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NEWS NEWS NEWS NEWS NEWS

Date: July 5, 2002
Release: Immediate
Subject: Phillips Institute Index of Private Construction Intensity--Largest U.S. Metro Areas

THE TOP 20--2002 First Quarter **Phillips Institute Index of Private Construction Intensity Metro Orlando Takes 4th Place**

Metro Orlando's *index of private construction intensity* put it in **4th** place in the nation based on performance covering the first three months of 2002. For the past two years, 2001 and 2000, Orlando stood in **7th** place at the end of the first quarter. Three years back, however, when greater Orlando was in the midst of a hearty construction boom, Orlando stood at **2nd** in the nation for the 1999 first quarter. The index involves 61 metropolitan statistical areas (MSAs) having nonfarm payroll workforces of at least 500,000 jobs.

For the three-month period ended March 2002, metro Orlando generated 6.55 authorized building permits for single and multifamily dwellings when scaled per 1000 nonfarm jobs within the local metro area. This outcome for Orlando represents a reasonable gain of 5.99 percent from the 2001 initial quarter. Orlando's performance held up well when compared against the average change of the **TOP 20** performing MSAs. Measured from the 2001 first quarter, the **TOP 20** as a group posted an average decline in the *intensity index* of 1.49 percent.

Las Vegas with 9.49 permits per 1000 nonfarm jobs led the **TOP 20** over the 2002 initial quarter. This is a familiar position for Las Vegas as it placed **1st** for the same quarter one year back, and for all of the 2001 year. Atlanta and West Palm Beach-Boca Raton placed **2nd** and **3rd** as ranked by the *intensity index*.

The other Florida metro areas making the **TOP 20** were Jacksonville at **7th**, Tampa-St. Petersburg at **13th**, and Ft. Lauderdale-Hollywood at **17th**. The state of Florida impressively placed five metro areas in the **TOP 20**. Next in line were North Carolina and Texas with three MSAs each.

The *index of private construction intensity* relates the sheer number of authorized permits to the payroll jobs base in each metro area. This procedure provides both a locally-oriented measure of construction vigor and serves as a leading indicator of confidence by local building contractors in the economic strength of the region. A higher *index* suggests greater vigor and confidence.

The **TOP 20** listing for the *index* is displayed on the following page. It is followed by a chart indicating the *index* for the seven most-vigorous U.S. metro areas. The *index* was devised by and is maintained by the Dr. Phillips Institute for the Study of American Business Activity at the University of Central Florida's College of Business Administration.

The complete *index* listing for all 61 metro areas can be obtained by contacting the Dr. Phillips Institute.

Note: For more information contact Dr. David F. Scott, Jr., Executive Director, Dr. Phillips Institute for the Study of American Business Activity, and Phillips-Schenck Chairholder, University of Central Florida, Orlando, FL 32816-1400. Phone: 407-823-5903. Also, see www.bus.ucf.edu/dpi.

