



# Quarterly Construction Insights

Q3 2024

# Summary Q3 2024

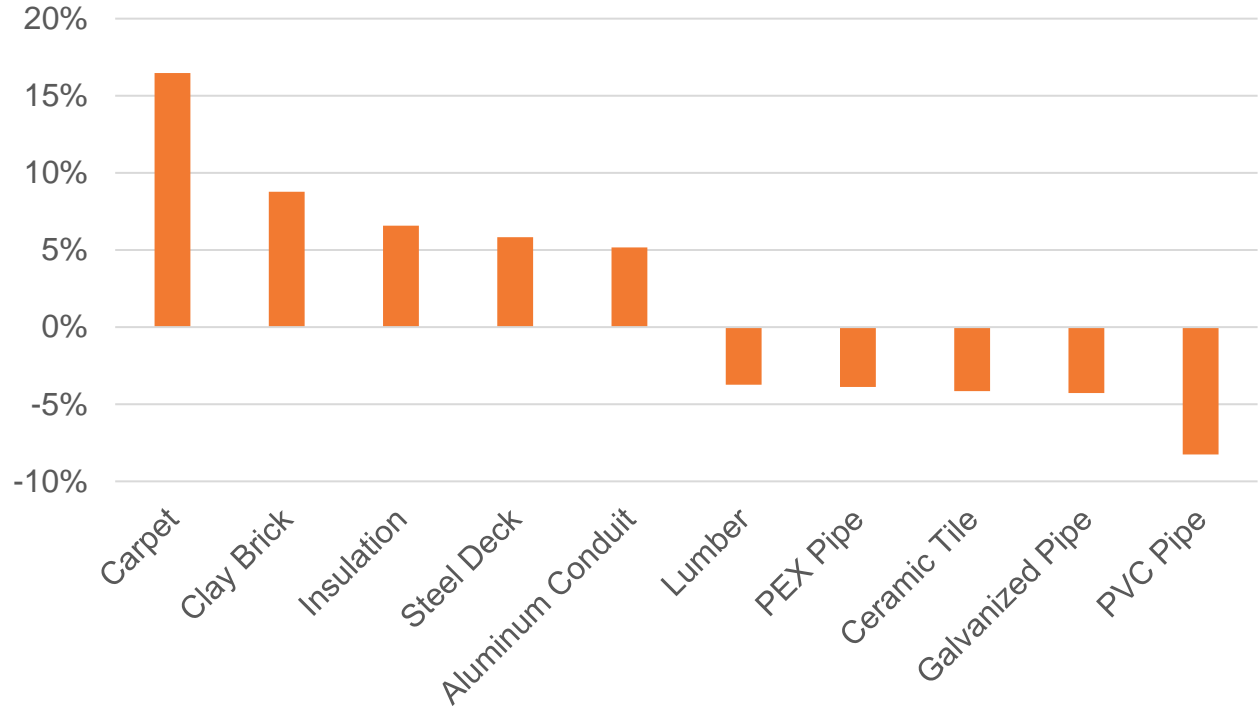
The cost of lumber has decreased by 4% in the U.S. and by 2% in Canada since January. Costs for carpet and clay bricks have notably increased. Single unit housing and the South have been leading in permit approvals for 2024.

- From January 2024 to July 2024, costs for lumber have decreased by 4% or less, while costs for carpet have increased by over 11%. Costs for clay bricks have increased by over 9%.
- Overall residential reconstruction costs from January 2024 to May 2024 have increased by an average of 3% in the U.S. and 1.9% in Canada.
- Overall residential reconstruction cost this quarter increased the most in Oregon and Washington, with over 3.6% growth.
- The South has led the nation in 2024 for number of building permit approvals, primarily due to Texas and Florida. Most permits were for single unit housing.

# Summary YTD Change in Individual Material Costs (U.S.)

July 2024 YTD (U.S.)

