

Changes in Construction Materials Prices, 2001-2008 (*August 25, 2008 revisions are in italics*)

Since early 2004, the construction industry has been jolted by a succession of steep price increases affecting a variety of materials. The attached tables document these increases, using producer price indexes (PPIs) from the Bureau of Labor Statistics (BLS) for specific construction segments, inputs and building types. The increases are compared to changes in the consumer price index for all urban consumers (CPI-U) and the PPI for finished goods.

Background on PPIs

Each row shows the BLS series identifier and name for a PPI (or CPI), and two groups of percentage changes. The first group shows the 12-month percentage change for the years ending December 2001-07. The second group shows preliminary price changes in the latest month from 1, 3 and 12 months before, and from December 2003, when construction costs first spiked. Percentages are downloaded for PPIs from BLS' PPI website, www.bls.gov/ppi, at the page for "*PPI Databases--One-Screen Data Search*." Most of the PPIs are commodity indexes. There are also two types of industry PPIs. One type measures the finished cost of new buildings *or subcontractors' work, including labor, overhead and profit*, as well as materials. The other measures the cost of inputs for six construction segments.

To provide consistency, "not seasonally adjusted" indexes have been selected for all items. For many items, BLS does not post a seasonally adjusted index, either because the price does not vary consistently by season or there is not enough data available to calculate a seasonal adjustment. However, prices of items such as natural gas do show wide seasonal swings; for these PPIs, a large one- or three-month change may not be unusual. The PPIs shown are available only at a national level.

As the name implies, the PPI for a commodity measures the price charged by a producer of that item or category. The index excludes any costs the buyer incurs beyond the producer's loading dock or other point of sale, such as insurance, freight, storage, fabrication, or installation. Such costs are considerable for many construction inputs and may change at rates different from the PPI, but these rates cannot be estimated from PPI data. There is no PPI for construction labor, and the PPIs for trucking and insurance are not specific enough to indicate the specialized services and products used in construction.

The PPIs chosen for these tables are believed to be the closest approximation to items actually used or bought for construction. Some PPIs cover a wider range of materials than items used specifically in construction. For instance, steel mill products include steel used in motor vehicles, appliances, equipment, etc., as well as construction. Other PPIs, like those for concrete products, reflect materials used solely in construction. An industry PPI measures the costs of all items used by an industry, including items like diesel fuel that are consumed during construction. Readers are encouraged to scroll through the indexes on the PPI website. BLS has invited users to submit ideas for additional PPIs; send them to simonsonk@agc.org.

Organization of PPI Tables

Table 1 compares the CPI-U with PPIs for finished goods and for construction inputs (materials that go into every type of residential and nonresidential project, plus items such as diesel fuel that are used up by contractors). The construction input PPIs are separately weighted for inputs used in highway and street, other heavy, nonresidential building, multi- and single-unit new residential construction. Weights are available on request; they differ markedly for different types of construction.

Table 2 shows PPIs for completed new buildings (industrial, warehouse, school and office) and for the prices charged by concrete, roofing, electrical and plumbing contractors for work on new nonresidential buildings. Unlike other PPIs, these indexes include changes in general or specialty contractors' overhead, profit and labor costs as well as material inputs.

Table 3 shows changes in PPIs for specific construction inputs. Items are grouped into petroleum-based products; concrete and brick products; miscellaneous materials; and metal products. Indented index names show that the item is a subset of the last unindented item above it; this relationship is also shown in BLS's numbering system, which assigns one or more extra digits to subcategories. For instance, "WPU1331, concrete block and brick," is indented to show it is included in the index for "WPU133 Concrete products."

Table 4 has indexes covering changes in PPIs for basic inputs--*items used to produce construction inputs*--divided into nonmetals, and metal ores and scrap. Recent changes in these indexes can show up later in price changes for materials made from these items.

Changes in Construction Costs

In general, through 2003 most construction materials show very modest increases and many decreases in price, similar to the CPI, which rose 1.6% in 2001, 2.4% in 2002, and 1.9% in 2003. Beginning in 2004, however, many construction materials had years with double-digit increases, whereas the CPI has continued to rise at a 2.5-5.6% annual rate.

In July, there were extreme increases in asphalt prices and continuing rises in PPIs for steel mill products, diesel fuel and plastics. Gypsum and copper products rose sharply after recent declines. Concrete products rose only 0.1% and lumber and plywood prices reversed earlier gains.

