

A Trends and Conditions Report
Forecasting and Trends Office
April - June 2023 Quarterly FDOT Construction Leading Indicator Report



The average Non Residential Construction Producer Price Index value for the quarter through June 2023 slightly fell 0.1% from the previous quarter and ended the quarter up 11.5% from a year ago. Diesel fuel price averages decreased through the quarter 10.5% and 28.1% below year ago levels. Florida unemployment rates remain unchanged from last quarter, with the U.S. rate increasing 1.9%. Florida's total Construction employment increased 0.4%, while Heavy Construction employment increased 0.1% for the quarter. Total Construction employment is up 1.4% from this time last year, while Heavy Construction employment is down 0.4% from year ago levels also.

National Cost Indicators - The average for the Producer Price Index (PPI) for Non Residential Construction decreased from the previous quarter by 0.1% to 175.1. Average diesel prices decreased from the previous quarter by 10.5% to \$3.94 per gallon. The Non Residential Construction PPI is 11.5% above its level at this time last year and the Street and Highway PPI is 2.3% below year ago levels. The Street and Highway PPI increased 0.6% from last quarter.

Residential Construction and Sales Activity - Residential Construction and Sales Activity - Permit activity in units in Florida is down 2.3% from last quarter and down 19.1% from year ago levels. In dollar terms the amounts were up 1.4% for the quarter and down 13.2% from the previous year. In the second quarter of 2023, Florida residential permit value was 13.1% of the national total. Permit trends are varying significantly across the FDOT districts. Florida home and Condo sales were up 27.5% for the quarter and down 13.2% from the same quarter last year. Florida median home and condo prices were unchanged and up 2.0%, respectively, from last year.

Labor Statistics - The quarterly average Unemployment Rate was 2.6% for Florida and 3.6% nationally. The Florida unemployment rate was unchanged from last quarter and the U.S. unemployment rate was 1.9% lower than last quarter. Both the Florida and U.S rates are lower than this quarter last year by 11.4% and 0.9%, respectively. Employment in Florida Construction Industries increased 1.4% from the previous year, and Heavy Civil Construction Industries showed a decrease of 0.4% 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 46.7% in the quarter, a 14.9% decrease from the previous year. The US Federal Fund Rate is 4.99%, which is 548.1% higher than year ago levels. The ABC Infrastructure Backlog indicators for the Southern region decreased and are 5.0% below year ago levels (Quarter 2 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.

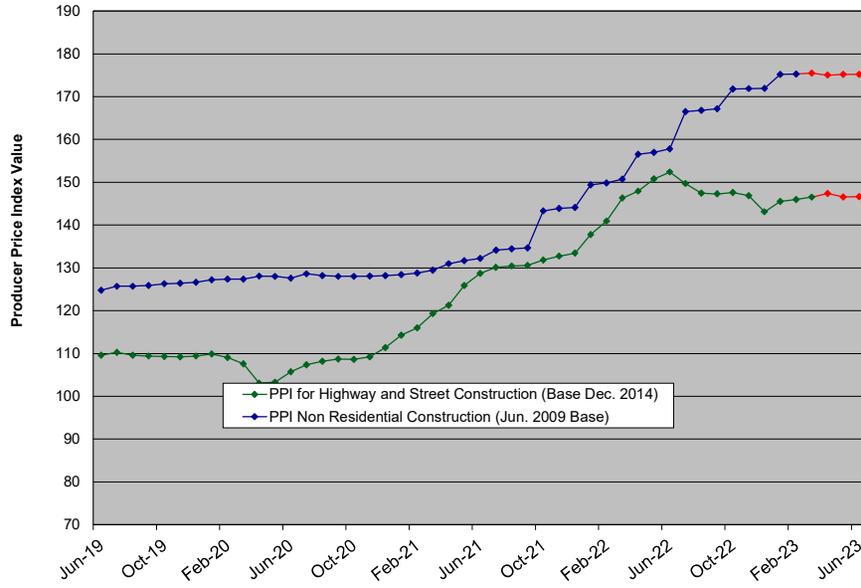
A Trends and Conditions Report
Florida Department of Transportation April - June 2023 Quarterly FDOT Construction Leading Indicator Report