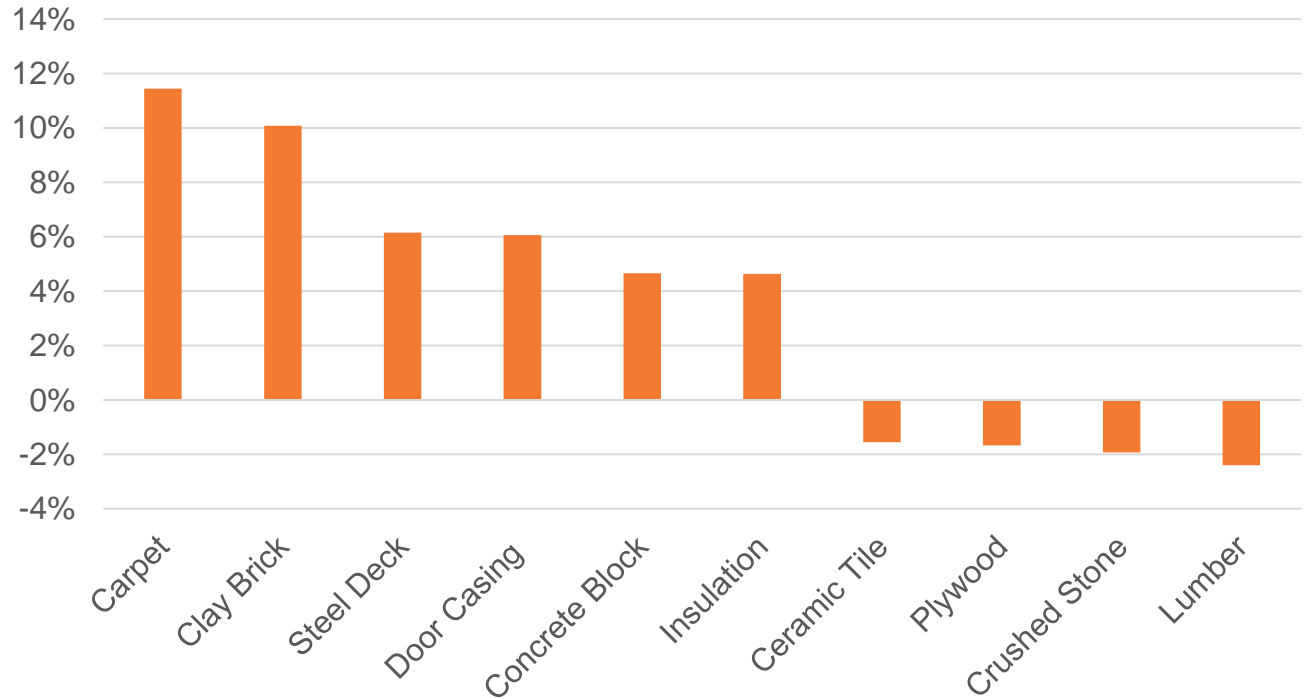
Since January, U.S. costs for carpet, clay bricks, insulation, steel decks, and aluminum conduit have all increased. Costs for galvanized pipe, PEX pipe, PVC pipe, ceramic tile, and lumber have decreased.



# Summary YTD Change in Individual Material Costs (Canada)

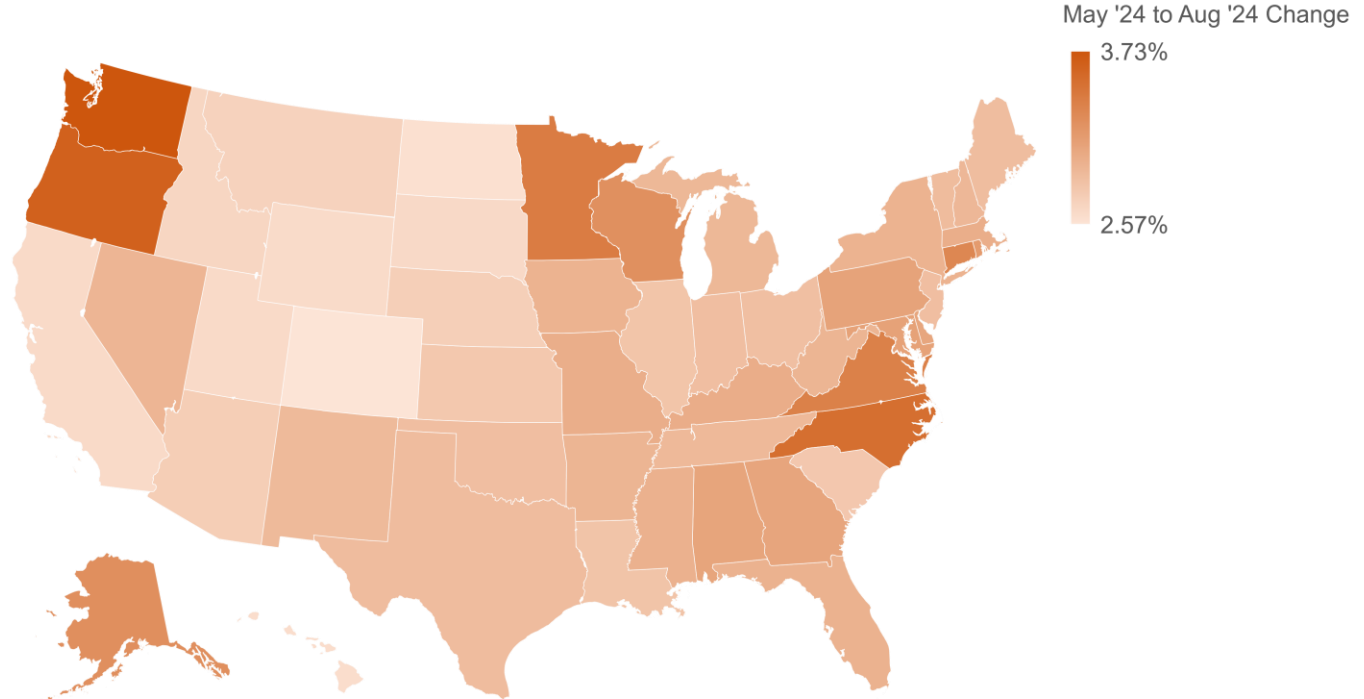
July 2024 YTD (Canada)

