

BCCI : Building Construction Cost Index

November 2024

The Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori Shirato) will publish index data for November 2024 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on December 10, 2024.

Index trends for November 2024 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was 133.6 (provisional value), down 0.1% from the previous month and increase 5.7% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.00]

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

The index for Offices (Steel-frame Structure) was 134.2 (provisional value), down 0.1% from the previous month and increase 4.4% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.04]

Negative contribution : 5 details such as Steel frame(M)[-0.12], Deformed bar(M)[-0.03], Other Building Details(M&W)[-0.01]

The index for Factory (Steel-frame Structure) was 133.6 (provisional value), down 0.2% from the previous month and increase 4.1% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.02]

Negative contribution : 5 details such as Steel frame(M)[-0.13], Deformed bar(M)[-0.05], Formwork(M&W)[-0.00]

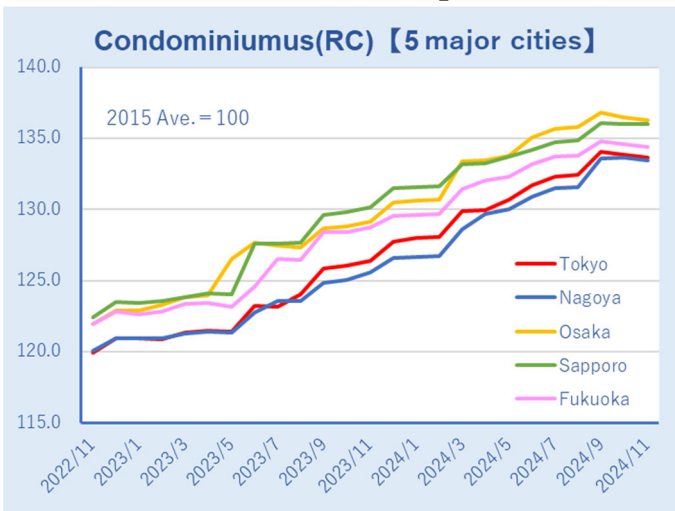
The index for Housing (Wooden Structure) was 139.4 (provisional value), down 0.1% from the previous month and increase 4.5% from the same month last year.

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

Positive contribution : None

Negative contribution : 4 details such as Carpentry(M&W)[-0.06], Deformed bar(M)[-0.01], Other Building Details(M&W)[-0.00]

Construction Cost Index Graph



The index for October/November 2024 is a "provisional value (P value)".

Construction Cost Index Value

		Condominiums(RC Structure) [5 major cities] 2015Ave. = 100				
Year	Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2023	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.	134.0	133.6	136.8	136.0	134.8
	Oct.	P133.8	P133.6	P136.5	P136.0	P134.6
	Nov.	P133.6	P133.5	P136.3	P136.0	P134.4

Main details that contributed to the index change

Positive contribution

Against the backdrop of rising raw material, labor, and transportation costs, price increases for some air conditioning equipment products announced by equipment manufacturers took hold, contributing to a positive index trend.

Negative contribution

Against the backdrop of prolonged sluggish demand for construction, continued declines in the prices of steel products, including reinforcing bars and structural steel, and wood products such as lumber and plywood contributed to the negative index trend.



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