pre-School/Elementary	\$ 27.144	10.7%	\$ 1.739	-1.0%	28.0%
Junior & Senior High Schools	\$ 41.599	13.6%	\$ 2.338	-9.0%	14.9%
Special and Vocational Schools	\$ 3.653	75.8%	\$ 0.372	96.4%	7.2%
Colleges and Universities	\$ 29.700	2.8%	\$ 2.357	-27.0%	-11.6%
Miscellaneous Medical	\$ 8.822	-7.1%	\$ 0.405	-37.3%	-33.8%
INSTITUTIONAL	\$ 176.655	7.2%	\$ 10.690	-10.8%	-4.8%
NONRESIDENTIAL BUILDING	\$ 377.415	-8.5%	\$ 24.719	-4.3%	8.4%
Airport	\$ 16.621	62.0%	\$ 0.624	-8.4%	11.4%
Road/Highway	\$ 100.432	5.4%	\$ 7.724	40.7%	36.3%
Bridge	\$ 30.758	26.3%	\$ 4.211	127.5%	198.2%
Dam/Marine	\$ 12.504	-1.3%	\$ 0.473	-64.9%	-48.5%
Water/Sewage	\$ 59.753	23.8%	\$ 4.946	34.0%	-3.1%
Electric Power Infrastructure	\$ 25.932	40.0%	\$ 0.245	-91.0%	29.4%
All Other Civil	\$ 27.865	-20.4%	\$ 1.439	-88.0%	3.3%
HEAVY ENGINEERING (Civil)	\$ 273.864	12.1%	\$ 19.662	-29.3%	29.0%
TOTAL NONRESIDENTIAL	\$ 651.280	-0.8%	\$ 44.381	-17.2%	16.7%

BEST PERFORMING LARGE DOLLAR CATEGORIES YTD

Special and Vocational Schools, +76%
Airports, +62%
Amusement, +44%
Electric Power Infrastructure, +40%
Sports Stadium/Convention Centres, +30%

UNDERPERFORMING LARGE DOLLAR CATEGORIES YTD

Manufacturing, -51%
Military, -46%
All Other Civil, -20%
Nursing/Assisted Living, -19%
Retail/Shopping, -14%

* "Large dollar categories" are the 25 largest subcategories by starts dollars in the previous calendar year

Fourth Quarter Results Cap Off Weak Close to 2024

The 2024 construction industry got off to a strong start with commercial spending at the end of the first quarter 14% above 1Q2023 levels. A similar situation unfolded for total institutional spending, which was up more than 12% through March. The first quarter of 2024 also reported solid single-digit gains for both residential and civil construction with gains of 9% and 6% respectively. Total starts spending for the first quarter was 4.3% higher than during the same period in 2023.

This promising start to the year was unfortunately short-lived with first-half 2024 results almost universally weaker. Commercial spending slowed from 14% to just 2% as Retail/Shopping spending contracted during the second quarter. The segment was pulled further down by steep declines in sports and convention centers (down 37%), miscellaneous commercial (down 30%), and transpor-

tation terminal starts (down 23%). Total institutional spending did modestly better with first-half year-on-year growth of 6.3% thanks to sustained growth in schools and accelerating spending in courthouses, police and fire stations, and the groundbreaking of several multi-billion-dollar prison projects. Similarly, residential spending growth at the end of the first half of the year slowed to 2.3%. This mid-year slowdown masked diverging trends within the residential market as single-family spending grew by 9.5% while multifamily spending contracted by 9.1%.

