

# BCCI : Building Construction Cost Index

## October 2024

The Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori Shirato) will publish index data for October 2024 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on November 8, 2024.

### Index trends for October 2024 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was 133.9 (provisional value), down 0.1% from the previous month and increase 6.2% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : Wiring, Cable(M&W)[+0.04]

**Negative contribution** : 5 details such as Deformed bar(M)[-0.13], Formwork(M&W)[-0.01], Other Building Details(M&W)[-0.01]

The index for Offices (Steel-frame Structure) was 134.5 (provisional value), down 0.2% from the previous month and increase 5.2% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : Wiring, Cable(M&W)[+0.06]

**Negative contribution** : 5 details such as Steel frame(M)[-0.25], Deformed bar(M)[-0.03], Other Building Details(M&W)[-0.01]

The index for Factory (Steel-frame Structure) was 133.9 (provisional value), down 0.2% from the previous month and increase 5.0% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : Wiring, Cable(M&W)[+0.08]

**Negative contribution** : 5 details such as Steel frame(M)[-0.28], Deformed bar(M)[-0.05], Formwork(M&W)[-0.00]

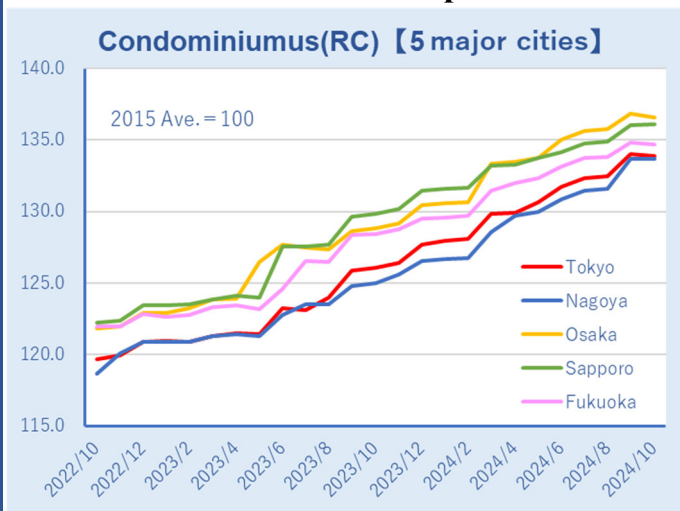
The index for Housing (Wooden Structure) was 139.5 (provisional value), down 0.0% from the previous month and increase 4.9% from the same month last year.

【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

**Positive contribution** : Wiring, Cable(M&W)[+0.02]

**Negative contribution** : 4 details such as Carpentry(M&W)[-0.02], Deformed bar(M)[-0.01], Other Building Details(M&W)[-0.01]

### Construction Cost Index Graph



### Construction Cost Index Value

Condominiums(RC Structure) 【5 major cities】						2015 Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka	
2023 Oct.	126.1	125.0	128.8	129.8	128.4	
Nov.	126.4	125.6	129.2	130.2	128.7	
Dec.	127.7	126.6	130.5	131.5	129.5	
2024 Jan.	128.0	126.7	130.6	131.6	129.6	
Feb.	128.1	126.7	130.7	131.7	129.7	
Mar.	129.9	128.6	133.4	133.2	131.4	
Apr.	129.9	129.7	133.5	133.3	132.0	
May.	130.7	130.0	133.8	133.7	132.3	
Jun.	131.7	130.9	135.1	134.2	133.2	
Jul.	132.3	131.5	135.7	134.7	133.8	
Aug.	132.4	131.6	135.8	134.9	133.8	
Sep.	P134.0	P133.7	P136.8	P136.0	P134.8	
Oct.	P133.9	P133.7	P136.6	P136.1	P134.7	

### Main details that contributed to the index change

#### Positive contribution

An increase in the market price of electric wires and cables due to manufacturers raising product prices due to the sharp rise in the global copper price contributed to the positive trend in the index.

#### Negative contribution

A fall in steel scrap prices and a drop in reinforcing bar prices due to sluggish demand, as well as a drop in plywood prices due to intensified low price competition, contributed to the negative trend in the index.



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