Since January, Canadian costs for clay brick, steel decks, carpet, door casing, insulation, and concrete blocks have increased. Costs for ceramic tile, crushed stone, plywood, and lumber have decreased.



# May '24 to Aug '24 Change in Residential Reconstruction Cost — United States

Changes in costs for materials and labor impacts the final residential reconstruction cost of a property. Costs increased over the last quarter at an average of 2.98%. Cost growth was highest in the Pacific Northwest, with growth of 3.73% in Washington and 3.64% in Oregon.

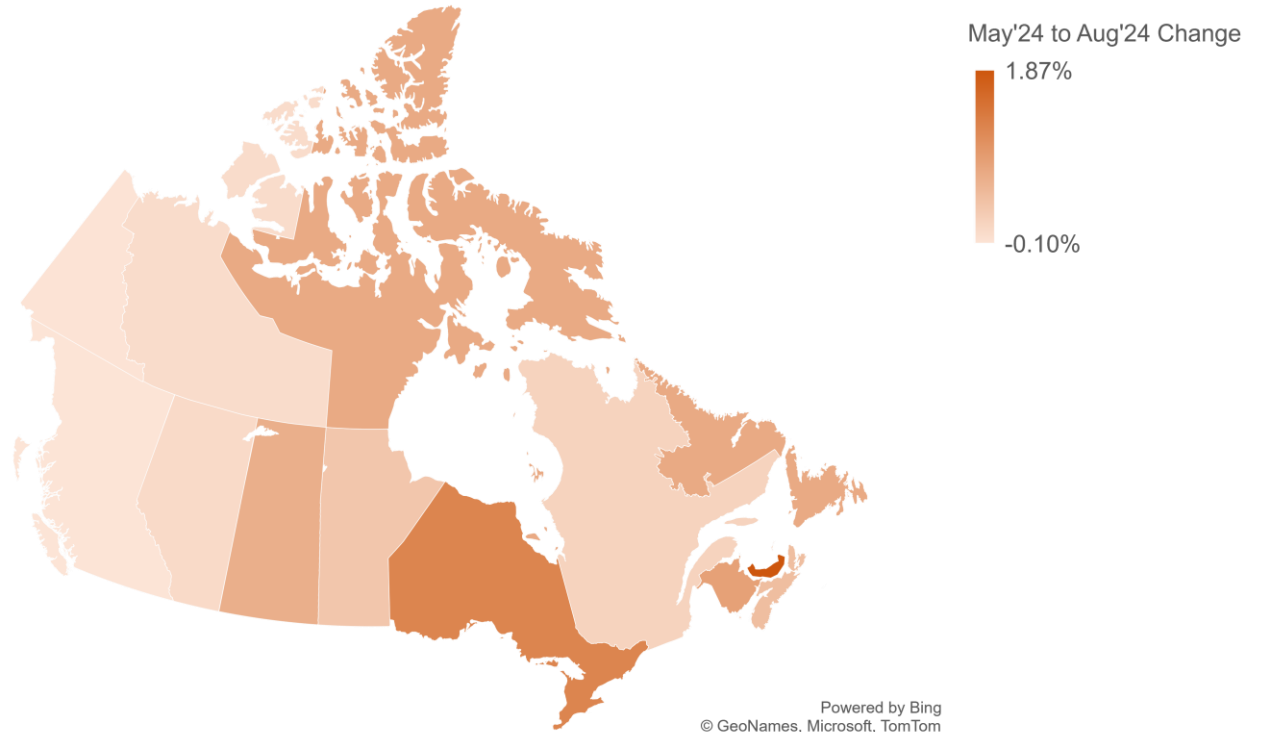


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Source: CoreLogic RCT™

# May '24 to Aug '24 Change in Residential Reconstruction Cost — Canada

Changes in costs for materials and labor impacts the final residential reconstruction cost of a property. Costs increased over the last quarter at an average of 0.49%. Cost growth was highest on Prince Edward Island, with growth of 1.87%.