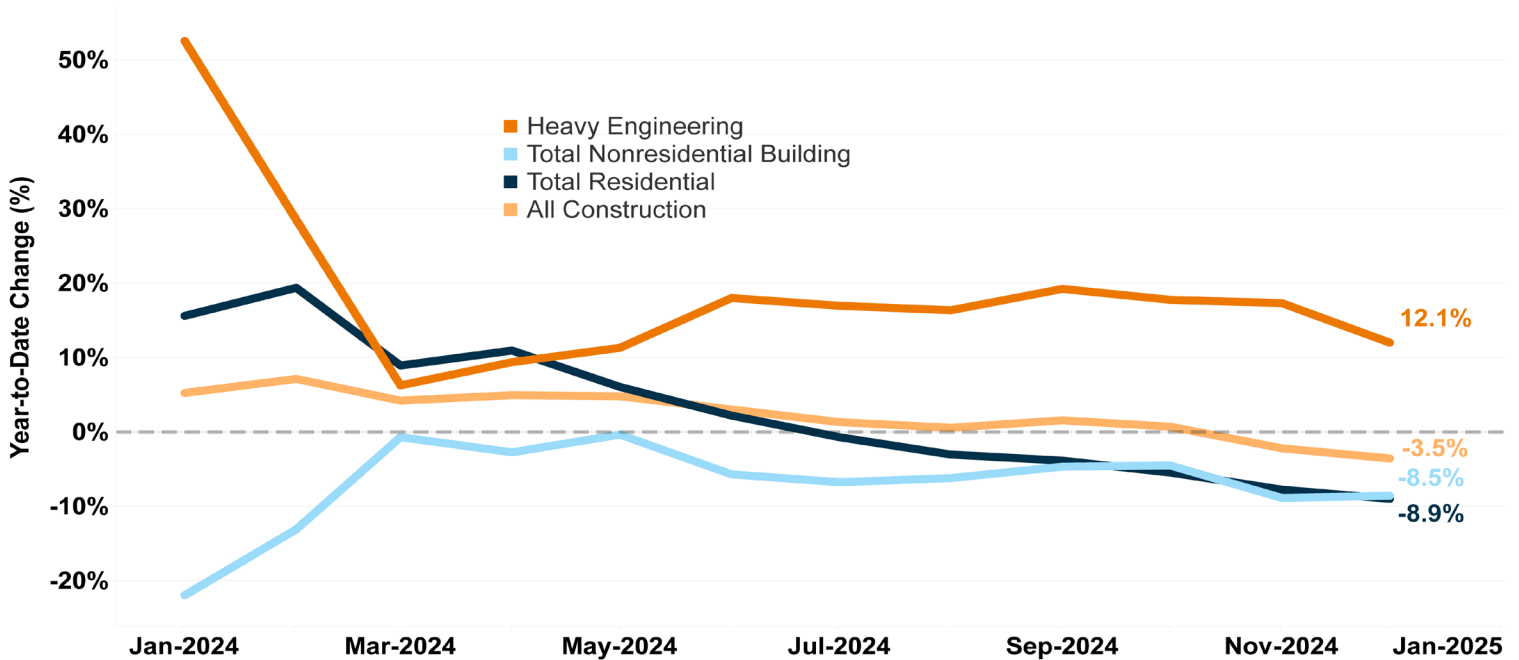
The second half of the year saw mixed conditions. Compared to 2H2023, total commercial starts spending increased by 6.8% thanks to strong gains in Amusement, Government Offices, and Sports and Convention Centers more than offsetting double-digit contractions in Hotel/Motels, Shopping, and

Warehouses. Likewise, total institutional spending in the second half increased by 8.2% compared to year-ago levels as rising schools, college/university, and hospital spending counteracted steep contractions in Military, Nursing Home, and Prison spending. Lastly, total residential starts spending eroded across the board as single family's small first half gain turned into a second second-half contraction of 7.9%. Additionally, multifamily's small contraction in the first half of the year quickly and severely worsened during the second half into a 42% contraction.

Exceptionally weak starts spending in November and December had an outsized impact on the weakness reported during 2H2024. Starts activity during this two-month period totaled just \$119.2 billion. The last time any two consecutive months totaled so little was in late-2021.

