

A Trends and Conditions Report
Forecasting and Trends Office
January - March 2023 Quarterly FDOT Construction Leading Indicator Report



The average Non Residential Construction Producer Price Index value for the quarter through March 2023 grew 2.0% from the previous quarter and ended the quarter up 16.9% from a year ago. Diesel fuel price averages decreased through the quarter 13.0% but averaged 2.6% above year ago levels. Florida unemployment rates remain unchanged from last quarter, with the U.S. rate decreasing 3.7%. Florida's total Construction employment decreased 0.8%, while Heavy Construction employment decreased 1.2% for the quarter. Total Construction employment is up 3.0% from this time last year, as well Heavy Construction employment, which is up 0.8% from year ago levels also.

National Cost Indicators - The average for the Producer Price Index (PPI) for Non Residential Construction increased from the previous quarter by 2.0% to 175.4. Average diesel prices decreased from the previous quarter by 13.0% to \$4.40 per gallon. The Non Residential Construction PPI is 16.9% above its level at this time last year and the Street and Highway PPI is 3.0% above year ago levels. The Street and Highway PPI increased 0.1% from last quarter.

Residential Construction and Sales Activity - Residential Construction and Sales Activity - Permit activity in units in Florida is up 16.8% from last quarter and down 6.0% from year ago levels. In dollar terms the amounts were up 22.8% for the quarter and down 1.5% from the previous year. In the first quarter of 2023, Florida residential permit value was 16.2% of the national total. Permit trends are varying significantly across the FDOT districts. Florida home and Condo sales were up 5.4% for the quarter and down 24.7% from the same quarter last year. Florida median home and condo prices were up 3.2% and 6.8%, respectively, from last year.

Labor Statistics - The quarterly average Unemployment Rate was 2.6% for Florida and 3.5% nationally. The Florida unemployment rate was unchanged from last quarter and the U.S. unemployment rate was 3.7% lower than last quarter. Both the Florida and U.S rates are lower than this quarter last year by 28.4% and 7.9%, respectively. Employment in Florida Construction Industries increased 3.0% from the previous year, and Heavy Civil Construction Industries showed an increase of 0.8% from this time last year as well. 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 4.2% in the quarter, an 18.4% decrease from the previous year. The ABC Infrastructure Backlog indicators for the Southern region increased and are 17.5% above year ago levels (Quarter 1 2022).

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

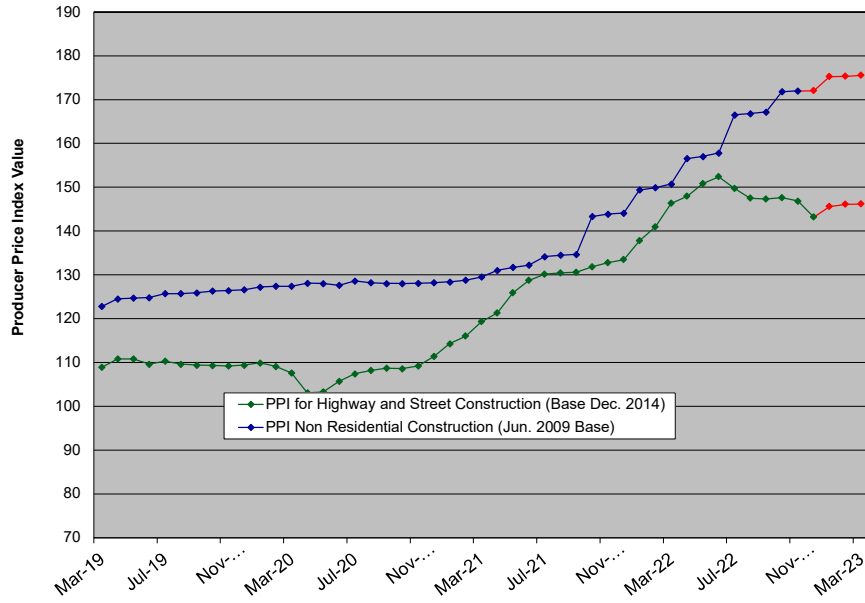
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Florida Department of Transportation January - March 2023 Quarterly FDOT Construction Leading Indicator Report

