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FEBRUARY 2005 CONSTRUCTION AT \$1,047.3 BILLION ANNUAL RATE

The U.S. Census Bureau of the Department of Commerce announced today that construction spending during February 2005 was estimated at a seasonally adjusted annual rate of \$1,047.3 billion, 0.4 percent ($\pm 1.6\%$)* above the revised January estimate of \$1,043.6 billion. The February figure is 10.0 percent ($\pm 2.2\%$) above the February 2004 estimate of \$952.2 billion.

During the first 2 months of this year, construction spending amounted to \$143.4 billion, 10.4 percent ($\pm 2.1\%$) above the \$129.9 billion for the same period in 2004.

PRIVATE CONSTRUCTION

Spending on private construction was at a seasonally adjusted annual rate of \$807.4 billion, 0.1 percent ($\pm 2.2\%$)* above the revised January estimate of \$806.2 billion. Residential construction was at a seasonally adjusted annual rate of \$578.7 billion in February, 0.7 percent ($\pm 1.3\%$)* above the revised January estimate of \$574.7 billion. Nonresidential construction was at a seasonally adjusted annual rate of \$228.7 billion in February, 1.2 percent ($\pm 2.2\%$)* below the revised January estimate of \$231.5 billion.

PUBLIC CONSTRUCTION

In February, the estimated seasonally adjusted annual rate of public construction spending was \$239.9 billion, 1.1 percent ($\pm 2.1\%$)* above the revised January estimate of \$237.3 billion. Educational construction was at a seasonally adjusted annual rate of \$64.7 billion, 1.8 percent ($\pm 3.5\%$)* above the revised January estimate of \$63.5 billion. Highway construction was at a seasonally adjusted annual rate of \$72.2 billion, 2.5 percent ($\pm 5.9\%$)* above the revised January estimate of \$70.4 billion.

March 2005 data will be released on May 2, 2005 at 10:00 A.M. EDT.

For more detailed data and methodologies, go to our website:

<http://www.census.gov/constructionspending>

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 2 months to establish an underlying trend for total construction and as long as 8 months for specific categories of construction. The statistics in this release are estimated from several sources and surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimates of the standard errors are provided in Table 3. Whenever a statement such as "2.3 (± 3.1) percent above" appears in the text, this indicates the range (-0.8 to +5.4 percent) in which the actual percent change is likely to have occurred. All ranges given are 90 percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. Statistics for the current month are preliminary estimates subject to revision in following months as additional data become available. The average absolute percent changes from preliminary estimate to first revision for the major seasonally adjusted components are as follows: total construction, 0.8 percent; private construction, 0.7 percent; and public construction, 1.4 percent.

* 90% confidence interval includes zero. The U.S. Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 1. Value of Construction Put in Place in the United States, Seasonally Adjusted Annual Rate
(Millions of dollars. Details may not add to totals due to rounding.)