PRIVATE CONSTRUCTION INTENSITY INDEX

THE TOP 20

Major U.S. Metro Areas

THREE MONTHS

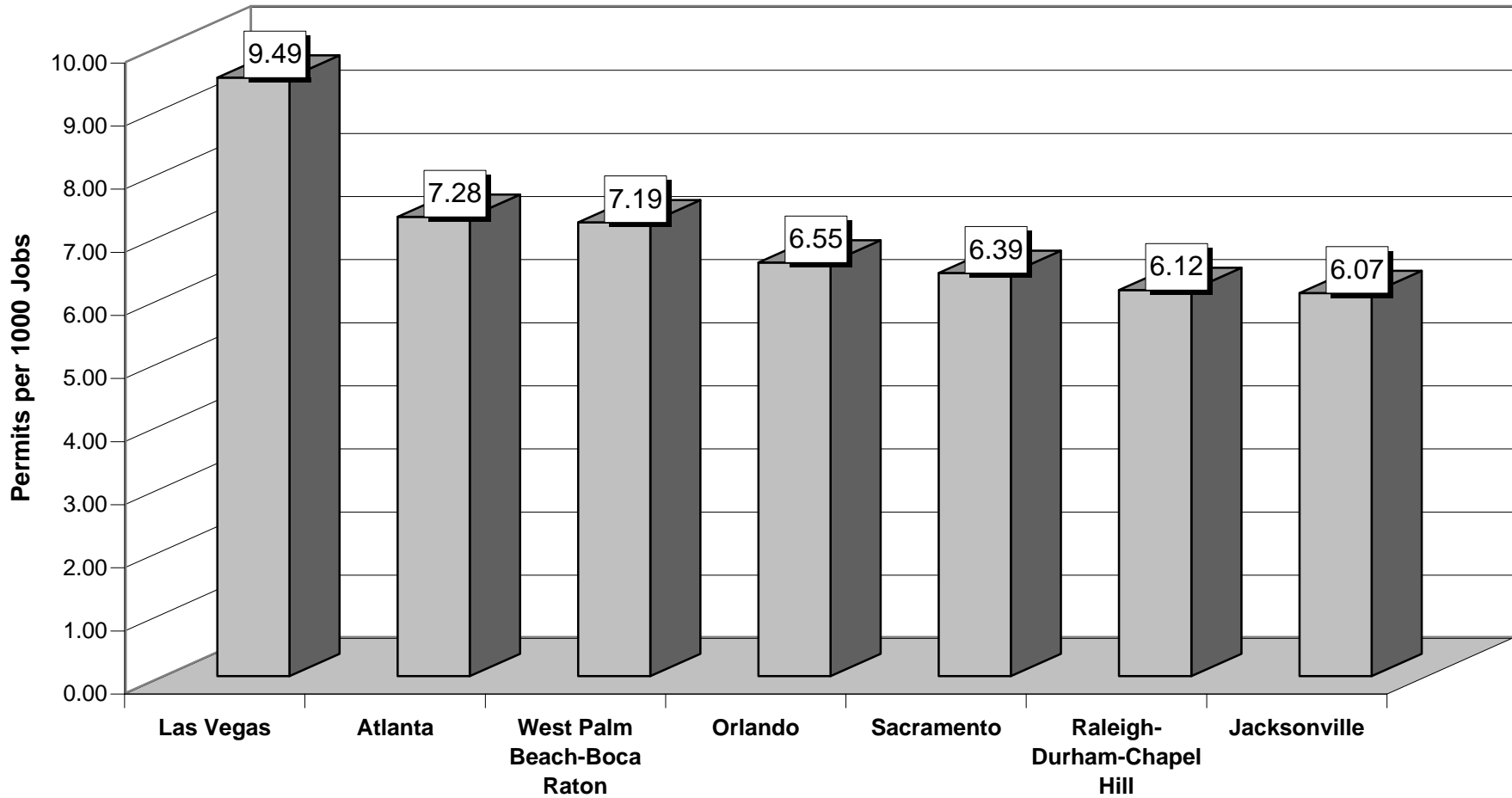
March 2002

	<u>Metro Area</u>	<u>Permits per 1,000 Nonag.</u> <u>Jobs</u>
1	Las Vegas	9.49
2	Atlanta	7.28
3	West Palm Beach-Boca Raton	7.19
4	Orlando	6.55
5	Sacramento	6.39
6	Raleigh-Durham-Chapel Hill	6.12
7	Jacksonville	6.07
8	Phoenix-Mesa	6.03
9	Riverside-San Bernardino	5.91
10	Charlotte-Gastonia-Rock Hill	5.73
11	Austin-San Marcos	5.40
12	Ft. Worth-Arlington	5.21
13	Tampa-St. Petersburg	4.93
14	Houston	4.48
15	Nashville	4.12
16	Denver	4.10
17	Ft. Lauderdale-Hollywood	4.10
18	Norfolk-VA. Beach-Newport	4.10
19	Indianapolis	3.98
20	Greensboro-Winston Salem	3.73

MSAs with at Least 500,000 Employees - March 2002

Source: Raw data from the U.S. Department of Labor and the U.S. Bureau of the Census. Analysis and presentation by the Dr. Phillips Institute for the Study of American Business Activity, College of Business Administration, University of Central Florida, Orlando, (6/11/2002).

PRIVATE CONSTRUCTION INTENSITY INDEX
March 2002
PERMITS PER 1,000 NONAGRICULTURAL JOBS



Source: Raw data from the U.S. Department of Labor and the U.S. Bureau of the Census. Analysis and presentation by the Dr. Phillips Institute for the Study of American Business Activity, University of Central Florida, Orlando, (7/2/2002).