INDICATOR DESCRIPTION	Jan-23	Feb-23	Mar-23	Current Quarter	Change from Last Quarter	Change from Same Quarter Last Year (%)	Average Value this Calendar Year (2021) to Date	3 Quarter Trend	Note
National Cost Indicators									
Average Quarterly PPI Non Residential Construction	175.2	175.4	175.6	175.4	2.0%	16.9%	134.7	↑↑↑	See Graph
PPI for Highway and Street	145.6	146.1	146.2	146.0	0.1%	3.0%	126.2	↓↓↑	See Graph
Average Diesel # 2 Price Per Gallon	\$4.58	\$4.41	\$4.21	\$4.40	-13.0%	2.6%	\$3.28	↓↓↓	See Graph
Residential Construction and Sales Activity									
FL Residential Building Permits	14,964	16,279	18,743	49,986	16.8%	-6.0%	17,435	↓↓↑	See Graph (\$)
FL Residential Building Permits Value (millions)	\$3,623	\$3,788	\$5,015	\$12,427	22.8%	-1.5%	\$3,919	↓↓↑	
US Residential Building Permits	100,998	110,878	131,310	343,186	4.7%	-20.7%	142,563	↓↓↑	
US Residential Building Permits Value (millions)	\$22,323	\$23,896	\$30,476	\$76,695	5.3%	-19.8%	\$30,785	↓↓↑	
FL Realtor Home & Condo Sales	20,844	26,292	37,349	84,485	5.4%	-24.7%	42,558	↓↓↑	
*FL Single Family Home Median Price	\$389,990	\$395,000	\$405,000	\$398,151	-0.2%	3.2%	\$346,153	↓↓↓	
*FL Condo Median Price	\$310,000	\$315,000	\$320,000	\$316,025	2.2%	6.8%	\$253,496	↓↑↑	
Labor Statistics									
Florida Unemployment Rate - Monthly and Quarterly Average	2.6%	2.6%	2.6%	2.6%	0.0%	-28.4%	4.8%	↓↓→	
US Unemployment Rate - Monthly and Quarterly Average	3.4%	3.6%	3.5%	3.5%	-3.7%	-7.9%	5.4%	↓↓↓	
FL Total Construction Employment - Monthly and Quarterly Average	601,800	608,500	605,500	605,267	-0.8%	3.0%	576,592	↑↑↓	
FL Heavy Civil Construction Employment - Monthly and Quarterly Average	75,700	76,800	76,500	76,333	-1.2%	0.8%	74,283	↑↑↓	See Graph
National Economic Drivers/Indicators									
US Federal Funds Rate - Quarterly Average	4.33%	4.57%	4.65%	4.52%	23.6%	3663.9%	0.08%	↑↑↑	
ISM PMI - Quarterly Average	47.4%	47.7%	46.3%	47.1%	-4.2%	-18.4%	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 (2020)	Prior 2 Quarters Trend	Note
ABC - National Infrastructure Backlog	9.7	10.0	10.7	11.5	7.5%	-13.4%	8.8	↑↑	
ABC - Southern Region- All Industries Backlog	8.3	8.9	9.0	9.2	2.2%	17.5%	9.1	↑↑	

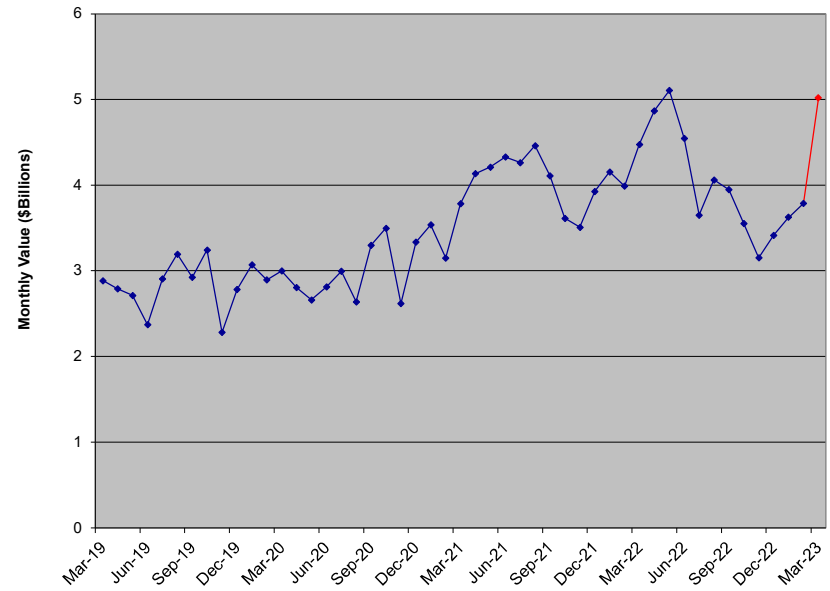
* The quarterly values are median values weighted by volume of sales

