

## Cost Indexes



### Construction Cost Index

The CCI annual escalation rate dropped to 2.0% in March, down from 2.8% the previous month.

20-CITY: 1913=100	MARCH 2013 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
<b>CONSTRUCTION COST</b>	9455.98	0.0	+2.0
<b>COMMON LABOR</b>	20087.37	0.0	+2.0
<b>WAGE \$/HR.</b>	38.17	0.0	+2.0

### Building Cost Index

The BCI's annual rate of inflation climbed 0.1% in March. Materials costs rose 0.2%, and labor cost held steady.



20-CITY: 1913=100	MARCH 2013 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
<b>BUILDING COST</b>	5248.99	+0.1	+2.0
<b>SKILLED LABOR</b>	9028.02	0.0	+2.0
<b>WAGE \$/HR.</b>	50.11	0.0	+2.0



### Materials Cost Index

Lumber prices were the main driver of the MCI this month, posting a 0.7% increase from last February.

20-CITY: 1913=100	MARCH 2013 INDEX VALUE	% CHG. MONTH	% CHG. YEAR
<b>MATERIALS</b>	2939.96	+0.2	+2.0
<b>CEMENT \$/TON</b>	109.91	+0.5	+3.3
<b>STEEL \$/CWT</b>	49.35	-0.1	-0.8
<b>LUMBER \$/MBF</b>	427.43	+0.7	+9.9

## Construction Growth Stumbles at 2013 Start

After three months of solid growth, the seasonally adjusted annual rate of total construction put-in-place declined 2.1% in January from last December's rate (see chart), according to the U.S. Dept. of Commerce. Despite the monthly setback, construction in January was running at an annual pace that was 7.1% higher than January 2012's annualized rate. On a year-to-date basis, total construction put-in-place in January was \$60.8 billion, which was 7.6% higher than January 2012, according to Commerce (see table).

Markets off to a good start in 2013 include year-to-year January increases of 23% for residential construction, 28% for office-building work and 16% for manufacturing buildings.

Last year, the dollar value of total private construction increased 17.1%, to \$579 billion, according to Commerce's latest revised data. That uptick was led by annual increases of 38% for private powerplants, 27% for hotel and motel work, 21% for private school construction and 17% for office-building work. Weak markets in 2012 included annual declines of 35% for water-supply work and 44% for public-safety construction.

### Total Construction



SOURCE: U.S. DEPT. OF COMMERCE. CONSTRUCTION PUT-IN-PLACE, SEASONALLY ADJUSTED ANNUAL RATE IN CURRENT DOLLARS.

### Private Construction

ANNUAL VALUE OF CONSTRUCTION YEAR TO DATE, IN \$ BIL.	2013 JAN.	2012 JAN.	% CHG. MONTH	% CHG. YEAR
<b>TOTAL CONSTRUCTION</b>	60.84	56.54	-13.6	+7.6
<b>TOTAL PRIVATE CONSTRUCTION</b>	43.67	38.68	-14.2	+12.9
<b>RESIDENTIAL BUILDINGS</b>	20.35	16.51	-8.3	+23.3
<b>LODGING</b>	0.86	0.75	-5.5	+13.4
<b>OFFICE</b>	2.27	1.78	-2.2	+27.6
<b>COMMERCIAL</b>	3.23	3.12	-4.2	+3.6
<b>HEALTH CARE</b>	2.25	2.30	-3.0	-2.1
<b>EDUCATIONAL</b>	1.27	1.17	-4.5	+8.2
<b>RELIGIOUS</b>	0.29	0.32	0.0	-9.7
<b>AMUSEMENT AND RECREATION</b>	0.48	0.51	-7.7	-6.0
<b>TRANSPORTATION</b>	0.72	0.71	-19.1	+1.3
<b>COMMUNICATION</b>	1.19	1.14	-25.6	+3.8
<b>POWER</b>	6.79	6.90	-34.8	-1.6
<b>MANUFACTURING</b>	3.87	3.34	-15.3	+16.1

SOURCE: DEPT. OF COMMERCE. CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.