Type of Construction	Feb 2005 ^p	Jan 2005 ^r	Dec 2004 ^r	Nov 2004	Oct 2004	Feb 2004	Percent change Feb 2005 from -	
							Jan 2005	Feb 2004
Total Construction	1,047,263	1,043,584	1,037,286	1,027,571	1,017,416	952,176	0.4	10.0
Residential	586,150	582,323	580,566	571,201	563,488	522,724	0.7	12.1
Nonresidential	461,113	461,261	456,720	456,370	453,928	429,452	0.0	7.4
Lodging	12,076	12,008	12,736	13,409	13,559	11,124	0.6	8.6
Office	45,258	44,911	44,779	44,436	44,407	43,556	0.8	3.9
Commercial	65,375	67,134	66,534	67,783	67,718	61,051	-2.6	7.1
Health care	32,034	32,473	32,763	33,350	32,969	30,108	-1.4	6.4
Educational	77,316	76,038	76,772	76,496	76,225	72,565	1.7	6.5
Religious	7,955	8,066	8,110	7,916	7,908	7,835	-1.4	1.5
Public safety	8,329	8,176	8,477	8,451	7,975	8,150	1.9	2.2
Amusement and recreation	18,706	19,109	19,128	19,203	19,261	19,106	-2.1	-2.1
Transportation	24,776	25,561	25,185	25,882	26,261	25,123	-3.1	-1.4
Communication	15,497	15,638	14,447	13,765	14,283	12,719	-0.9	21.8
Power	33,698	33,960	33,085	32,453	32,496	35,460	-0.8	-5.0
Highway and street	72,731	70,839	67,643	67,073	65,644	60,125	2.7	21.0
Sewage and waste disposal	15,072	14,783	14,779	14,818	14,778	14,345	2.0	5.1
Water supply	10,359	10,052	9,836	9,668	9,670	10,128	3.1	2.3
Conservation and development	4,123	4,248	4,116	4,528	4,871	3,999	-2.9	3.1
Manufacturing	17,809	18,263	18,332	17,139	15,903	14,056	-2.5	26.7
Total Private Construction ¹	807,390	806,248	801,690	791,373	784,274	732,100	0.1	10.3
Residential	578,680	574,716	573,169	563,450	556,233	516,436	0.7	12.1
Nonresidential	228,709	231,532	228,521	227,923	228,041	215,664	-1.2	6.0
Lodging	11,864	11,832	12,494	12,907	13,313	10,139	0.3	17.0
Office	33,175	32,666	32,339	32,093	32,195	32,010	1.6	3.6
Commercial	60,858	62,843	62,276	63,308	63,603	56,801	-3.2	7.1
Health care	25,358	25,833	25,727	26,456	25,862	23,950	-1.8	5.9
Educational	12,624	12,507	12,815	13,087	13,449	12,414	0.9	1.7
Religious	7,926	8,046	8,101	7,891	7,902	7,833	-1.5	1.2
Amusement and recreation	8,789	9,076	8,743	8,708	9,107	7,698	-3.2	14.2
Transportation	6,435	6,618	6,553	6,439	6,454	7,288	-2.8	-11.7
Communication	15,420	15,529	14,367	13,653	14,205	12,623	-0.7	22.2
Power	26,688	27,141	25,598	25,186	24,793	29,234	-1.7	-8.7
Manufacturing	17,730	18,168	18,185	16,963	15,755	13,793	-2.4	28.5
Total Public Construction ²	239,874	237,336	235,596	236,198	233,142	220,076	1.1	9.0
Residential	7,470	7,607	7,396	7,751	7,254	6,288	-1.8	18.8
Nonresidential	232,404	229,729	228,199	228,447	225,887	213,788	1.2	8.7
Office	12,083	12,244	12,440	12,343	12,212	11,546	-1.3	4.7
Commercial	4,517	4,292	4,259	4,475	4,115	4,251	5.2	6.3
Health care	6,676	6,640	7,037	6,894	7,108	6,159	0.5	8.4
Educational	64,692	63,532	63,957	63,409	62,776	60,151	1.8	7.5
Public safety	8,083	7,944	8,236	8,183	7,663	7,886	1.7	2.5
Amusement and recreation	9,917	10,033	10,385	10,496	10,154	11,408	-1.2	-13.1
Transportation	18,341	18,943	18,632	19,443	19,807	17,835	-3.2	2.8
Power	7,010	6,820	7,487	7,267	7,703	6,226	2.8	12.6
Highway and street	72,200	70,445	67,235	66,722	65,228	59,459	2.5	21.4
Sewage and waste disposal	14,822	14,522	14,540	14,593	14,583	13,918	2.1	6.5
Water supply	9,747	9,768	9,572	9,365	9,283	9,856	-0.2	-1.1
Conservation and development	3,919	4,146	3,943	4,442	4,778	3,748	-5.5	4.6

^p Preliminary ^r Revised

¹ Includes the following categories of private construction not shown separately: public safety, highway and street, sewage and waste disposal, water supply, and conservation and development.

