



ECONOMICS  
AND  
STATISTICS  
ADMINISTRATION

U.S. CENSUS BUREAU

U.S. CENSUS BUREAU  
For Data - (301) 763-4673  
For Questions - Michael Davis, Joe Huesman or Linnet Holland  
(301) 763-1605

FOR RELEASE 10:00 AM EST, TUESDAY, FEBRUARY 1, 2005  
CB05-11

## DECEMBER 2004 CONSTRUCTION AT \$1,031.8 BILLION ANNUAL RATE

Construction put in place spending during December 2004 was estimated at a seasonally adjusted annual rate of \$1,031.8 billion, 1.1 ( $\pm 1.4$ ) percent above the revised November estimate of \$1,020.8 billion, according to the U.S. Commerce Department's Census Bureau. The December figure is 8.7 ( $\pm 2.2$ ) percent above the December 2003 estimate of \$948.9 billion.

The value of construction spending in 2004 was \$998.4 billion, 9.0 ( $\pm 1.4$ ) percent above the \$915.7 billion spent in 2003.

### PRIVATE CONSTRUCTION

Spending on private construction was at a seasonally adjusted annual rate of \$789.0 billion, 0.9 ( $\pm 1.6$ ) percent above the revised November estimate of \$782.3 billion. Residential construction was at a seasonally adjusted annual rate of \$559.8 billion in December, 0.7 ( $\pm 1.3$ ) percent above the revised November estimate of \$555.8 billion. Nonresidential construction was at a seasonally adjusted annual rate of \$229.2 billion in December, 1.2 ( $\pm 1.6$ ) percent above the revised November estimate of \$226.5 billion.

The value of private construction in 2004 was \$764.9 billion, 10.9 ( $\pm 2.1$ ) percent above the \$690.0 billion in 2003. Residential construction in 2004 was \$542.7 billion, 14.0 ( $\pm 2.1$ ) percent above the 2003 figure of \$476.1 billion and nonresidential construction was \$222.2 billion, 3.9 ( $\pm 2.1$ ) percent above the \$213.9 billion in 2003.

### PUBLIC CONSTRUCTION

In December, the estimated seasonally adjusted annual rate of public construction spending was \$242.8 billion, 1.8 ( $\pm 2.1$ ) percent above the revised November estimate of \$238.4 billion. Educational construction was at a seasonally adjusted annual rate of \$66.2 billion, 1.7 ( $\pm 3.2$ ) percent above the revised November estimate of \$65.1 billion. Highway construction was at a seasonally adjusted annual rate of \$68.1 billion, 3.2 ( $\pm 5.4$ ) percent above the revised November estimate of \$66.0 billion.

The value of public construction in 2004 was \$233.5 billion, 3.4 ( $\pm 1.8$ ) percent above \$225.7 billion in 2003. Education construction in 2004 was \$63.1 billion, 3.8 ( $\pm 3.5$ ) percent above the \$60.8 billion in 2003 and highway construction was \$65.0 billion, 3.7 ( $\pm 3.8$ ) percent above the \$62.7 billion in 2003.

January 2005 data will be released on March 1, 2005 at 10:00 AM EST.

### 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 errors 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 ( $\pm 3.1$ ) 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. If the range contains zero, it is uncertain whether there was an increase or decrease; that is, the change was not statistically significant. 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, 0.7 percent; private construction, 0.6 percent; and public construction, 2.0 percent.

More detailed data and a discussion of methodologies appear at our website: <http://www.census.gov/constructionspending>