## Lumber, Plywood, Plyform

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT	KANSAS CITY
<b>2" X 4": S4S</b>												
Pine	mbf	418.75	+610.00	435.00	415.28s	412.50	—	+390.00s	+410.15	—	390.00	—
Fir	mbf	—	—	455.00	—	442.65	360.00	—	—	+423.25	400.00	490.00
Common	mbf	428.39	+610.00	435.00	+427.48s	475.42	+585.00	+390.00s	+441.17	+431.40	390.00	470.00
<b>2" X 6": S4S</b>												
Common	mbf	461.22	+550.00p	375.00p	+460.90s	471.88	+545.00p	600.00c	+470.33p	+484.29	630.00s	490.00f
<b>2" X 8": S4S</b>												
Common	mbf	504.85	+565.00p	360.00p	+495.67s	512.15c	+550.00p	670.00c	+508.48p	+511.77h	700.00s	510.00f
<b>2" X 10": S4S</b>												
Common	mbf	531.56	+615.00p	385.00p	+529.93s	530.39h	+556.00p	460.00p	+559.63p	+535.32h	850.00s	550.00f
<b>4" X 6": S4S</b>												
Common	mbf	810.50	+575.00p	550.00	+789.75s	786.00f	565.00	700.00	+790.00	975.00	620.00p	—
<b>4" X 12": S4S</b>												
Common	mbf	—	885.00p	—	—	1060.66	880.00	—	—	+1146.81	720.00p	1685.00
<b>PLYWOOD: 5/8" THICK</b>	msf	675.31	+655.00	495.00p	639.60	490.00	+650.00	202.00p	630.69	671.35	601.00	585.00
<b>PLYFORM: 3/4" THICK</b>	msf	952.85	+1085.00	915.00	+855.52	620.00	1035.00	883.00	+958.00	+977.00	912.00	991.00
<b>PARTICLEBOARD: UNDERLAYMENT</b>												
5/8"	msf	402.65	275.00	250.00	398.90	405.82	294.00	171.50	425.82	388.62	240.00	230.00
<b>GYPSUM BOARD: REGULAR</b>												
1/2"	msf	253.22	195.00	185.00	365.65	257.33	175.00	120.00	230.71	249.85	105.00	255.00
5/8"	msf	262.80	310.00	270.00	+249.45	262.90	+312.00	—	263.85	285.90	—	252.00
<b>Type-X:</b>												
1/2"	msf	283.68	-389.00	215.00	265.10	281.77	346.00	—	287.62	287.92	—	235.00
5/8"	msf	295.25	-389.00	215.00	292.48	298.35	346.00	—	293.90	298.75	—	260.00
<b>ROOFING INSULATION: UNFACED</b>	sf	6.35	7.40	4.40	7.20	6.57	6.68	7.40	6.69	6.49	6.50	9.66
<b>WALL INSULATION: UNFACED</b>	sf	6.30	5.70	5.88	5.73	5.72	5.42	6.00	6.52	5.82	5.50	9.00
<b>PIPE INSULATION: FIBERGLASS</b>	sf	6.65	6.53	5.55	7.10	6.85	5.67	8.85	7.05	6.85	8.45	6.73

+ or - denotes price has risen or fallen since previous report. c=spf, d=douglfir, f=fir, h=hemfir, p=pine, s=spruce. Monthly market quotations by ENR field reports as of March 11, 2013. All prices are spot prices quoted from a single source. Common lumber prices are those quoted for the most popular species in the area. Quotes may include taxes or discounts for prompt payment, etc. Product specification may vary, depending on what is most commonly used or most accessible in a city. All quantities are truckloads unless noted.

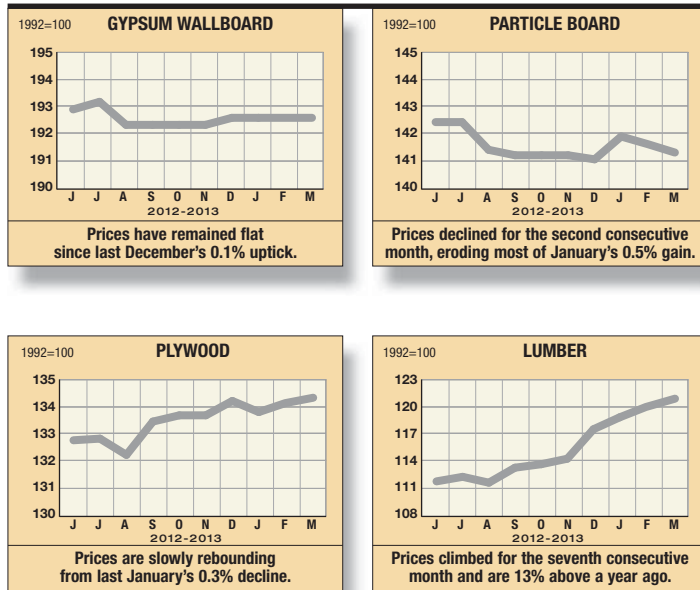
## Lumber Prices Continue To Rebound With Housing's Recovery

The housing market in January was up 22% from January 2012's level as the market continued to gain momentum after posting an annual gain of 15% for all of last year, according to the U.S. Dept. of Commerce. The rebound in housing is pulling up lumber with it. ENR's 20-city average price for the most

commonly used species of 2 X 4s increased another 0.6% in March, marking the seventh consecutive monthly gain and pushing prices 13% above March 2012's level. The average mill price for framing lumber in February posted a monthly increase of 4.1%, according to Eugene, Ore.-based Random Lengths.



### ENR's Materials Price Indexes



SOURCE: MCGRAW-HILL CONSTRUCTION RESEARCH & ANALYTICS/ENR.