² Includes the following categories of public construction not shown separately: lodging, religious, communication, and manufacturing.

Table 2. Value of Construction Put in Place in the United States, Not Seasonally Adjusted

(Millions of dollars. Details may not add to totals due to rounding.)

Type of Construction	Feb 2005 ^p	Jan 2005 ^r	Dec 2004 ^r	Nov 2004	Oct 2004	Feb 2004	Year-to-date		
							Feb 2005	Feb 2004	Percent change
Total Construction	70,579	72,833	78,229	88,233	92,057	63,997	143,412	129,859	10.4
Residential	38,344	40,667	42,828	49,575	51,663	33,779	79,011	69,652	13.4
Nonresidential	32,234	32,166	35,401	38,657	40,394	30,218	64,401	60,207	7.0
Lodging	1,006	1,001	1,061	1,117	1,130	927	2,007	1,721	16.6
Office	3,410	3,388	3,579	3,804	3,786	3,307	6,798	6,385	6.5
Commercial	4,775	4,826	5,157	5,802	6,072	4,463	9,601	8,902	7.9
Health care	2,524	2,520	2,659	2,842	2,790	2,396	5,044	4,725	6.8
Educational	5,367	5,333	5,698	6,068	6,486	5,100	10,700	10,168	5.2
Religious	598	608	643	689	710	586	1,206	1,162	3.8
Public safety	631	632	700	748	704	614	1,263	1,259	0.3
Amusement and recreation	1,383	1,392	1,523	1,640	1,709	1,428	2,775	2,915	-4.8
Transportation	1,688	1,762	1,981	2,264	2,419	1,723	3,450	3,434	0.5
Communication	1,103	1,067	1,374	1,255	1,256	889	2,170	1,673	29.7
Power	2,662	2,710	2,842	2,756	2,789	2,748	5,372	5,610	-4.2
Highway and street	3,632	3,478	4,395	5,687	6,513	2,965	7,109	6,098	16.6
Sewage and waste disposal	1,016	1,024	1,102	1,294	1,358	964	2,040	1,959	4.1
Water supply	752	725	773	831	898	736	1,477	1,490	-0.9
Conservation and development	309	301	338	383	398	292	610	578	5.5
Manufacturing	1,379	1,400	1,576	1,478	1,377	1,081	2,779	2,129	30.5
Total Private Construction ¹	55,115	57,511	60,885	68,451	70,949	49,598	112,626	100,814	11.7
Residential	37,805	40,106	42,218	48,924	51,041	33,321	77,911	68,702	13.4
Nonresidential	17,310	17,405	18,666	19,527	19,909	16,277	34,715	32,112	8.1
Lodging	989	986	1,041	1,076	1,109	845	1,975	1,567	26.0
Office	2,510	2,461	2,585	2,789	2,818	2,438	4,972	4,679	6.3
Commercial	4,451	4,522	4,814	5,424	5,750	4,155	8,973	8,280	8.4
Health care	1,996	1,998	2,078	2,251	2,208	1,898	3,993	3,728	7.1
Educational	910	908	987	1,055	1,126	899	1,818	1,823	-0.3
Religious	595	606	642	687	710	586	1,202	1,161	3.5
Amusement and recreation	682	703	713	736	785	612	1,384	1,217	13.7
Transportation	404	457	542	569	586	464	861	939	-8.3
Communication	1,097	1,058	1,368	1,246	1,249	881	2,154	1,653	30.3
Power	2,174	2,223	2,231	2,124	2,080	2,308	4,397	4,724	-6.9
Manufacturing	1,372	1,392	1,564	1,464	1,365	1,059	2,764	2,097	31.8
Total Public Construction ²	15,464	15,322	17,345	19,781	21,107	14,399	30,786	29,045	6.0
Residential	539	561	610	651	622	458	1,100	950	15.8
Nonresidential	14,925	14,761	16,735	19,130	20,485	13,941	29,686	28,095	5.7
Office	899	927	994	1,015	968	869	1,826	1,707	7.0
Commercial	324	304	343	378	322	308	629	622	1.1
Health care	528	523	581	590	582	498	1,051	997	5.4
Educational	4,457	4,425	4,711	5,012	5,360	4,201	8,882	8,345	6.4
Public safety	610	613	680	725	678	592	1,223	1,218	0.4
Amusement and recreation	702	689	810	904	924	816	1,390	1,698	-18.1
Transportation	1,284	1,305	1,439	1,695	1,833	1,259	2,589	2,495	3.8
Power	489	487	611	632	709	440	975	886	10.0
Highway and street	3,592	3,449	4,367	5,655	6,479	2,921	7,041	6,022	16.9
Sewage and waste disposal	998	1,005	1,083	1,274	1,340	935	2,003	1,900	5.4
Water supply	716	710	752	805	860	719	1,426	1,458	-2.2
Conservation and development	292	293	324	376	390	271	585	542	7.9

