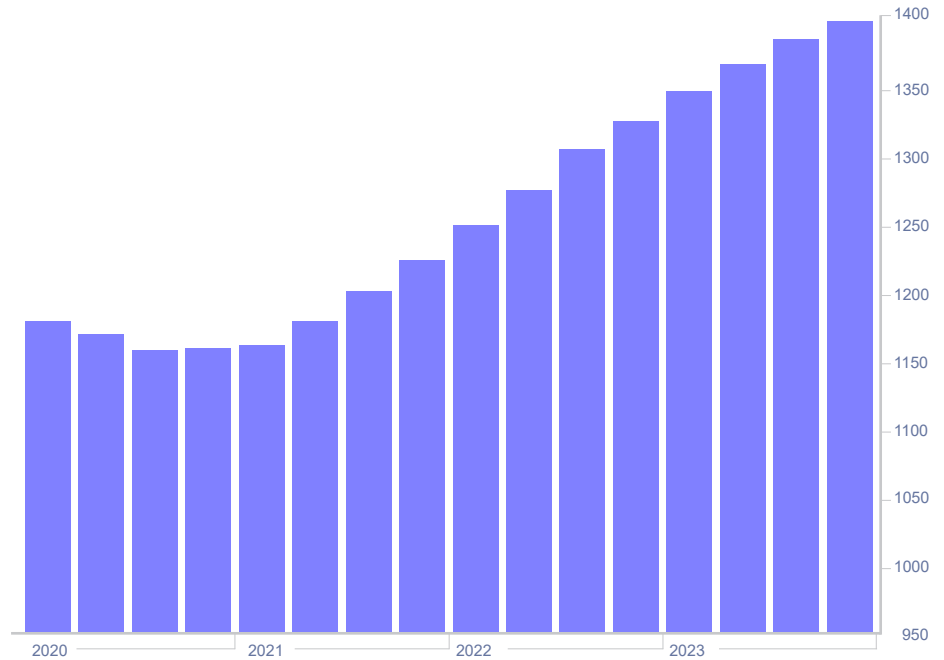


“Economic conditions, interest rates, and market demand contribute to strong market conditions and tight skilled labor markets. Trade contractors have experienced wage rate impacts to attract and retain skilled labor in several regions. We continue to see a normalization in most material prices including steel, concrete, aluminum, and copper.”

Attilio Rivetti
Vice President



555 108th
Bellevue, WA

Quarter	Index	Δ%
4th Quarter 2023	1395	1.01
3rd Quarter 2023	1381	1.17
2nd Quarter 2023	1365	1.19
1st Quarter 2023	1349	1.28

Year	Average Index	Δ%
2023	1373	6.0
2022	1295	8.0
2021	1199	1.9
2020	1177	1.8
2019	1156	5.5
2018	1096	5.6
2017	1038	5.0
2016	989	4.8
2015	943	4.5
2014	902	4.4
2013	864	4.1
2012	830	2.1
2011	812	1.6

The Turner Building Cost Index is determined by the following factors considered on a nationwide basis: labor rates and productivity, material prices and the competitive condition of the marketplace.