Year-to-Date Construction Starts Spending

Starts spending eroded during the second half of 2024. (YTD vs YTD 1-yr ago, % change)



Source: ConstructConnect Industry Snapshot



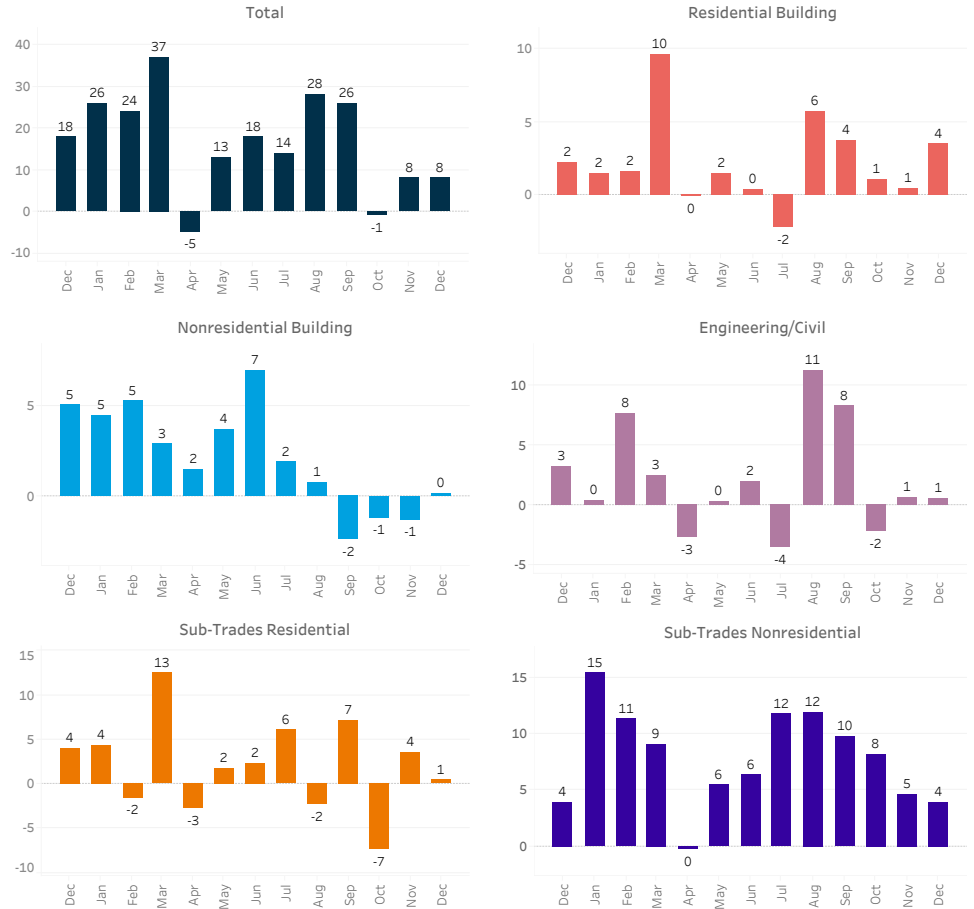
Construction Employment Update

December's total construction hiring added 8,000 jobs to the construction labor force from the month prior. The latest reading was once again below average when compared to the past 12 months and put fourth-quarter total gains at just 15,000 jobs, a level that until recently could have been easily exceeded by a single month's gains. This latest quarterly performance is also the weakest since April 2020 when over 1-million construction jobs were lost in a single month due to lockdowns. The strongest gains for the month were split between residential building and sub-trades nonresidential with each adding 4,000 jobs. No construction segments reported net job losses in December.

Hourly wages and weekly hours worked continue to make construction an attractive industry for laborers. December's average hourly construction wage increased to \$38.95 while the average number of hours worked per week fell for a third consecutive month to 38.8. In comparison, the average hourly wage of all private sector workers increased to \$35.69 and weekly hours worked remained stable at 34.3. The combination of these trends amounted to average weekly construction earnings of \$1,511, a \$287, or 23% weekly premium when compared to the average private-sector laborer's weekly compensation.

