A Trends and Conditions Report
Forecasting and Trends Office
January - March 2026 Quarterly FDOT Construction Leading Indicator Report

The average Non Residential Construction Producer Price Index value for the quarter through March 2026 increaed 1.2% from the previous quarter and ended the quarter up 3.1% from a year ago. Diesel fuel price averages increased through the quarter 9.4%, which equates to 11.7% above year ago levels. Florida unemployment rates increased 10.0% from last quarter, with the U.S. rate decreasing 2.6%. Florida's total Construction employment decreased 0.9%, and Heavy Construction employment decreased 0.1% for the quarter. Total Construction employment is down 1.4% from this time last year, while Heavy Construction employment is up 1.7% from year ago levels.

National Cost Indicators - The average for the Producer Price Index (PPI) for Non Residential Construction increased from the previous quarter at 179.8. Average diesel prices decreased from the previous quarter by 1.4% to $3.71 per gallon. The Non Residential Construction PPI is 2.6% above its level at this time last year and the Street and Highway PPI is 2.8% above year ago levels. The Street and Highway PPI remained unchanged from last quarter.

Residential Construction and Sales Activity - Residential Construction and Sales Activity - Permit activity in units in Florida is down 6.3% from last quarter and down 23.3% from year ago levels. In dollar terms the amounts were down 5.9% for the quarter and down 13.2% from the previous year. In the first quarter of 2026, Florida residential permit value was 12.1% of the national total. Permit trends are varying significantly across the FDOT districts. Florida home and Condo sales were down 0.4% for the quarter and up 6.3% from the same quarter last year. Florida median home prices were up 0.2% from last year, and condo prices were down 1.2% from last year.

Labor Statistics - The quarterly average Unemployment Rate was 4.6% for Florida and 4.3% nationally, which is the first time since the last quarter of 2021 that the Florida unemployment rate exceeds the national rate .The Florida unemployment rate increased 10.0% from last quarter while the U.S. unemployment rate decreased 2.6% from last quarter. Both the Florida and U.S rates are higher than this quarter last year by 29.0% and 5.7%, respectively. Employment in Florida Construction Industries decreased 0.9% from the previous year, and Heavy Civil Construction Industries showed a decrease of 0.1% from this time last year. Please note the numbers for employment and construction are subject to frequent updates for several months after release and at year end.

National Economic Indicators - The average for the Purchasing Managers Index (PMI) for manufacturing decreased to 52.6% in the quarter, a 5.0% increase from the previous year. The US Federal Fund Rate is 3.64%, which is 15.9% lower than year ago levels. The ABC Infrastructure Backlog indicators for the Southern region decreased 4.5% from last quarter and remains 5.0% below year ago levels (Quarter 1, 2025).

Note: A PMI value of greater than 50% indicates that US manufacturing is expanding, while anything below 50% means that the industry is contracting.