**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	Dec 2004 <sup>P</sup>	Nov 2004 <sup>r</sup>	Oct 2004 <sup>r</sup>	Sep 2004	Aug 2004	Dec 2003	Percent change Dec 2004 from -	
							Nov 2004	Dec 2003
<b>Total Construction</b>	<b>1,031,823</b>	<b>1,020,753</b>	<b>1,017,416</b>	<b>1,013,605</b>	<b>1,007,948</b>	<b>948,937</b>	<b>1.1</b>	<b>8.7</b>
Residential	567,574	563,667	563,488	565,332	560,837	518,070	0.7	9.6
Nonresidential	464,250	457,086	453,928	448,273	447,112	430,867	1.6	7.7
Lodging	13,224	13,321	13,559	13,234	13,098	10,024	-0.7	31.9
Office	45,504	44,590	44,407	43,244	43,702	42,280	2.0	7.6
Commercial	67,642	67,536	67,718	67,374	67,773	60,988	0.2	10.9
Health care	33,400	33,591	32,969	33,267	33,367	30,470	-0.6	9.6
Educational	79,589	78,449	76,225	76,876	75,483	74,438	1.5	6.9
Religious	7,937	7,825	7,908	8,209	8,052	7,760	1.4	2.3
Public safety	8,607	8,493	7,975	8,680	9,115	8,818	1.3	-2.4
Amusement and recreation	19,020	19,143	19,261	19,641	19,686	19,433	-0.6	-2.1
Transportation	26,071	26,350	26,261	25,195	25,294	24,379	-1.1	6.9
Communication	14,360	13,695	14,283	13,431	13,235	11,920	4.9	20.5
Power	33,337	32,026	32,496	31,564	31,051	36,421	4.1	-8.5
Highway and street	68,573	66,422	65,644	62,719	62,936	62,652	3.2	9.5
Sewage and waste disposal	15,092	14,915	14,778	14,654	14,708	14,169	1.2	6.5
Water supply	10,147	10,044	9,670	10,430	10,637	9,838	1.0	3.1
Conservation and development	4,599	4,503	4,871	5,013	4,345	3,627	2.1	26.8
Manufacturing	17,148	16,182	15,903	14,743	14,630	13,650	6.0	25.6
<b>Total Private Construction <sup>1</sup></b>	<b>789,015</b>	<b>782,318</b>	<b>784,274</b>	<b>782,172</b>	<b>776,960</b>	<b>726,982</b>	<b>0.9</b>	<b>8.5</b>
Residential	559,791	555,778	556,233	557,286	552,655	511,253	0.7	9.5
Nonresidential	229,224	226,540	228,041	224,886	224,305	215,730	1.2	6.3
Lodging	12,876	12,888	13,313	12,990	12,719	9,281	-0.1	38.7
Office	32,446	32,019	32,195	31,583	32,261	31,531	1.3	2.9
Commercial	63,228	63,158	63,603	63,312	63,633	56,727	0.1	11.5
Health care	26,263	26,399	25,862	26,334	26,304	24,045	-0.5	9.2
Educational	13,403	13,362	13,449	13,103	12,763	13,444	0.3	-0.3
Religious	7,937	7,825	7,902	8,204	8,050	7,757	1.4	2.3
Amusement and recreation	8,494	8,663	9,107	8,854	8,958	8,449	-2.0	0.5
Transportation	6,398	6,426	6,454	6,477	6,428	6,347	-0.4	0.8
Communication	14,176	13,590	14,205	13,261	13,162	11,830	4.3	19.8
Power	25,602	24,916	24,793	24,426	23,851	31,171	2.8	-17.9
Manufacturing	17,001	16,008	15,755	14,519	14,443	13,580	6.2	25.2
<b>Total Public Construction <sup>2</sup></b>	<b>242,808</b>	<b>238,435</b>	<b>233,142</b>	<b>231,432</b>	<b>230,988</b>	<b>221,955</b>	<b>1.8</b>	<b>9.4</b>
Residential	7,782	7,889	7,254	8,046	8,182	6,817	-1.4	14.2
Nonresidential	235,026	230,546	225,887	223,387	222,807	215,138	1.9	9.2
Office	13,059	12,571	12,212	11,661	11,441	10,749	3.9	21.5
Commercial	4,415	4,378	4,115	4,062	4,140	4,261	0.8	3.6
Health care	7,137	7,192	7,108	6,933	7,063	6,425	-0.8	11.1
Educational	66,186	65,088	62,776	63,774	62,720	60,993	1.7	8.5
Public safety	8,357	8,255	7,663	8,373	8,777	8,583	1.2	-2.6
Amusement and recreation	10,526	10,480	10,154	10,787	10,728	10,985	0.4	-4.2
Transportation	19,673	19,924	19,807	18,718	18,867	18,032	-1.3	9.1
Power	7,735	7,111	7,703	7,138	7,200	5,250	8.8	47.3
Highway and street	68,136	66,043	65,228	62,294	62,544	62,431	3.2	9.1
Sewage and waste disposal	14,861	14,695	14,583	14,445	14,370	13,828	1.1	7.5
Water supply	9,860	9,685	9,283	9,988	10,143	9,539	1.8	3.4
Conservation and development	4,402	4,412	4,778	4,573	4,172	3,154	-0.2	39.6

<sup>P</sup> Preliminary <sup>r</sup> Revised

<sup>1</sup> 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.