Change in Level of U.S. Construction Employment

Month to Month (M-M) Change in 000's — Total & by Categories — December 2024

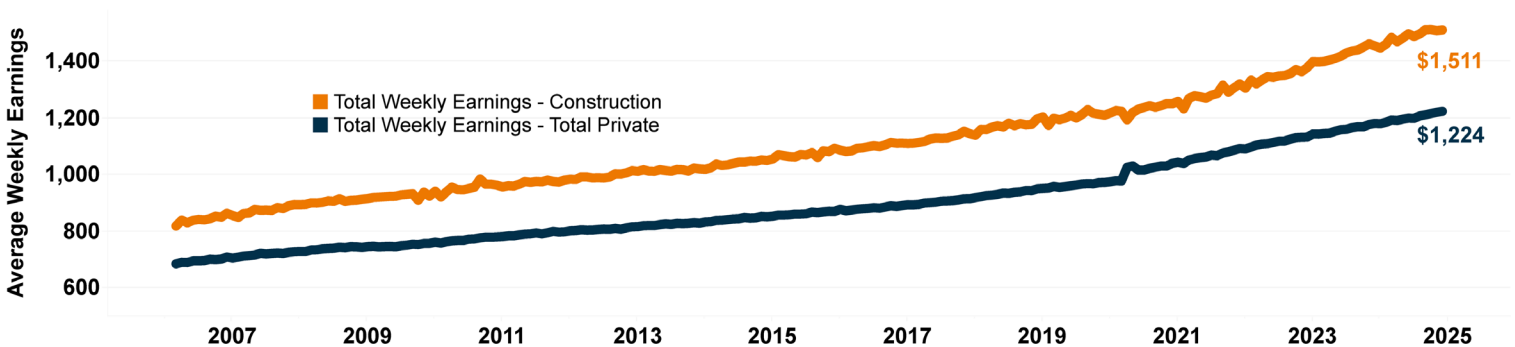


*Sub-trade in BLS data referred to as 'specialty' trade
Data Source: Bureau of Labor Statistics (BLS), Chart: ConstructConnect



Weekly Construction and Total Private Earnings

A higher average hourly wage and more hours available to work allows construction workers to earn over 20% more each week than the average private-sector worker.



Source: U.S. Bureau of Labor Statistics
NOTE: weekly earnings calculated as the product of average hour wage and average weekly hours worked.



Nonresidential Construction Starts Regional Analysis

Regional results in 2024 emphasized the importance of geography when it comes to market conditions. Nonresidential construction activity was generally positive during the past year for most coastal regions. For 2024 most Pacific and Atlantic coastal regions grew at double-digit rates. However, it was a much more difficult year for the nation's mountain region with total nonresidential spending down 42% from the prior year. Moving eastward, the Northern Plains states performed relatively better with starts spending collectively up less than 1% while the Southern Plains states—which includes Texas—contracted by over 6%. Heading further East, the Midwest regions from Wisconsin through Alabama reported little change for the year.

Nonresidential building (NRB) starts activity was a significant drag on the construction sector in 2024 with six regions of the country reporting contracting year-on-year results and only three being positive. The mountain region was disproportionately impacted as it reported a greater than 50% decline in nonresidential starts spending activity. This was distantly followed by slightly greater than 10% contractions across both the northern and southern plains regions. Only the collection of states south of Kentucky through Alabama and the Pacific Coastal regions reported positive regional NRB gains.

Civil construction activity was a bright spot for much of the country during 2024. Once again coastal states led the geographic growth in civil work followed by the Northern Plains states. Unfortunately, civil spending in the Mountain region closed out the year down 27% after being in positive territory during the first three quarters of the year. The move to a year-end contraction was primarily the result of surging spending in the 4Q2023 period.

2024 Year-to-Date Ranking of the Top 20 States — ConstructConnect®

Figures are comprised of non-res building & engineering (residential is omitted).