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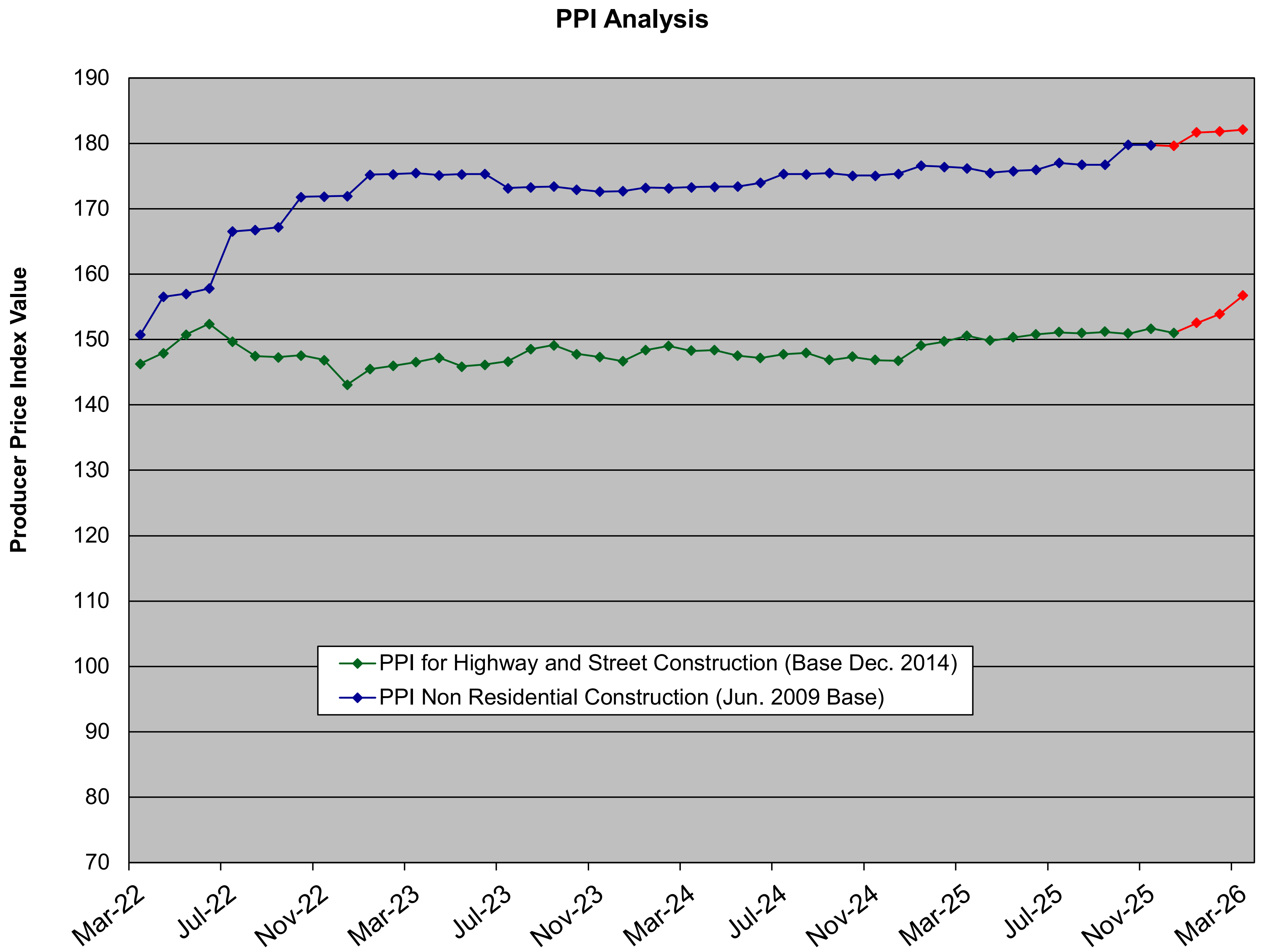
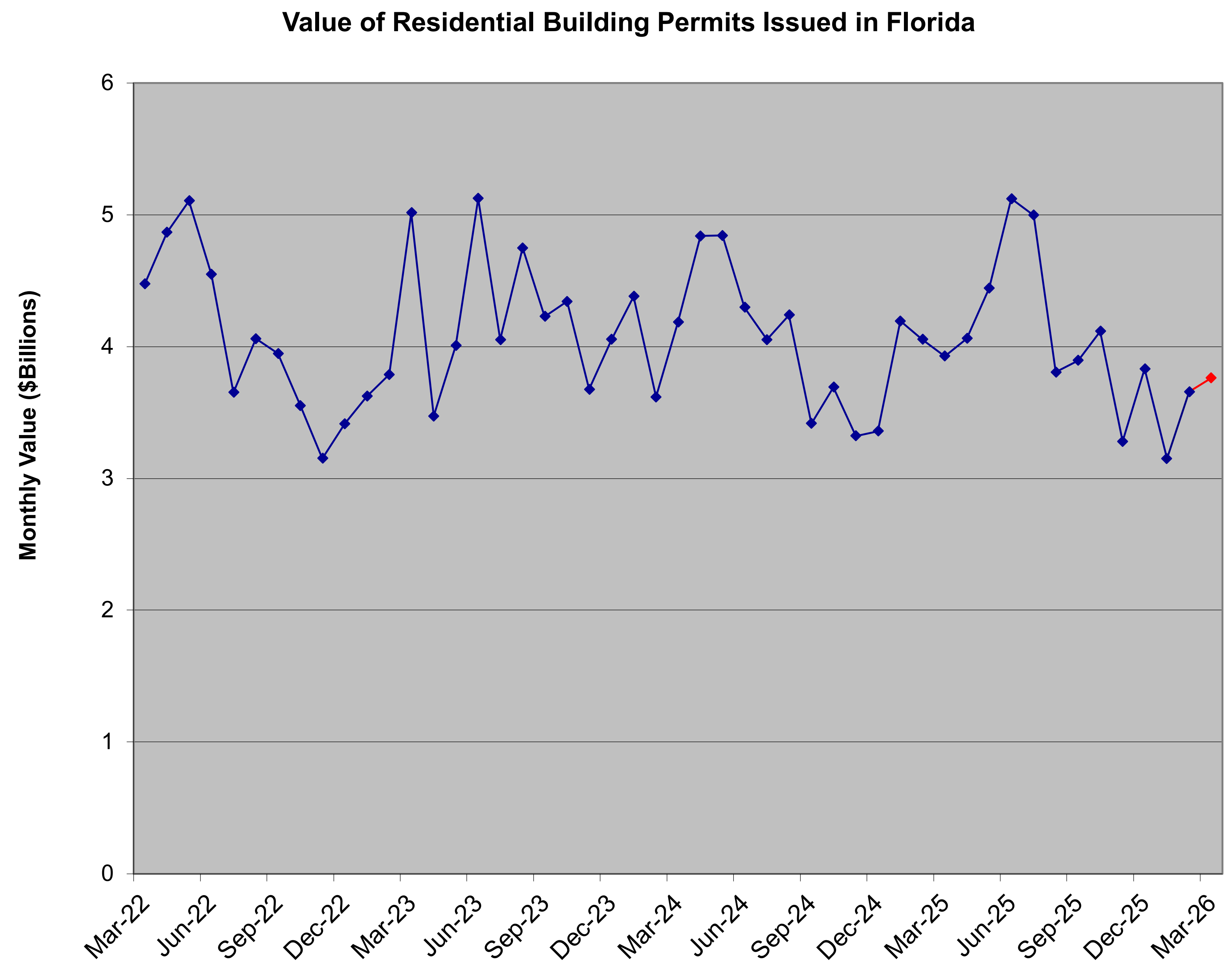
Florida Department of Transportation January - March 2026 Quarterly FDOT Construction Leading Indicator Report