<sup>2</sup> 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	Dec 2004 <sup>p</sup>	Nov 2004 <sup>r</sup>	Oct 2004 <sup>r</sup>	Sep 2004	Aug 2004	Dec 2003	Year-to-date		
							Dec 2004	Dec 2003	Percent change
<b>Total Construction</b>	<b>77,699</b>	<b>87,539</b>	<b>92,057</b>	<b>94,810</b>	<b>95,075</b>	<b>71,447</b>	<b>998,376</b>	<b>915,742</b>	<b>9.0</b>
Residential	41,783	48,921	51,663	52,683	53,150	37,887	550,134	482,902	13.9
Nonresidential	35,916	38,618	40,394	42,127	41,925	33,560	448,242	432,841	3.6
Lodging	1,102	1,110	1,130	1,103	1,092	835	12,499	11,138	12.2
Office	3,626	3,787	3,786	3,876	3,764	3,404	44,010	41,493	6.1
Commercial	5,259	5,759	6,072	6,246	6,174	4,779	65,511	62,260	5.2
Health care	2,710	2,847	2,790	2,818	2,791	2,504	32,775	29,935	9.5
Educational	5,939	6,233	6,486	7,190	7,653	5,509	76,087	74,214	2.5
Religious	625	682	710	728	739	622	8,053	8,490	-5.1
Public safety	708	739	704	796	798	729	8,514	9,048	-5.9
Amusement and recreation	1,502	1,632	1,709	1,729	1,682	1,565	19,623	20,013	-1.9
Transportation	2,044	2,310	2,419	2,393	2,345	1,914	25,749	25,282	1.8
Communication	1,383	1,254	1,256	1,155	1,151	1,143	13,142	12,512	5.0
Power	2,870	2,710	2,789	2,782	2,620	3,087	32,787	33,191	-1.2
Highway and street	4,360	5,617	6,513	7,188	7,138	4,159	65,411	62,858	4.1
Sewage and waste disposal	1,131	1,300	1,358	1,385	1,381	1,072	14,695	13,695	7.3
Water supply	802	864	898	956	959	784	10,328	10,417	-0.9
Conservation and development	395	379	398	509	392	303	4,320	3,959	9.1
Manufacturing	1,458	1,395	1,377	1,273	1,248	1,152	14,740	14,335	2.8
<b>Total Private Construction <sup>1</sup></b>	<b>59,852</b>	<b>67,610</b>	<b>70,949</b>	<b>71,534</b>	<b>72,046</b>	<b>54,959</b>	<b>764,910</b>	<b>690,019</b>	<b>10.9</b>
Residential	41,142	48,255	51,041	51,890	52,433	37,318	542,678	476,143	14.0
Nonresidential	18,710	19,355	19,909	19,644	19,614	17,641	222,232	213,876	3.9
Lodging	1,073	1,074	1,109	1,083	1,060	773	11,788	9,946	18.5
Office	2,590	2,765	2,818	2,760	2,768	2,551	32,170	30,413	5.8
Commercial	4,898	5,388	5,750	5,822	5,794	4,438	61,146	57,680	6.0
Health care	2,122	2,228	2,208	2,189	2,193	1,962	25,939	23,648	9.7
Educational	1,036	1,077	1,126	1,135	1,204	1,026	12,937	13,384	-3.3
Religious	625	682	710	728	738	621	8,051	8,481	-5.1
Amusement and recreation	684	730	785	749	755	688	8,528	7,892	8.1
Transportation	521	570	586	592	594	511	6,603	6,515	1.4
Communication	1,368	1,246	1,249	1,141	1,145	1,136	13,016	12,412	4.9
Power	2,234	2,102	2,080	2,023	1,965	2,656	25,824	27,930	-7.5
Manufacturing	1,446	1,381	1,365	1,254	1,232	1,147	14,550	14,231	2.2
<b>Total Public Construction <sup>2</sup></b>	<b>17,847</b>	<b>19,929</b>	<b>21,107</b>	<b>23,276</b>	<b>23,029</b>	<b>16,487</b>	<b>233,466</b>	<b>225,724</b>	<b>3.4</b>
Residential	641	666	622	793	718	569	7,456	6,759	10.3
Nonresidential	17,206	19,263	20,485	22,483	22,311	15,918	226,010	218,965	3.2
Office	1,036	1,022	968	1,116	996	853	11,840	11,080	6.9
Commercial	361	371	322	424	380	340	4,365	4,580	-4.7
Health care	588	619	582	630	598	542	6,836	6,287	8.7
Educational	4,903	5,155	5,360	6,054	6,449	4,484	63,149	60,830	3.8
Public safety	688	719	678	771	770	709	8,224	8,857	-7.1
Amusement and recreation	818	902	924	980	927	876	11,095	12,121	-8.5
Transportation	1,524	1,741	1,833	1,802	1,751	1,402	19,146	18,767	2.0
Power	636	608	709	759	655	431	6,963	5,262	32.3
Highway and street	4,327	5,582	6,479	7,144	7,102	4,141	64,970	62,667	3.7
Sewage and waste disposal	1,112	1,281	1,340	1,367	1,348	1,043	14,373	13,397	7.3
Water supply	779	833	860	911	905	758	9,935	10,023	-0.9
Conservation and development	379	371	390	473	378	263	4,087	3,688	10.8