U.S. Ytd Regional Starts, Nonresidential Construction* — ConstructConnect®

	Jan-Dec 2023	Jan-Dec 2024	% Change
Connecticut	\$4,744,850,629	\$5,147,336,371	8.5%
Maine	\$1,636,571,370	\$1,729,572,826	5.7%
Massachusetts	\$13,405,280,871	\$13,437,984,977	0.2%
New Hampshire	\$1,503,205,538	\$1,899,915,786	26.4%
Rhode Island	\$875,864,614	\$2,014,250,949	130.0%
Vermont	\$847,962,590	\$958,027,840	13.0%
Total New England	\$23,013,735,612	\$25,187,088,749	9.4%
New Jersey	\$6,912,032,400	\$10,103,195,288	46.2%
New York	\$32,001,008,626	\$32,293,041,270	0.9%
Pennsylvania	\$16,788,740,340	\$13,475,952,964	-19.7%
Total Middle Atlantic	\$55,701,781,366	\$55,872,189,522	0.3%
Total Northeast	\$78,715,516,978	\$81,059,278,271	3.0%
Illinois	\$19,091,624,098	\$21,579,963,526	13.0%
Indiana	\$17,345,975,671	\$17,950,571,236	3.5%
Michigan	\$15,227,655,761	\$17,150,351,664	12.6%
Ohio	\$23,685,655,640	\$15,091,549,529	-36.3%
Wisconsin	\$9,430,584,535	\$15,257,705,551	61.8%
Total East North Central	\$84,781,495,705	\$87,030,141,506	2.7%
Iowa	\$6,331,687,706	\$7,002,821,744	10.6%
Kansas	\$10,203,262,843	\$5,389,495,611	-47.2%
Minnesota	\$8,667,562,357	\$10,777,945,511	24.3%
Missouri	\$8,503,445,252	\$12,031,064,986	41.5%
Nebraska	\$4,981,767,291	\$4,925,445,234	-1.1%
North Dakota	\$3,360,628,871	\$3,325,903,654	-1.0%
South Dakota	\$4,367,277,323	\$3,362,214,890	-23.0%
Total West North Central	\$46,415,631,643	\$46,814,891,630	0.9%
Total Midwest	\$131,197,127,348	\$133,845,033,136	2.0%
Delaware	\$1,449,630,207	\$1,532,307,804	5.7%
DISTRICT OF COLUMBIA	\$2,382,547,945	\$3,773,788,217	58.4%
Florida	\$32,443,878,849	\$38,297,248,256	18.0%
Georgia	\$20,886,275,695	\$18,171,086,585	-13.0%
Maryland	\$10,155,591,468	\$10,571,504,198	4.1%
North Carolina	\$22,139,646,235	\$19,746,070,743	-10.8%
South Carolina	\$8,393,591,629	\$15,709,681,771	87.2%
Virginia	\$17,362,643,173	\$30,145,438,733	73.6%
West Virginia	\$6,051,861,925	\$2,731,579,230	-54.9%
Total South Atlantic	\$121,265,667,126	\$140,678,705,537	16.0%
Alabama	\$13,352,131,139	\$9,997,215,117	-25.1%
Kentucky	\$7,835,374,021	\$8,347,102,431	6.5%
Mississippi	\$4,261,388,900	\$8,629,257,391	102.5%
Tennessee	\$15,341,156,545	\$13,449,535,472	-12.3%
Total East South Central	\$40,790,050,605	\$40,423,110,411	-0.9%
Arkansas	\$5,135,809,483	\$4,529,960,454	-11.8%
Louisiana	\$10,296,415,001	\$6,181,353,614	-40.0%
Oklahoma	\$7,798,016,180	\$7,297,966,140	-6.4%
Texas	\$99,419,847,346	\$96,706,831,464	-2.7%
Total West South Central	\$122,650,088,010	\$114,716,111,672	-6.5%
Total South	\$284,705,805,741	\$295,817,927,620	3.9%
Arizona	\$30,449,640,639	\$11,059,185,997	-63.7%
Colorado	\$9,977,476,665	\$8,311,952,038	-16.7%
Idaho	\$9,468,274,525	\$2,654,270,645	-72.0%
Montana	\$1,985,073,307	\$1,735,629,613	-12.6%
Nevada	\$7,930,153,558	\$6,108,201,928	-23.0%
New Mexico	\$5,759,712,191	\$3,571,329,391	-38.0%
Utah	\$12,916,950,875	\$5,558,063,452	-57.0%
Wyoming	\$4,420,725,911	\$9,416,603,394	113.0%
Total Mountain	\$82,908,007,671	\$48,415,236,458	-41.6%
Alaska	\$4,789,343,242	\$9,526,984,786	98.9%
California	\$50,605,204,552	\$58,036,187,150	14.7%
Hawaii	\$6,451,962,803	\$3,595,771,850	-44.3%
Oregon	\$6,107,130,066	\$7,530,076,110	23.3%
Washington	\$11,248,595,567	\$13,453,063,342	19.6%
Total Pacific	\$79,202,236,230	\$92,142,083,238	16.3%
Total West	\$162,110,243,901	\$140,557,319,696	-13.3%
TOTAL U.S.	\$656,728,693,968	\$651,279,558,723	-0.8%

*Figures above are comprised of non-res building and engineering (i.e., residential is omitted).