INDICATOR DESCRIPTION	Apr-23	May-23	Jun-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	175.0	175.2	175.2	175.1	-0.1%	11.5%	134.7	↑↑↓	See Graph
PPI for Highway and Street	147.4	146.6	146.7	146.9	0.6%	-2.3%	126.2	↓↑↑	See Graph
Average Diesel # 2 Price Per Gallon	\$4.10	\$3.92	\$3.80	\$3.94	-10.5%	-28.1%	\$3.28	↓↓↓	See Graph
Residential Construction and Sales Activity									
FL Residential Building Permits	14,957	15,062	18,825	48,844	-2.3%	-19.1%	17,435	↓↑↓	See Graph (\$)
FL Residential Building Permits Value (millions)	\$3,473	\$4,007	\$5,124	\$12,604	1.4%	-13.2%	\$3,919	↓↑↑	
US Residential Building Permits	117,601	139,585	135,692	392,878	14.5%	-15.1%	142,563	↓↑↑	
US Residential Building Permits Value (millions)	\$28,015	\$33,620	\$34,855	\$96,491	25.8%	-8.7%	\$30,785	↓↑↑	
FL Realtor Home & Condo Sales	33,374	37,788	36,565	107,727	27.5%	-13.2%	42,558	↓↑↑	
*FL Single Family Home Median Price	\$410,000	\$419,900	\$420,000	\$416,887	4.7%	0.0%	\$346,153	↓↑↓	
*FL Condo Median Price	\$325,000	\$325,000	\$325,000	\$325,000	2.8%	2.0%	\$253,496	↑↑↑	
Labor Statistics									
Florida Unemployment Rate - Monthly and Quarterly Average	2.6%	2.6%	2.6%	2.6%	0.0%	-11.4%	4.8%	↓→→	
US Unemployment Rate - Monthly and Quarterly Average	3.4%	3.7%	3.6%	3.6%	1.9%	-0.9%	5.4%	↑↑↑	
FL Total Construction Employment - Monthly and Quarterly Average	604,200	606,200	611,600	607,333	0.4%	1.4%	576,592	↑↓↑	
FL Heavy Civil Construction Employment - Monthly and Quarterly Average	76,600	76,700	76,100	76,467	0.1%	-0.4%	74,283	↑↓↑	See Graph
National Economic Drivers/Indicators									
US Federal Funds Rate - Quarterly Average	4.83%	5.06%	5.08%	4.99%	10.5%	548.1%	0.08%	↑↑↑	
ISM PMI - Quarterly Average	47.1%	46.9%	46.0%	46.7%	-1.0%	-14.9%	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	10.0	10.7	11.5	11.4	-0.9%	41.8%	8.8	↑↓	
ABC - Southern Region- All Industries Backlog	8.9	9.0	9.2	9.2	0.0%	-5.0%	9.1	↑→	

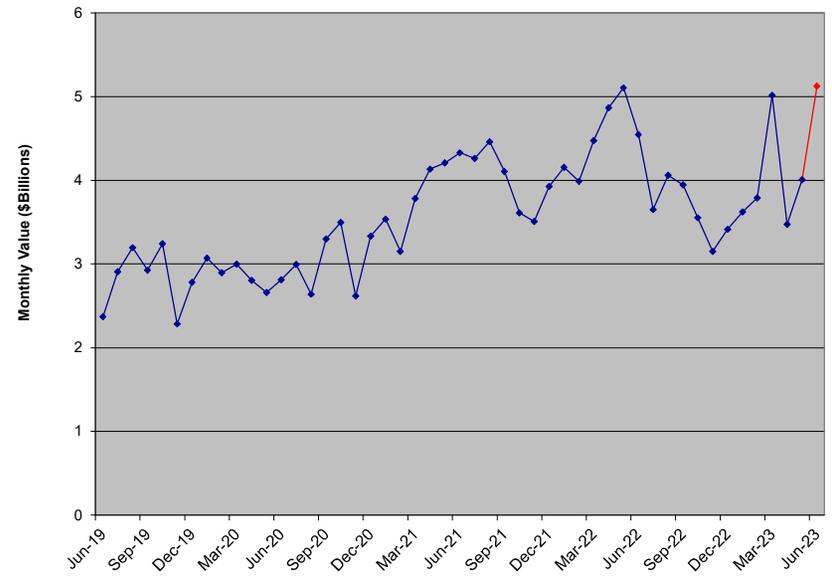
* The quarterly values are median values weighted by volume of sales

A Trends and Conditions Report
Florida Department of Transportation January - March 2023 Quarterly FDOT Construction Leading Indicator Report

