

CONSTRUCTION ECONOMICS

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

Construction Cost Index

+7.4%

ANNUAL INFLATION RATE

DEC. 2021

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	12481.82	+0.1%	+7.4%
COMMON LABOR	24355.78	0.0%	+1.3%
WAGE \$/HR.	48.80	0.0%	+1.3%

The Construction Cost Index's annual escalation rose 7.4%, while the monthly component rose 0.1%.

Building Cost Index

+13.1%

ANNUAL INFLATION RATE

DEC. 2021

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	7289.50	+0.5%	+13.1%
SKILLED LABOR	11055.72	+0.5%	+2.9%
WAGE \$/HR.	60.99	+0.5%	+2.9%

The Building Cost Index was up 13.1% on an annual basis, while the monthly component increased 0.5%.

Materials Cost Index

+0.5%

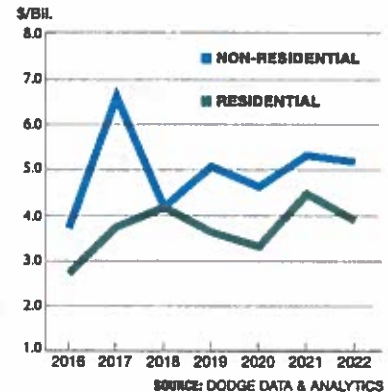
MONTHLY INFLATION RATE

DEC. 2021

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	4964.65	+0.5%	+31.0%
CEMENT \$/TON	152.17	+1.4%	+2.9%
STEEL \$/CWT	76.55	+4.3%	+37.0%
LUMBER \$/MBF	852.09	-5.8%	+28.1%

The MCI rose 0.5% since last month, while the annual escalation rate increased 31%.

Construction starts in the Philadelphia metro area are expected to fall 7.4% in 2022, to \$9 billion, according to Dodge Data & Analytics. Dodge predicts a 2.6% decrease in non-residential construction, while residential work is expected to fall 13%. Warehouse and health care construction is expected to see the greatest decline, while office and education work are predicted to rise.



ENR's Cost Indexes by City

1913=100
1967=100
R=REVISED

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	DEC '21: 1913	% CHG. YEAR	DEC '21: 1913	% CHG. YEAR	DEC '21: 1967	% CHG. YEAR	DEC '21: 1967	% CHG. YEAR	DEC '21: 1967	% CHG. YEAR
ATLANTA	7999.87	+17.2	5919.99	+24.8	825.83	0.0	728.97	0.0	1299.94	+50.1
BALTIMORE	9892.04	+4.5	6442.31	+12.0	1214.52	0.0	950.91	+8.6	1076.23	+15.8
BIRMINGHAM	8329.80	+10.7	5576.24	+17.8	978.68	0.0	830.32	+1.5	1039.49	+36.6
BOSTON	16889.26	+13.0	9454.56	+15.8	1698.09	+6.4	1519.61	+2.5	1188.40	+47.0
CHICAGO	17907.54	+5.3	9190.86	+13.5	1690.57	0.0	1473.33	+3.3	954.72	+39.4
CINCINNATI	11279.45	+9.4	6209.10	+12.2	1077.82	+4.8	931.74	+2.7	980.36	+25.7
CLEVELAND	13096.15	+3.8	6832.81	+11.7	1086.20	-0.7	972.70	+4.1	947.92	+24.2
DALLAS	7176.78	+18.4	5786.08	+23.8	742.23	0.0	738.08	0.0	1130.25	+47.7
DENVER	8345.76	+9.8	5948.13	+14.3	818.18	0.0	854.73	0.0	993.48	+33.7
DETROIT	12842.51	+4.7	7148.65	+9.2	1068.28	0.0	1020.67	+0.7	893.38	+24.6
KANSAS CITY	12497.94	+4.9	7131.92	+8.0	1324.93	+1.3	1256.71	+1.5	936.30	+18.9
LOS ANGELES	12911.66	+7.0	7208.99	+13.2	1111.66	0.0	1053.90	0.0	1012.01	+39.2
MINNEAPOLIS	13712.05	+3.4	7495.48	+11.0	1339.26	0.0	1320.99	+6.7	918.41	+18.7
NEW ORLEANS	7489.57	+14.7	5984.98	+33.4	749.82	0.0	813.80	+26.0	1183.64	+39.8
NEW YORK CITY	21280.04	+3.5	10506.91	+6.6	1642.50	+1.0	1479.22	+1.5	1024.85	+22.8
PHILADELPHIA	14940.06	+7.3	8280.08	+7.2	1605.07	+4.3	1356.72	+0.9	1051.01	+21.5
PITTSBURGH	12005.82	+8.6	6997.01	+8.5	1178.28	+5.2	1034.75	+1.2	869.60	+21.2
ST. LOUIS	13129.10	+4.4	7132.71	+10.6	1099.35	+0.3	1046.28	+3.9	1047.05	+21.5
SAN FRANCISCO	14228.24	+8.0	8934.82	+13.5	1046.50	0.0	1091.49	0.0	1367.62	+35.4
SEATTLE	13682.71	+6.6	7608.39	+12.4	1210.11	0.0	1195.72	0.0	1218.55	+36.4