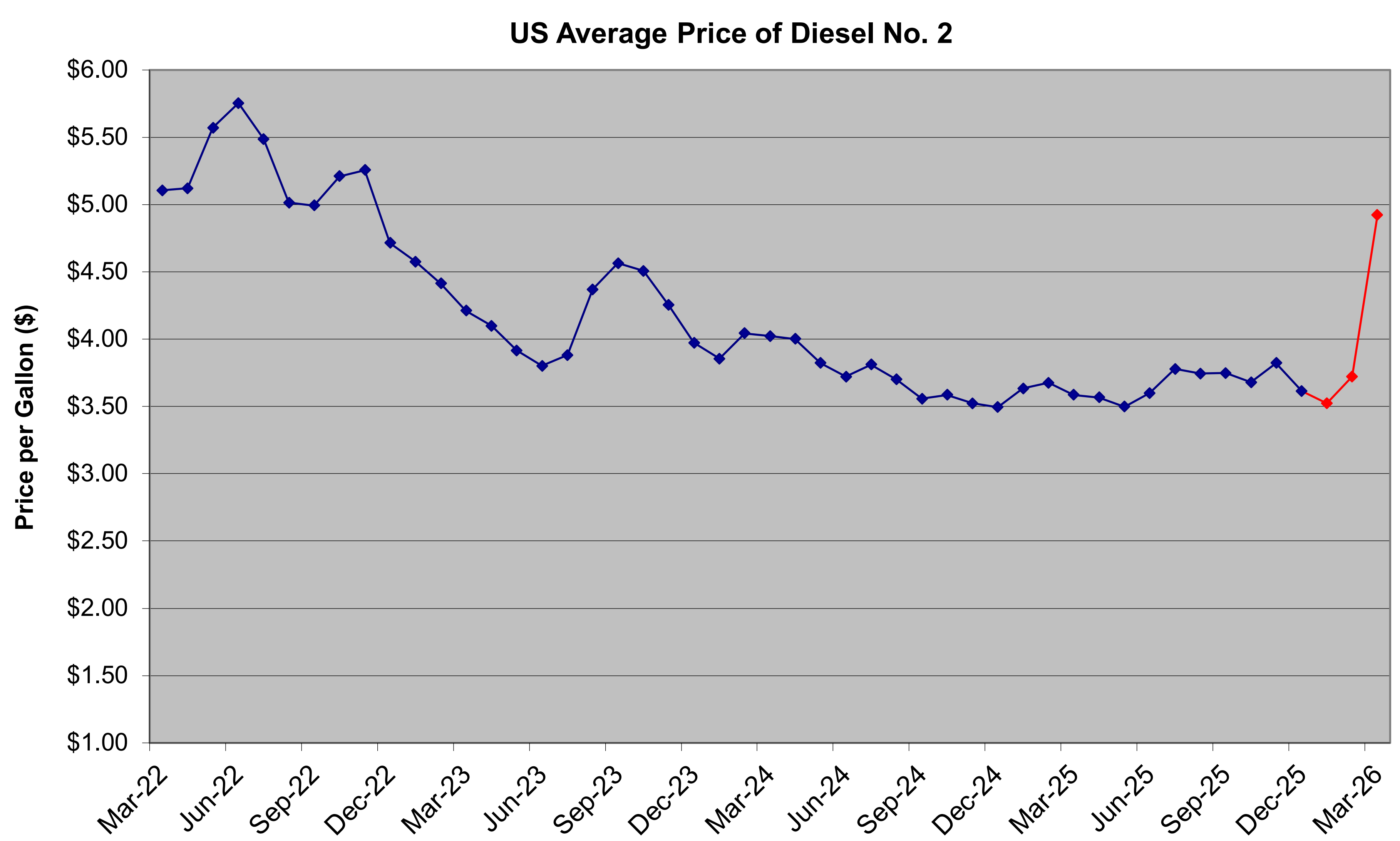
INDICATOR DESCRIPTION	Jan-26	Feb-26	Mar-26	Current Quarter	Change from Last Quarter	Change from Same Quarter Last Year (%)	Average Value this Calendar Year to Date	3 Quarter Trend	Note
National Cost Indicators									
Average Quartely PPI Non Residential Construction	181.7	181.8	182.1	181.8	1.2%	3.1%	134.6	↑↑↑	See Graph
PPI for Highway and Street	152.5	153.9	156.7	154.4	2.1%	3.1%	126.2	↑↑↑	See Graph
Average Diesel # 2 Price Per Gallon	$3.52	$3.72	$4.92	$4.06	9.4%	11.7%	$3.28	↑↓↑	See Graph
Residential Construction and Sales Activity									
FL Residential Building Permits	11,132	12,080	12,449	35,661	-6.3%	-23.3%	17,435	↓↓↓	See Graph ($)
FL Residential Building Permits Value (millions)	$3,148	$3,658	$3,762	$10,568	-5.9%	-13.2%	$3,919	↓↓↓	
US Residential Building Permits	100,249	113,664	121,834	335,747	-0.2%	-1.9%	142,563	↓↓↓	
US Residential Building Permits Value (millions)	$24,634	$29,297	$33,341	$87,272	-1.0%	-1.4%	$30,785	↓↓↓	
FL Realtor Home & Condo Sales	22,382	25,439	33,920	81,741	-0.4%	6.3%	42,558	↓↓↓	
*FL Single Family Home Median Price	$405,000	$412,000	$420,000	$413,384	0.3%	0.2%	$346,153	↓↑↑	
*FL Condo Median Price	$305,000	$309,000	$315,000	$310,427	2.3%	-1.2%	$253,496	↓↑↑	
Labor Statistics									
Florida Unemployment Rate - Monthly and Quarterly Average	4.5%	4.6%	4.7%	4.6%	10.0%	29.0%	4.8%	↑↑↑	
US Unemployment Rate - Monthly and Quarterly Average	4.3%	4.4%	4.3%	4.3%	-2.6%	5.7%	5.4%	↑↑↓	
FL Total Construction Employment - Monthly and Quarterly Average	643,200	647,200	647,900	646,100	-0.9%	-1.4%	576,592	↓↓↓	
FL Heavy Civil Construction Employment - Monthly and Quarterly Average	85,300	87,100	88,000	86,800	-0.1%	1.7%	74,283	↓↑↓	See Graph
National Economic Drivers/Indicators									
US Federal Funds Rate - Quarterly Average	3.64%	3.64%	3.64%	3.64%	-6.6%	-15.9%	0.08%	↓↓↓	
ISM PMI - Quarterly Average	52.6%	52.4%	52.7%	52.6%	8.9%	5.0%	60.7%	↓↓↑	