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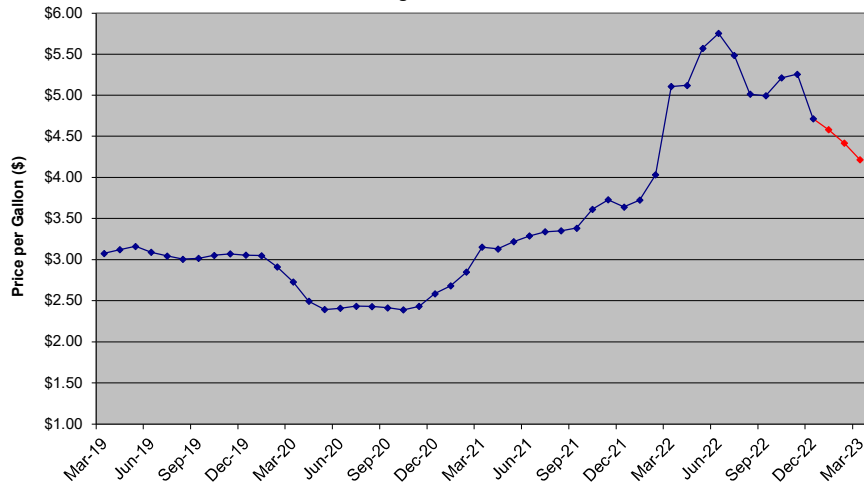
PPI Analysis



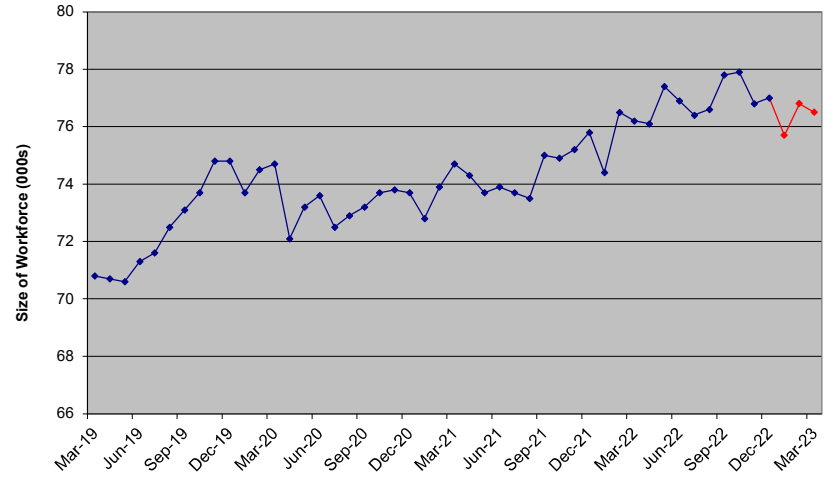
Value of Residential Building Permits Issued in Florida



US Average Price of Diesel No. 2



Florida Heavy Construction Employment



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INDICATOR DESCRIPTION	Jan-23	Feb-23	Mar-23	Current Quarter	Change from Last Quarter	Change From Same Quarter Last Year	Change in Year to Date Cumulative Value (%)	3 Quarter Trend
National								
New Residential Units Permitted	100,998	110,878	131,310	343,186	4.7%	-20.7%	-1.0%	↓↓↑
Statewide								
New Residential Units Permitted	14,964	16,279	18,743	49,986	16.8%	-6.0%	-2.0%	↓↓↑
Single Family Home Sales	14,766	18,627	26,161	59,554	4.5%	-22.0%	-10.0%	↓↓↑
*SF Home Median Sales Price	\$389,990	\$395,000	\$405,000	\$398,151	-0.2%	3.2%	n/a	↓↓↓
Condominium Sales	6,078	7,665	11,188	24,931	7.8%	-30.5%	-22.6%	↓↓↑
*Condominium Median Sale Price	\$310,000	\$315,000	\$320,000	\$316,025	2.2%	6.8%	n/a	↑↑↑
Home and Condominium Sales	20,844	26,292	37,349	84,485	5.4%	-24.7%	-14.1%	↓↓↑
District 1								
New Residential Units Permitted	3,606	3,176	4,357	11,139	5.3%	-23.3%	-1.9%	↓↓↑
District 2								
New Residential Units Permitted	1,387	2,438	2,501	6,326	25.5%	-20.3%	1.2%	↓↓↑
District 3								
New Residential Units Permitted	1,508	993	1,410	3,911	67.8%	8.3%	-0.4%	↑↓↑
District 4 and 6								
New Residential Units Permitted	2,170	3,233	3,259	8,662	66.7%	27.8%	-5.0%	↓↓↑
District 5								
New Residential Units Permitted	3,366	3,753	4,227	11,346	17.0%	-14.0%	-4.0%	↓↓↑
District 7								
New Residential Units Permitted	2,110	1,996	2,174	6,280	-17.8%	30.6%	7.9%	↑↑↓

Note: District permit data does not include non-metro area permits. All values are total, except for median sales prices * reported as weighted median based on monthly sales volume.