Source: ConstructConnect/Table: ConstructConnect.

INSIGHT View of Starts Statistics

Value of United States Construction Starts

ConstructConnect® INSIGHT Version — December 2024

Arranged to match the alphabetical category drop-down menus in INSIGHT

	Jan -Dec 2024 (\$, billions)	% Change Jan -Dec 24 vs Jan -Dec 23	% Change Dec 24 vs Dec 23	% Change Dec 24 vs Nov 24
Summary				
CIVIL	273.864	12.1%	-29.3%	29.0%
NONRESIDENTIAL BUILDING	377.415	-8.5%	-4.3%	8.4%
RESIDENTIAL	291.393	-8.9%	-24.4%	-5.9%
GRAND TOTAL	942.673	-3.5%	-19.4%	9.2%
Verticals				
Airport	16.621	62.0%	-8.4%	11.4%
All Other Civil	27.865	-20.4%	-88.0%	3.3%
Bridges	30.758	26.3%	127.5%	198.2%
Dams / Canals / Marine Work	12.504	-1.3%	-64.9%	-48.5%
Power Infrastructure	25.932	40.0%	-91.0%	29.4%
Roads	100.432	5.4%	40.7%	36.3%
Water and Sewage Treatment	59.753	23.8%	34.0%	-3.1%
CIVIL	273.864	12.1%	-29.3%	29.0%
Offices (private)	36.089	7.4%	36.4%	129.8%
Parking Garages	2.917	38.4%	-30.2%	-72.2%
Transportation Terminals	7.536	9.6%	58.0%	-16.7%
Commercial (small subset)	46.542	9.3%	34.3%	75.2%
Amusement	13.267	43.6%	43.2%	-43.0%
Libraries / Museums	4.991	-1.4%	1.3%	-5.2%
Religious	1.194	6.3%	-49.9%	-21.2%
Sports Arenas / Convention Centers	13.425	30.2%	-16.7%	-32.5%
Community	32.877	27.7%	-1.9%	-33.5%
College / University	29.700	2.8%	-27.0%	-11.6%
Elementary / Pre School	27.144	10.7%	-1.0%	28.0%
Jr / Sr High School	41.599	13.6%	-9.0%	14.9%
Special / Vocational	3.653	75.8%	96.4%	7.2%
Educational	102.095	10.8%	-12.1%	6.2%
Courthouses	2.273	-3.1%	5.8%	-26.4%
Fire and Police Stations	6.038	19.4%	57.9%	19.4%
Government Offices	17.746	9.6%	54.1%	127.8%
Prisons	7.297	4.4%	139.9%	370.8%
Government	33.354	9.0%	62.6%	102.4%
Industrial Labs / Labs / School Labs	5.882	18.0%	53.0%	163.7%
Manufacturing	50.904	-51.3%	-31.6%	47.0%
Warehouses	19.784	-13.9%	-30.2%	-47.0%
Industrial	76.570	-42.3%	-21.5%	11.2%
Hospitals / Clinics	32.359	42.6%	-16.9%	-74.6%
Medical Misc.	8.822	-7.1%	-37.3%	-33.8%
Nursing Homes	2.329	-19.4%	-62.4%	133.1%
Medical	43.510	24.0%	-34.8%	-62.2%
Military	9.257	-45.5%	-17.9%	127.6%
Hotels	12.754	-13.0%	-63.9%	-45.4%
Retail Misc.	7.615	5.5%	24.6%	45.2%
Shopping	12.842	-13.1%	-5.0%	-10.0%
Retail	33.210	-9.4%	-31.7%	-15.8%
NONRESIDENTIAL BUILDING	377.415	-8.5%	-4.3%	8.4%
Multi-Family	89.032	-24.7%	-54.3%	-6.2%
Single-Family	202.361	0.4%	-7.4%	-5.8%
RESIDENTIAL	291.393	-8.9%	-24.4%	-5.9%
NONRESIDENTIAL	651.280	-0.8%	-17.2%	16.7%
GRAND TOTAL	942.673	-3.5%	-19.4%	9.2%

