

BCCI : Building Construction Cost Index

January 2025

The Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori Shirato) will publish index data for January 2025 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on February 10, 2025.

Index trends for January 2025 (Construction Cost Index : Tokyo)

The index for **Condominiums (Reinforced-Concrete Structure)** was 135.2 (provisional value), **increase 0.4%** from the previous month and **increase 5.6%** from the same month last year.

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

Positive contribution : 5 details such as Plumbing, Gas(M&W)[+0.20], Sanitary Equipment(M&W)[+0.20], Other Building Details(M&W)[+0.06]

Negative contribution : Deformed Bar(M)[-0.06], Steel Frame(M)[-0.00]

The index for **Offices (Steel-frame Structure)** was 136.0 (provisional value), **increase 0.1%** from the previous month and **increase 4.6%** from the same month last year.

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

Positive contribution : 5 details such as Sanitary Equipment(M&W)[+0.10], Plumbing, Gas(M&W)[+0.09], Other Building Details(M&W)[+0.02]

Negative contribution : Steel Frame(M)[-0.12], Deformed Bar(M)[-0.02]

The index for **Factory (Steel-frame Structure)** was 134.5 (provisional value), **increase 0.1%** from the previous month and **increase 3.6%** from the same month last year.

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

Positive contribution : 5 details such as Plumbing, Gas(M&W)[+0.13], Sanitary Equipment(M&W)[+0.12], Other Facilities Details(M&W)[+0.01]

Negative contribution : Steel Frame(M)[-0.13], Deformed Bar(M)[-0.03]

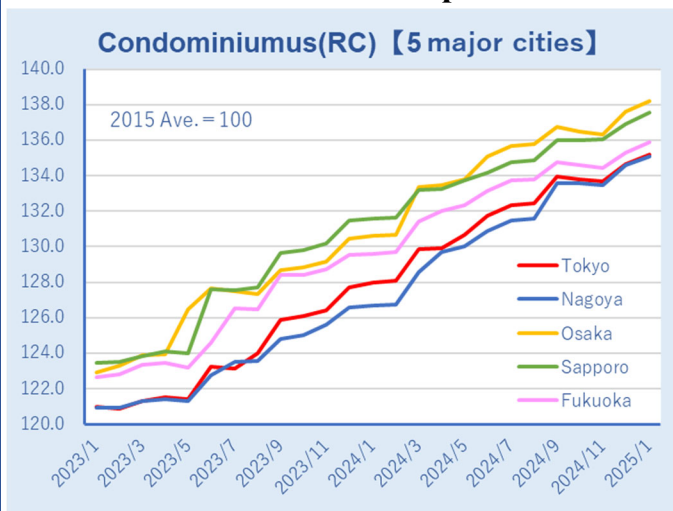
The index for **Housing (Wooden Structure)** was 140.5 (provisional value), **increase 0.6%** from the previous month and **increase 4.8%** from the same month last year.

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

Positive contribution : 4 details such as Sanitary Equipment(M&W)[+0.44], Plumbing, Gas(M&W)[+0.16], Other Building Details(M&W)[+0.08]

Negative contribution : Deformed Bar(M)[-0.01]

Construction Cost Index Graph



The index for Dec 2024/Jan 2025 is a "provisional value (P-value)".

Construction Cost Index Value

Condominiums(RC Structure) 【5 major cities】					2015 Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
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.	133.8	133.6	136.5	136.0	134.6
Nov.	133.7	133.5	136.3	136.1	134.4
Dec.	P134.6	P134.6	P137.6	P136.9	P135.3
2025 Jan.	P135.2	P135.1	P138.2	P137.5	P135.9

Main details that contributed to the index change

Positive contribution

Against the backdrop of soaring raw material costs and increased transportation costs, price increases for sanitary piping and sanitary equipment announced by major manufacturers have permeated the market and contributed to the positive trend in the index.

Negative contribution

Against the backdrop of a prolonged slump in construction demand, competition among dealers for orders is increasing. As a result of this intensification, prices of steel products such as shaped steel and deformed Bar continued to fall, contributing to the negative trend in the index.



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