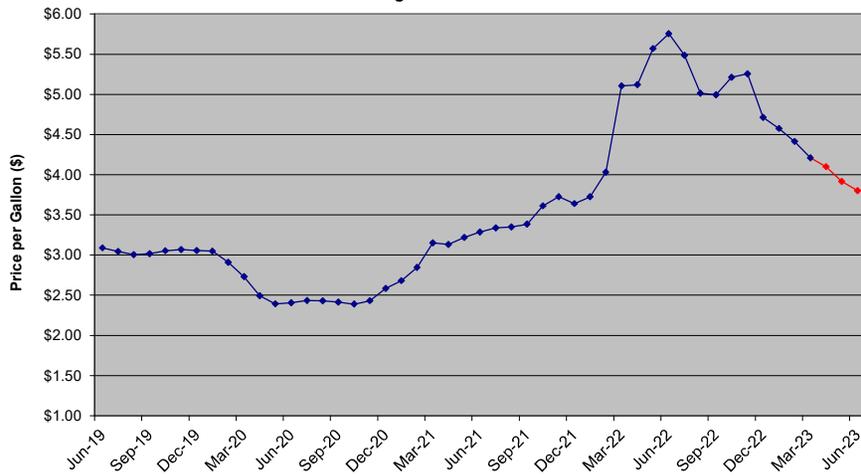
PPI Analysis



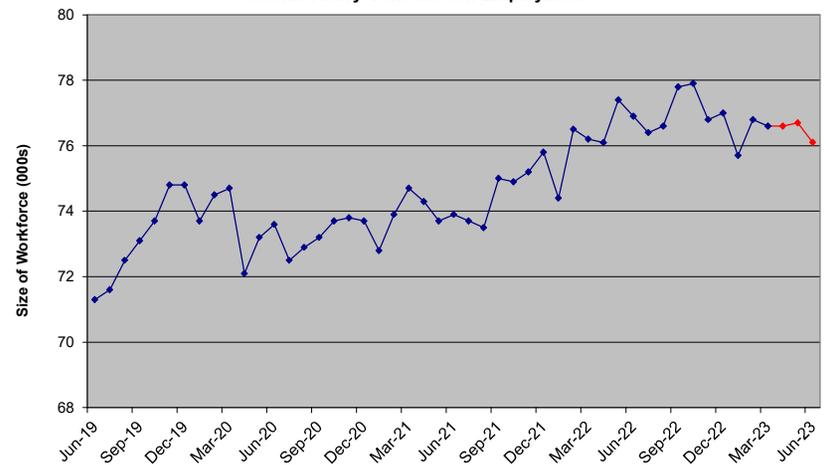
Value of Residential Building Permits Issued in Florida



US Average Price of Diesel No. 2



Florida Heavy Construction Employment



A Trends and Conditions Report
Florida Department of Transportation April - June 2023 Quarterly FDOT Construction Leading Indicator Report

INDICATOR DESCRIPTION	Apr-23	May-23	Jun-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	117,601	139,585	135,692	392,878	14.5%	-15.1%	-1.5%	↓↑↑
Statewide								
New Residential Units Permitted	14,957	15,062	18,825	48,844	-2.3%	-19.1%	-3.6%	↓↑↓
Single Family Home Sales	23,334	26,396	26,071	75,801	27.3%	-11.2%	-19.5%	↓↑↑
*SF Home Median Sales Price	\$410,000	\$419,900	\$420,000	\$416,887	4.7%	0.0%	n/a	↓↓↑
Condominium Sales	10,040	11,392	10,494	31,926	28.1%	-17.7%	-28.4%	↓↑↑
*Condominium Median Sale Price	\$325,000	\$325,000	\$325,000	\$325,000	2.8%	2.0%	n/a	↑↑↑
Home and Condominium Sales	33,374	37,788	36,565	107,727	27.5%	-13.2%	-22.3%	↓↑↑
District 1								
New Residential Units Permitted	4,131	3,999	4,752	12,882	15.6%	-15.9%	-4.3%	↓↑↑
District 2								
New Residential Units Permitted	1,315	2,285	2,207	5,807	-8.2%	-19.1%	-2.6%	↓↑↓
District 3								
New Residential Units Permitted	774	895	948	2,617	-33.1%	-16.4%	2.9%	↓↑↓
District 4 and 6								
New Residential Units Permitted	1,741	1,610	3,310	6,661	-23.1%	-34.5%	-5.8%	↓↑↓
District 5								
New Residential Units Permitted	4,664	3,523	4,775	12,962	14.2%	-7.8%	-6.0%	↓↑↑
District 7								
New Residential Units Permitted	1,591	1,843	1,948	5,382	-14.3%	-23.6%	6.6%	↑↓↓

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.