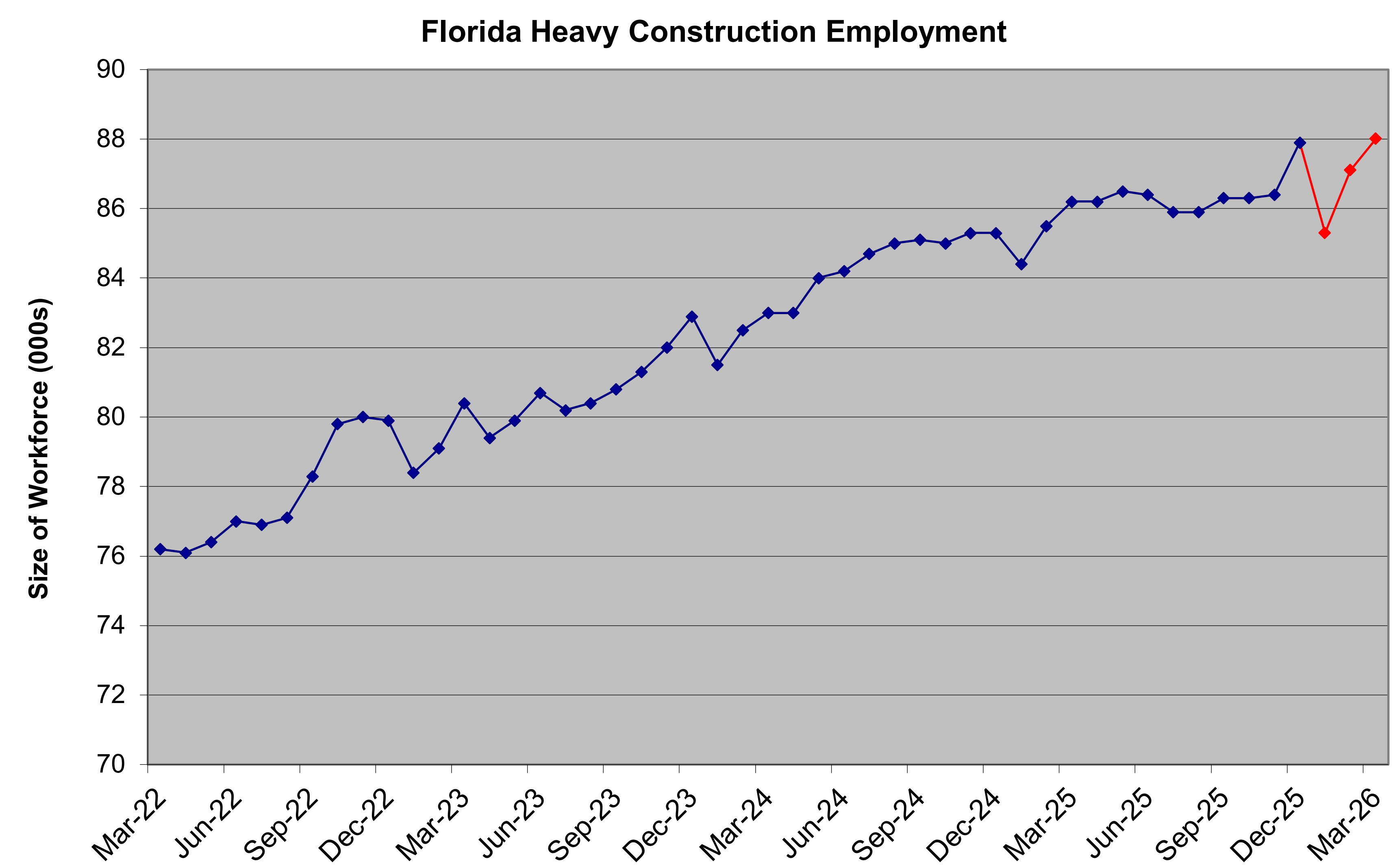
ABC Backlog Indicator	4 Quarters Ago	3 Quarters Ago	2 Quarters Ago	Last Quarter	Last Quarter's Change from 2 Quarters Ago	Last Quarter's Change from Same Quarter Last Year	Average Value Calendar Year	Prior 2 Quarters Trend	Note
ABC - National Infrastructure Backlog	10.3	9.4	9.9	9.8	-2.0%	41.8%	8.8	↓↓	
ABC - Southern Region- All Industries Backlog	8.5	8.7	8.5	8.4	-4.5%	-5.0%	9.1	↑↓	