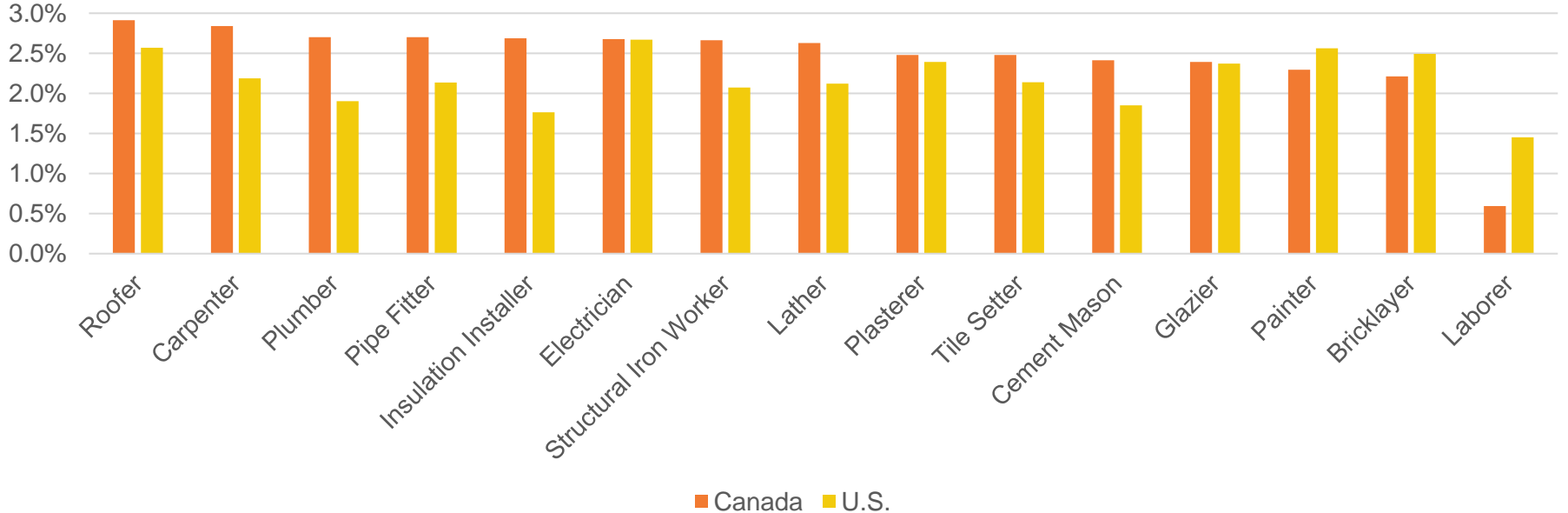


Source: CoreLogic RCT™

# Labor Costs in the U.S. and Canada Compared

Since January 2024, residential and commercial labor costs grew with cost growth of over 2.5% for roofers and over 2.0% for carpenters in both the U.S. and Canada.

July 2024 YTD (U.S. and Canada)



# U.S. Economic Indicators

From Q1 2024 to Q2 2024, 30-year fixed mortgage rates and unemployment have both increased. Home sales, housing starts and building permits have decreased. From Q2 2023 to Q2 2024, home prices increased by 5.7% for new homes and by 4.7% for existing homes.



# U.S. Economic Indicators

	Q1 2024	Q2 2024
Housing Starts*	1,407	1,348
Building Permits*	1,519	1,431
Home Sales*	4,863	4,703
New	663	656
Existing	4,200	4,047
Unemployment	3.8%	4.0%
Consumer Confidence	106.3	98.9
30-Year Fixed Mortgage Rate	6.7%	7.0%
	Q2 2023	Q2 2024
Home Price YOY Change		
New (%)	-4.4%	5.7%
Existing (%)	2.0%	4.7%