Percentage Changes in Producer Price Indexes (PPIs) for Construction Materials and Components, 2001-2008

BLS Series ID

12 months through December--

to July 2008 since--

	2001	2002	2003	2004	2005	2006	2007	6/08	4/08	7/07	12/03	
Table 1: Changes in Consumer, Producer & Construction Prices												
CUUR0000SA0	Consumer price index (CPI-U)	1.6	2.4	1.9	3.3	3.4	2.5	4.1	0.5	2.4	5.6	19.4
WPUSOP3000	Producer price index (PPI) for finished goods	-1.6	1.2	4.0	4.2	5.4	1.1	6.3	1.4	4.7	9.8	28.0
PCUBCON	PPI for inputs to construction industries	-0.9	0.7	3.0	9.1	8.2	4.6	4.5	2.0	6.6	11.9	44.1
PCUBHWY	PPI for inputs to highway and street construction	-3.6	1.0	2.6	10.8	14.1	6.2	9.6	3.8	11.2	21.4	77.0
PCUBHVV	PPI for inputs to other heavy construction	-2.6	1.0	2.6	13.4	8.8	5.5	6.4	2.1	8.4	17.0	61.4
PCUBBLD	PPI for inputs to nonresidential buildings	-0.5	0.7	2.4	9.3	7.4	4.0	4.6	1.9	6.3	11.8	42.4
PCUBRSM	PPI for inputs to multi-unit residential	-0.1	0.4	2.7	8.9	7.8	4.9	3.7	1.3	4.7	8.5	38.4
PCUBRS1	PPI for inputs to single-unit residential	-0.4	0.6	3.5	7.0	6.9	4.2	2.4	1.4	4.4	7.1	30.9

Table 2: Changes in PPIs for New Buildings and Components

PCU236211	New industrial building construction	not available before 2008; series began 6/07							1.8	1.7	4.3	n.a.		
PCU236221	New warehouse construction	not available before 2005			7.5	8.1	4.4		1.9	2.0	4.4	n.a.		
PCU236222	New school construction	not available; series began 12/05							17.3	2.0	-0.2	1.4	3.2	n.a.
PCU236223	New office construction	not available; series began 6/06							4.8		1.1	1.0	3.7	n.a.
PCU23811X	Concrete contractors, nonresidential building work	not available; series began 12/07									1.6	1.3	n.a.	n.a.
PCU23816X	Roofing contractors, nonresidential building work	not available; series began 12/07									1.3	3.5	n.a.	n.a.
PCU23821X	Electrical contractors, nonresidential building work	not available; series began 12/07									0.6	1.2	n.a.	n.a.
PCU23822X	Plumbing contractors, nonresidential building work	not available; series began 12/07									1.2	2.5	n.a.	n.a.