<sup>p</sup> Preliminary <sup>r</sup> Revised

<sup>1</sup> 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.

<sup>2</sup> 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	
<b>Total Construction</b>	<b>1.1</b>	<b>0.7</b>	<b>0.9</b>	<b>0.9</b>	<b>1.4</b>	
Residential	6.6	6.4	6.9	3.9	6.3	
Nonresidential	1.0	0.7	0.9	0.9	1.4	
Lodging	4.1	3.0	4.0	1.7	6.1	
Office	3.6	2.7	2.9	2.4	4.5	
Commercial	3.1	2.2	2.9	1.7	3.9	
Health care	2.9	2.1	3.2	1.6	4.0	
Educational	2.3	1.5	1.9	1.7	3.4	
Religious	4.6	3.2	3.6	2.6	5.2	
Public safety	3.5	2.3	2.9	2.2	6.5	
Amusement and recreation	4.0	2.8	3.3	4.6	4.9	
Transportation	2.0	2.4	2.7	3.4	4.8	
Communication	NA	NA	NA	NA	NA	
Power	1.3	0.9	0.6	1.1	0.7	
Highway and street	3.6	1.9	2.4	3.4	5.1	
Sewage and waste disposal	3.8	2.3	3.3	3.7	6.1	
Water supply	4.3	2.2	3.3	3.4	5.7	
Conservation and development	5.7	4.8	5.7	8.1	12.8	
Manufacturing	3.8	2.9	2.9	3.0	5.5	
<b>Total Private Construction</b>	<b>1.5</b>	<b>1.1</b>	<b>1.3</b>	<b>1.0</b>	<b>1.9</b>	
Residential	5.0	1.1	1.3	0.8	1.4	
Nonresidential	1.5	1.1	1.3	1.0	1.9	
Lodging	4.2	3.0	4.2	1.7	6.4	
Office	4.7	3.3	3.5	3.0	5.3	
Commercial	3.3	2.3	3.0	1.8	4.2	
Health care	3.4	2.5	3.8	1.9	4.7	
Educational	4.2	3.1	3.5	3.0	5.1	
Religious	4.6	3.2	3.6	2.6	5.2	
Amusement and recreation	5.8	4.0	5.3	3.3	6.0	
Transportation	9.7	5.9	7.5	7.5	8.6	
Communication	NA	NA	NA	NA	NA	
Power	1.4	0.6	0.5	0.5	0.4	
Manufacturing	3.8	2.9	2.8	3.0	5.5	
<b>Total Public Construction</b>	<b>1.4</b>	<b>0.8</b>	<b>1.1</b>	<b>1.3</b>	<b>2.0</b>	
Residential	6.6	6.4	6.9	3.9	6.3	
Nonresidential	1.5	0.8	1.1	1.3	2.0	
Office	3.3	2.6	3.0	2.2	3.9	
Commercial	8.3	5.3	7.8	2.9	7.8	
Health care	3.7	2.8	3.9	2.3	5.1	
Educational	2.7	1.7	2.2	2.0	4.0	
Public safety	3.5	2.3	2.8	2.2	6.6	
Amusement and recreation	5.6	3.9	4.0	8.0	7.9	
Transportation	3.7	2.6	2.9	3.7	5.2	
Power	4.7	3.2	3.7	3.6	6.7	
Highway and street	3.7	2.0	2.4	3.4	5.1	
Sewage and waste disposal	3.8	2.3	3.3	3.7	6.2	
Water supply	4.3	2.2	3.3	3.5	5.8	
Conservation and development	6.1	5.1	6.1	8.3	14.1	