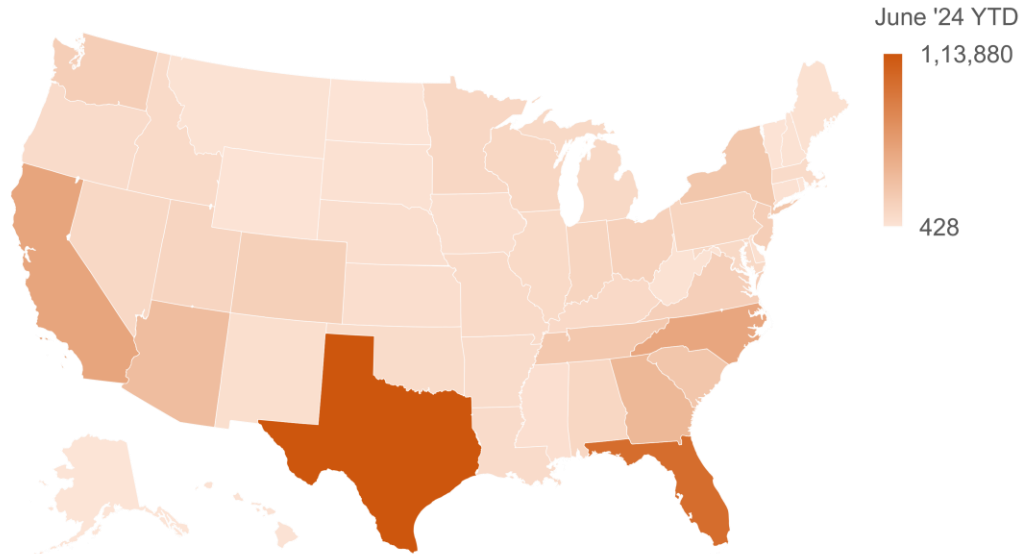
\*Seasonally Adjusted Annual Rate (SAAR) in 1,000s

Sources: U.S. Bureau of the Census, National Association of Realtors, U.S. Bureau of Labor Statistics, The Conference Board, Freddie Mac, CoreLogic

# Building Permit Authorizations

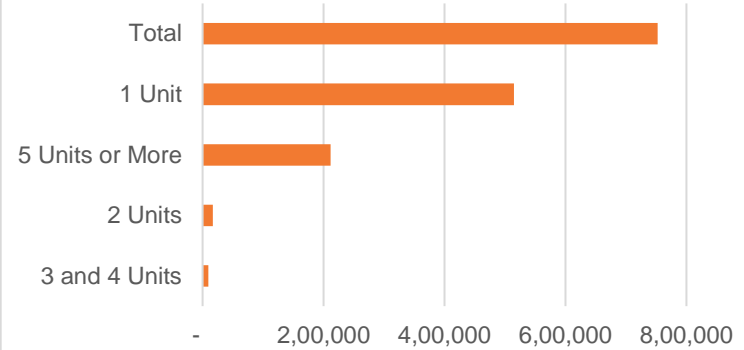
Construction permits are a leading indicator. Because permits are required before construction can begin, they may be an indicator that builders are moving forward with projects.

## Number of Building Permit Authorizations - June '24 YTD

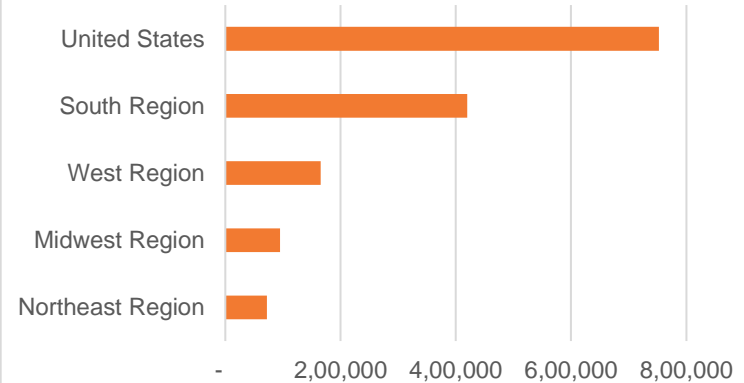


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## Type of Unit - June '24 YTD



## Region - June '24 YTD



# Construction Job Growth in the U.S.

Construction employment totaled 8,260,000 jobs in July 2024, up 60,000 jobs since April 2024. Employment in construction was up by 239,000 jobs since July 2023. As of June 2024, there were 295,000 open positions in construction and a continued high demand for workers in the industry.

Total U.S. Construction Employment in July 2024

**8,260,000**

↑ **60,000**  
qtr./qtr.

↑ **239,000**  
yr./yr.



CoreLogic tracks construction costs for commercial, residential and agricultural construction of all types by researching a basket of goods (labor and materials) all around the United States and Canada. This research is conducted monthly, which allows us to monitor fluctuations to commonly used materials.

**For more information, please call:  
855.267.7027**

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