Table 3: Changes in PPIs for Specific Construction Inputs

WPU057303	#2 diesel fuel	-44.7	54.4	13.0	37.9	46.7	2.3	33.9	2.7	18.5	77.6	333.2
WPU05810112	Asphalt (at refinery)	not available		10.0	18.3	17.8	34.9	5.8	21.3	58.0	78.1	290.9
WPU139401	Asphalt paving mixtures and blocks	0.9	2.0	3.7	4.3	14.3	27.6	1.3	14.4	28.4	34.2	108.0
WPU136	Asphalt felts and coatings	4.6	-0.6	6.3	4.1	15.3	5.0	-2.5	12.0	22.7	27.9	59.7
WPU1361	Prepared asphalt & tar roofing & siding products	5.0	-1.7	5.3	4.6	16.2	5.2	-2.4	11.3	22.4	27.4	60.9
WPU133	Concrete products	2.5	-0.3	1.5	7.6	10.1	8.1	3.3	0.1	0.7	3.8	36.6
WPU1331	Concrete block and brick	2.3	1.6	3.2	4.7	8.1	6.8	3.2	0.4	1.5	2.8	28.3
WPU1332	Concrete pipe	4.4	1.7	1.4	5.5	7.5	2.5	1.1	0.6	3.8	13.2	34.0
WPU1333	Ready-mixed concrete	2.5	-1.1	1.1	8.7	11.3	10.1	3.3	0.0	0.9	2.6	40.1
WPU1334	Precast concrete products	0.7	0.3	2.5	6.0	6.0	4.7	4.8	0.0	-2.0	4.7	28.9
WPU1335	Prestressed concrete products	5.3	1.8	-0.2	8.2	14.3	4.9	1.2	1.7	3.3	4.7	37.4
WPU1342	Brick and structural clay tile	5.3	1.9	0.7	3.0	9.4	6.0	-0.2	0.2	-0.2	-0.7	18.9
WPU072106	Plastic construction products	-2.7	3.1	3.2	7.2	21.6	-0.7	0.3	1.8	4.0	4.5	35.4
WPU137	Gypsum products	0.4	3.4	2.8	20.0	18.8	5.5	-22.2	1.3	-0.4	-6.1	18.7
WPU1392	Insulation materials	0.4	-1.5	2.0	8.6	2.6	2.1	-3.3	-0.3	-0.9	-3.6	7.6
WPU04011	Lumber and plywood	-2.9	1.4	13.1	5.0	-1.1	-10.8	-1.3	-2.2	2.2	-5.9	-7.7
WPU062101	Architectural coatings	2.9	0.6	3.9	5.3	9.2	6.3	4.1	0.2	0.3	4.1	32.5
WPU1017	Steel mill products	-6.1	11.1	1.7	48.8	-3.8	11.6	1.0	1.7	21.8	33.4	125.6
WPU101704	Hot-rolled bars, plates, & structural shapes	-4.3	2.1	11.3	53.8	-1.0	7.5	8.1	4.3	20.6	33.2	144.8
WPU101706	Steel pipe and tube	-3.7	9.1	3.3	66.0	1.2	5.5	-1.9	2.9	18.3	34.7	137.5
WPU102502	Copper and brass mill shapes	-9.5	-1.6	11.6	29.6	31.0	44.4	-3.8	2.8	-0.3	-0.5	172.3
WPU102501	Aluminum mill shapes	-2.9	-0.9	-0.5	9.9	5.0	12.7	-1.7	0.5	0.4	3.9	37.2
WPU1073	Sheet metal products	-0.8	2.0	0.6	15.2	0.4	6.5	0.4	1.2	5.0	8.8	196.9
WPU107405	Fabricated structural metal	-1.3	-2.4	0.1	24.7	2.8	3.6	5.3	1.5	5.3	16.2	60.4
WPU10740501	Fabricated structural metal for buildings	-1.5	-3.3	-0.1	20.0	3.1	3.3	4.7	0.7	3.9	13.0	49.8
WPU107408	Architectural and ornamental metalwork	-0.1	3.7	0.7	23.5	3.1	4.9	2.8	2.6	9.1	13.8	54.8
WPU107409	Fabricated iron & steel pipe, tube, & fittings	0.6	0.1	1.2	32.6	5.5	-2.8	-1.6	0.6	5.9	8.9	44.3
WPU1076	Fabricated steel plate	0.6	-1.0	0.6	7.6	0.6	8.6	9.9	-0.7	4.9	21.6	45.2
WPU1079	Prefabricated metal buildings	0.0	4.0	-0.7	35.5	2.0	5.5	1.8	1.5	13.0	25.6	88.0
WPU112	Construction machinery and equipment	-0.1	1.9	1.3	6.0	4.9	3.6	2.2	0.4	1.1	2.9	20.6

Table 4: Changes in PPIs for Basic Inputs Important to Construction

WPU056	Crude petroleum (domestic production)	-42.4	60.6	14.3	30.5	49.6	0.1	52.4	6.7	23.8	94.3	367.3	
WPU0553	Industrial natural gas	-36.7	12.2	20.3	20.1	31.5	-13.2	-4.6	7.8	21.7	37.5	82.5	
WPU066	Plastic resins and materials	-9.8	9.2	6.4	28.6	10.8	-7.8	10.0	7.6	11.2	19.2	64.4	
WPU1321	Construction sand/gravel/crushed stone	3.3	2.5	2.4	4.3	7.7	9.3	8.6	0.3	0.7	7.0	39.2	
WPU1322	Cement	1.0	1.3	-1.1	7.9	12.2	10.5	3.5	-0.8	-0.3	0.0	39.5	
WPU1011	Iron ore	1.5	-1.3	1.6	6.7	15.5	7.5	1.3	0.0	0.0	12.0	50.5	
WPU1012	Iron and steel scrap	-5.6	27.8	64.9	50.8	-10.8	2.9	30.4	5.2	15.0	110.5	247.3	
WPU101212	Stainless and alloy steel scrap	no data from 1996 until September 2006							-7.7	4.6	-18.8	-10.7	n.a.
WPU102102	Copper ores	-19.6	3.6	37.4	65.1	39.3	53.1	-0.9	2.5	4.6	0.9	327.4	
WPU102301	Copper base scrap	-17.4	11.2	30.7	34.5	51.9	50.0	1.2	1.8	-2.3	14.1	280.8	

Updated 8/25/08 Source: Bureau of Labor Statistics (BLS): www.bls.gov/cpi for CPI, www.bls.gov/ppi for PPIs

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