^p Preliminary ^r Revised

¹ Includes the following categories of private construction not shown separately: public safety, highway and street, sewage and waste disposal, water supply, and conservation and development.

² Includes the following categories of public construction not shown separately: lodging, religious, communication, and manufacturing.

Table 3. Coefficients of Variation and Standard Errors by Type of Construction
(Percent)

Type of Construction	Coefficient of variation		Standard error		
	Monthly estimate	Year-to-date estimate	Year-to-date change	Month-to-month change	Month-to-month change from prev. year
Total Construction	1.0	0.9	1.3	1.0	1.4
Residential	6.8	4.7	6.1	4.2	5.6
Nonresidential	1.0	0.9	1.3	1.0	1.4
Lodging	4.0	3.4	5.3	2.5	5.1
Office	3.5	3.6	4.8	3.4	5.5
Commercial	3.1	2.5	2.7	3.2	3.0
Health care	2.8	2.5	3.9	1.5	3.9
Educational	2.3	1.7	2.9	1.9	3.2
Religious	4.4	3.7	4.8	2.7	5.5
Public safety	3.5	3.2	4.3	2.2	4.7
Amusement and recreation	4.0	4.1	4.7	2.4	5.7
Transportation	2.2	4.1	4.4	3.0	3.9
Communication	NA	NA	NA	NA	NA
Power	1.4	1.3	1.1	0.8	1.2
Highway and street	3.6	3.0	4.3	3.7	5.1
Sewage and waste disposal	3.7	3.2	5.3	3.5	6.1
Water supply	4.2	3.9	5.4	4.1	5.5
Conservation and development	5.9	6.7	8.0	6.5	7.9
Manufacturing	4.6	7.0	7.4	2.4	6.7
Total Private Construction	1.5	1.4	1.8	1.4	2.0
Residential	5.0	1.1	1.3	0.8	1.4
Nonresidential	1.5	1.4	1.8	1.4	2.0
Lodging	4.1	3.4	5.6	2.5	5.3
Office	4.6	4.7	5.9	4.4	6.8
Commercial	3.3	2.6	2.8	3.4	3.2
Health care	3.3	2.9	4.5	1.7	4.5
Educational	4.2	4.0	4.5	3.0	4.4
Religious	4.4	3.7	4.8	2.7	5.5
Amusement and recreation	5.8	5.2	7.1	3.1	7.4
Transportation	9.0	4.9	5.6	3.2	5.4
Communication	NA	NA	NA	NA	NA
Power	1.3	1.3	0.9	0.2	0.8
Manufacturing	4.6	7.1	7.4	2.4	6.8
Total Public Construction	1.4	1.1	1.7	1.3	1.9
Residential	6.8	4.7	6.1	4.2	5.6
Nonresidential	1.4	1.1	1.7	1.3	1.9
Office	3.3	3.1	3.1	2.5	3.5
Commercial	7.4	3.7	7.9	2.3	8.7
Health care	3.7	3.4	4.3	2.5	4.7
Educational	2.6	1.8	3.4	2.2	3.8
Public safety	3.5	3.3	4.4	2.2	4.7
Amusement and recreation	5.6	6.2	6.1	3.9	8.5
Transportation	4.0	4.5	4.9	3.3	4.3
Power	4.5	3.2	6.4	3.1	6.4
Highway and street	3.6	3.0	4.3	3.7	5.1
Sewage and waste disposal	3.7	3.2	5.4	3.6	6.2
Water supply	4.3	3.9	5.4	4.2	5.5
Conservation and development	6.3	7.0	8.4	6.5	8.5