Table 1 conforms to the type-of-structure ordering adopted by many firms and organizations in the industry. Specifically, it breaks nonresidential building into ICI work (i.e., industrial, commercial and institutional), since each has its own set of economic and demographic drivers. Table 6 presents an alternative, perhaps more user-friendly and intuitive type-of-structure ordering that matches how the data appears in ConstructConnect's online product 'Insight'.

Source: ConstructConnect/Table: ConstructConnect.

“Top Ten” Projects of the Month

ConstructConnect’s Top 10 Project Starts in December 2024

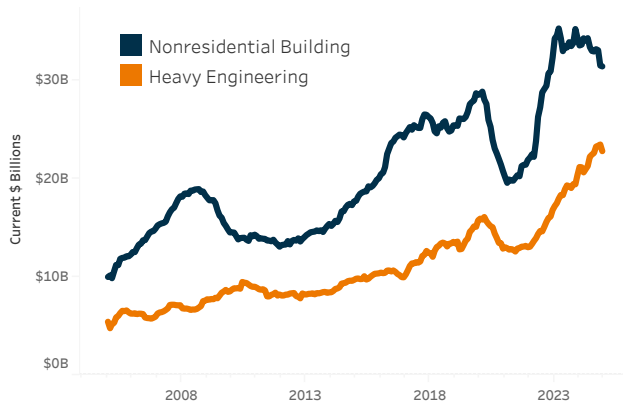
Location	Type of Construction	Description	Square Feet (000's)	Dollars (Millions, \$)
Illinois Normal	Industrial	Rivian Automotive Headquarters Expansion	1,348	\$1,500
Georgia Union City	Commercial	ATL11 Data Center / Union City	2,100	\$1,500
Washington Seattle	Heavy	Portage Bay Bridge Replacement	-	\$1,400
Florida Tampa	Heavy	Westshore Interchange - Florida Department of Transportation	-	\$1,205
Mississippi Ridgeland	Commercial	Amazon AWS Data Center - Costas Property / Ridgeland	1,400	\$1,000
Arizona Phoenix	Residential	Metrocenter Mall Redevelopment	1,200	\$850
New York Albany	Industrial	Albany Nanotech Complex Expansion (NFR)	50	\$614
Iowa Cedar Rapids	Commercial	Google Data Center - Big Cedar Industrial / Cedar Rapids	1,000	\$576
Texas Hurst	Institutional	L.D. Bell and Trinity High School Replacements	-	\$564
DISTRICT OF COLUMBIA Washington	Institutional	CISA Headquarters Building, St Elizabeths West Campus, SE Wash DC	620	\$524
TOTALS			\$7,718	\$9,733

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

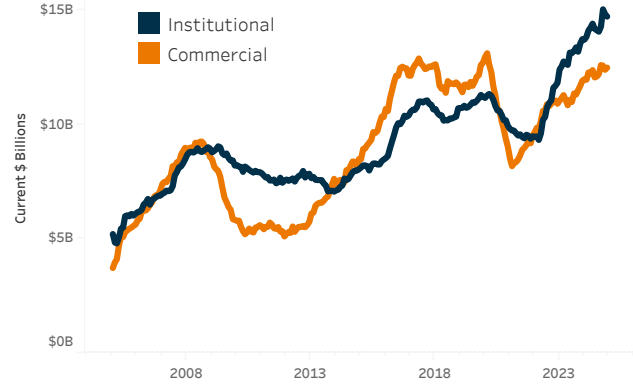
Source: ConstructConnect/Table: ConstructConnect.