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 <sup>P</sup>	2003	Percent change	Coefficient of Variation
<b>Total Construction</b>	<b>998,376</b>	<b>915,742</b>	<b>9.0</b>	<b>0.7</b>
Residential	550,134	482,902	13.9	6.4
Nonresidential	448,242	432,841	3.6	0.7
Lodging	12,499	11,138	12.2	3.0
Office	44,010	41,493	6.1	2.7
Commercial	65,511	62,260	5.2	2.2
Health care	32,775	29,935	9.5	2.1
Educational	76,087	74,214	2.5	1.5
Religious	8,053	8,490	-5.1	3.2
Public safety	8,514	9,048	-5.9	2.3
Amusement and recreation	19,623	20,013	-1.9	2.8
Transportation	25,749	25,282	1.8	2.4
Communication	13,142	12,512	5.0	NA
Power	32,787	33,191	-1.2	0.9
Highway and street	65,411	62,858	4.1	1.9
Sewage and waste disposal	14,695	13,695	7.3	2.3
Water supply	10,328	10,417	-0.9	2.2
Conservation and development	4,320	3,959	9.1	4.8
Manufacturing	14,740	14,335	2.8	2.9
<b>Total Private Construction <sup>1</sup></b>	<b>764,910</b>	<b>690,019</b>	<b>10.9</b>	<b>1.1</b>
Residential	542,678	476,143	14.0	1.1
Nonresidential	222,232	213,876	3.9	1.1
Lodging	11,788	9,946	18.5	3.0
Office	32,170	30,413	5.8	3.3
Commercial	61,146	57,680	6.0	2.3
Health care	25,939	23,648	9.7	2.5
Educational	12,937	13,384	-3.3	3.1
Religious	8,051	8,481	-5.1	3.2
Public safety	291	191	52.4	6.7
Amusement and recreation	8,528	7,892	8.1	4.0
Transportation	6,603	6,515	1.4	5.9
Communication	13,016	12,412	4.9	NA
Power	25,824	27,930	-7.5	0.6
Sewage and waste disposal	322	298	8.1	15.4
Water supply	393	394	-0.3	17.3
Manufacturing	14,550	14,231	2.2	2.9
<b>Total Public Construction <sup>2</sup></b>	<b>233,466</b>	<b>225,724</b>	<b>3.4</b>	<b>0.8</b>
Residential	7,456	6,759	10.3	6.4
Nonresidential	226,010	218,965	3.2	0.8
Office	11,840	11,080	6.9	2.6
Commercial	4,365	4,580	-4.7	5.3
Health care	6,836	6,287	8.7	2.8
Educational	63,149	60,830	3.8	1.7
Public safety	8,224	8,857	-7.1	2.3
Amusement and recreation	11,095	12,121	-8.5	3.9
Transportation	19,146	18,767	2.0	2.6
Power	6,963	5,262	32.3	3.2
Highway and street	64,970	62,667	3.7	2.0
Sewage and waste disposal	14,373	13,397	7.3	2.3
Water supply	9,935	10,023	-0.9	2.2
Conservation and development	4,087	3,688	10.8	5.1

NA Not applicable <sup>P</sup> Preliminary

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

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