NA Not applicable

Table 4. Annual Value of Construction Put in Place in the United States
(Millions of dollars. Details may not add to totals due to rounding.)

Type of Construction	2004 [†]	2003	Percent change	Coefficient of Variation
Total Construction	999,600	915,742	9.2	0.7
Residential	551,833	482,902	14.3	6.4
Nonresidential	447,767	432,841	3.4	0.7
Lodging	12,465	11,138	11.9	3.0
Office	43,980	41,493	6.0	2.7
Commercial	65,451	62,260	5.1	2.2
Health care	32,719	29,935	9.3	2.1
Educational	75,681	74,214	2.0	1.5
Religious	8,078	8,490	-4.9	3.2
Public safety	8,515	9,048	-5.9	2.3
Amusement and recreation	19,652	20,013	-1.8	2.8
Transportation	25,640	25,282	1.4	2.4
Communication	13,134	12,512	5.0	NA
Power	32,805	33,191	-1.2	0.9
Highway and street	65,516	62,858	4.2	1.9
Sewage and waste disposal	14,659	13,695	7.0	2.3
Water supply	10,266	10,417	-1.4	2.2
Conservation and development	4,269	3,959	7.8	4.8
Manufacturing	14,940	14,335	4.2	2.9
Total Private Construction ¹	766,784	690,019	11.1	1.1
Residential	544,424	476,143	14.3	1.1
Nonresidential	222,361	213,876	4.0	1.1
Lodging	11,758	9,946	18.2	3.0
Office	32,189	30,413	5.8	3.3
Commercial	61,098	57,680	5.9	2.3
Health care	25,918	23,648	9.6	2.5
Educational	12,866	13,384	-3.9	3.1
Religious	8,073	8,481	-4.8	3.2
Public safety	292	191	52.9	6.7
Amusement and recreation	8,563	7,892	8.5	4.0
Transportation	6,623	6,515	1.7	5.9
Communication	13,016	12,412	4.9	NA
Power	25,843	27,930	-7.5	0.6
Sewage and waste disposal	322	298	8.1	15.4
Water supply	385	394	-2.3	17.3
Manufacturing	14,750	14,231	3.6	2.9
Total Public Construction ²	232,816	225,724	3.1	0.8
Residential	7,409	6,759	9.6	6.4
Nonresidential	225,407	218,965	2.9	0.8
Office	11,791	11,080	6.4	2.6
Commercial	4,353	4,580	-5.0	5.3
Health care	6,800	6,287	8.2	2.8
Educational	62,815	60,830	3.3	1.7
Public safety	8,223	8,857	-7.2	2.3
Amusement and recreation	11,089	12,121	-8.5	3.9
Transportation	19,016	18,767	1.3	2.6
Power	6,962	5,262	32.3	3.2
Highway and street	65,083	62,667	3.9	2.0
Sewage and waste disposal	14,337	13,397	7.0	2.3
Water supply	9,881	10,023	-1.4	2.2
Conservation and development	4,037	3,688	9.5	5.1

NA Not applicable [†] Revised

¹ Includes the following categories of private construction not shown separately: highway and street, and conservation and development.

² Includes the following categories of public construction not shown separately: lodging, religious, communication, and manufacturing.