Trend graphs for 12 key categories

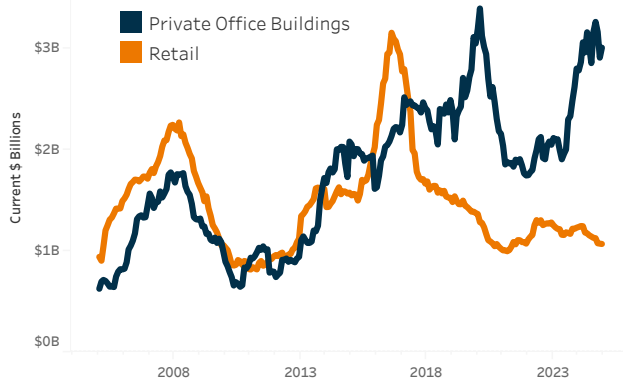
U.S. Nonresidential Construction Starts — ConstructConnect
(12-Month Moving Average)



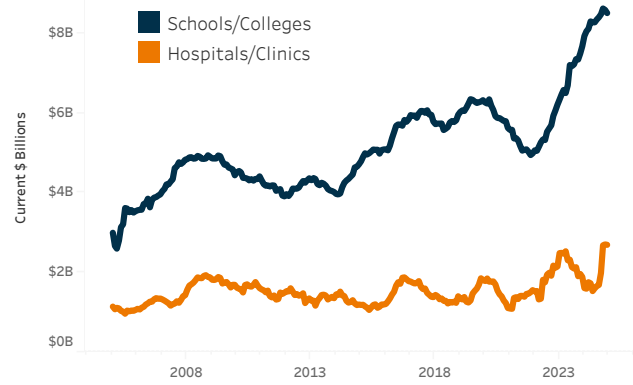
U.S. Commercial and Institutional Construction Starts — ConstructConnect
(12-Month Moving Average)



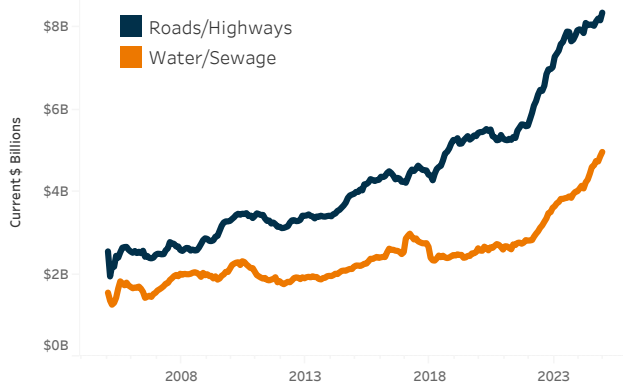
U.S. Retail and Private Office Building Construction Starts — ConstructConnect
(12-Month Moving Average)



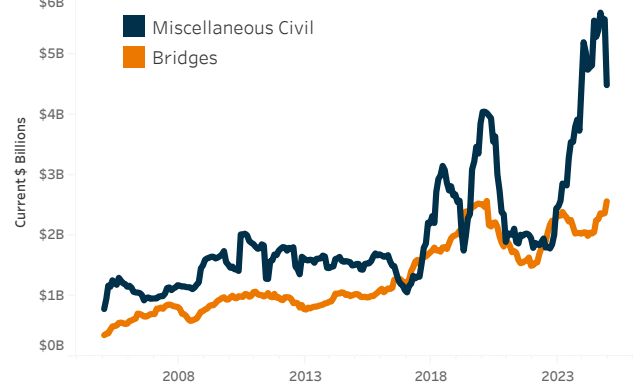
U.S. Hospitals/Clinic and School/College Construction Starts — ConstructConnect
(12-Month Moving Average)



U.S. Roads/Highways and Water/Sewage Construction Starts — ConstructConnect
(12-Month Moving Average)



U.S. Bridges and Miscellaneous Civil Construction Starts — ConstructConnect
(12-Month Moving Average)



The last data points in all the graphs on this page are for December 2024.

Source: ConstructConnect/Charts: ConstructConnect.