* The quarterly values are median values weighted by volume of sales


PPI Analysis
Producer Price Index Value
190
180
170
160
150
140
130
120
110
100
90
80
70
PPI for Highway and Street Construction (Base Dec. 2014)
PPI Non Residential Construction (Jun. 2009 Base)
Mar-22
Jul-22
Nov-22
Mar-23
Jul-23
Nov-23
Mar-24
Jul-24
Nov-24
Mar-25
Jul-25
Nov-25
Mar-26


Value of Residential Building Permits Issued in Florida
Monthly Value ($Billions)
6
5
4
3
2
1
0
Mar-22
Jun-22
Sep-22
Dec-22
Mar-23
Jun-23
Sep-23
Dec-23
Mar-24
Jun-24
Sep-24
Dec-24
Mar-25
Jun-25
Sep-25
Dec-25
Mar-26


US Average Price of Diesel No. 2
Price per Gallon ($)
$6.00
$5.50
$5.00
$4.50
$4.00
$3.50
$3.00
$2.50
$2.00
$1.50
$1.00
Mar-22
Jun-22
Sep-22
Dec-22
Mar-23
Jun-23
Sep-23
Dec-23
Mar-24
Jun-24
Sep-24
Dec-24
Mar-25
Jun-25
Sep-25
Dec-25
Mar-26


Florida Heavy Construction Employment
Size of Workforce (000s)
90
88
86
84
82
80
78
76
74
72
70
Mar-22
Jun-22
Sep-22
Dec-22
Mar-23
Jun-23
Sep-23
Dec-23
Mar-24
Jun-24
Sep-24
Dec-24
Mar-25
Jun-25
Sep-25
Dec-25
Mar-26