### 20-City Average

ITEM	UNIT	PRICE	% CHG. MO.	% CHG. YEAR
<b>2" X 4": S4S</b>				
Pine	mbf	413.14	+0.6	+13.8
Fir	mbf	440.31	+0.2	+6.2
Common	mbf	431.59	+0.6	+13.0
<b>2" X 6": S4S</b>				
Common	mbf	482.75	+1.0	+10.7
<b>2" X 8": S4S</b>				
Common	mbf	518.97	+1.6	+10.6
<b>2" X 10": S4S</b>				
Common	mbf	557.03	+1.4	+8.9
<b>4" X 12": S4S</b>				
Common	mbf	796.43	+0.2	+3.1
<b>4" X 12": S4S</b>				
Common	mbf	1147.10	+0.2	+2.2
<b>PLYWOOD: 5/8" THICK</b>	msf	575.09	+0.1	+1.8
<b>PLYFORM: 3/4" THICK</b>	msf	978.96	+0.5	+3.4
<b>PARTICLEBOARD: UNDERLAYMENT</b>				
5/8"	msf	344.49	-0.4	-1.4
<b>GYPSUM BOARD: REGULAR</b>				
1/2"	msf	230.53	0.0	-0.6
5/8"	msf	270.76	+0.4	+1.9
Type-X, 1/2"	msf	284.72	-0.2	+2.6
5/8"	msf	296.87	-0.2	+2.5
<b>ROOFING INSULATION: UNFACED</b>	sf	6.93	0.0	+1.4
<b>WALL INSULATION: UNFACED</b>	sf	5.76	0.0	+1.3
<b>PIPE INSULATION: FIBERGLASS</b>	sf	6.77	0.0	+0.2

### Lumber, Plywood, Plyform

### Canada

ITEM	UNIT	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE	MONTREAL	TORONTO
<b>2" X 4": S4S</b>												
Pine	mbf	392.00	380.00s	398.70	—	—	381.00	370.00	398.00	395.65h	345.00s	470.00
Fir	mbf	460.00	—	—	536.48f	445.50	415.00	390.00	469.00	437.20	—	—
Common	mbf	401.00	380.00	429.00	364.00	403.19	385.00	370.00	403.00	412.68	345.00	470.00
<b>2" X 6": S4S</b>												
Common	mbf	450.27	580.00s	457.62p	—	479.29	401.00	—	450.82	449.63	410.00p	490.00s
<b>2" X 8": S4S</b>												
Common	mbf	470.35	680.00s	472.33p	—	495.75	—	—	472.51	487.56f	425.00p	570.00s
<b>2" X 10": S4S</b>												
Common	mbf	498.71	-880.00f	531.25p	—	539.25	—	—	499.33	540.19f	—	560.00s
<b>4" X 6": S4S</b>												
Common	mbf	780.60	-940.00	855.65	—	953.65	—	—	783.29	764.82	—	—
<b>4" X 12": S4S</b>												
Common	mbf	1030.44	1750.00	—	—	1148.98	—	—	1035.19	1048.75	—	—
<b>PLYWOOD: 5/8" THICK</b>	msf	602.00	602.00	621.00	—	620.80	485.00	514.00f	605.00	-605.11	794.00	715.00
<b>PLYFORM: 3/4" THICK</b>	msf	970.00	—	939.95	—	1018.25	1221.00	1338.00	980.10	-954.49	1026.00	820.00
<b>PARTICLEBOARD: UNDERLAYMENT</b>												
5/8"	msf	379.00	329.00	410.33	—	408.00	330.00	239.00	393.20	-410.55	400.00	620.00
<b>GYPSUM BOARD: REGULAR</b>												
1/2"	msf	264.00	223.00	260.35	—	272.19	270.00	100.00	267.00	264.35	300.00	340.00
5/8"	msf	248.00	—	263.70	—	275.55	—	—	249.00	285.46	—	—
Type-X												
1/2"	msf	250.00	—	274.10	—	280.38	295.00	—	251.00	292.90	350.00	530.00
5/8"	msf	270.00	—	288.58	—	291.64	300.00	—	272.00	304.00	355.00	—
<b>ROOFING INSULATION: UNFACED</b>	sf	7.91	7.50	6.97	—	7.22	6.90	7.20	7.99	6.88	6.95	6.00
<b>WALL INSULATION: UNFACED</b>	sf	5.01	5.50	5.88	—	5.90	4.10	6.50	5.06	5.65	4.50	4.30
<b>PIPE INSULATION: FIBERGLASS</b>	sf	6.00	8.85	6.40	—	6.58	3.43	8.69	6.33	6.59	21.58	11.01

Quotes for Montreal and Toronto are in Canadian dollars and a mix of metric and American units. Montreal prices do not include 15% sales tax. The above prices are not intended to represent the prevailing or average price in a city but are designed to track price movement from a single source for a given quantity and specification over time.