

BCCI : Building Construction Cost Index

February 2025

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

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

The index for **Condominiums (Reinforced-Concrete Structure)** was 135.4 (provisional value), **increase 0.0%** 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 : Wiring, Cable(M&W)[+0.09], Other Building Details(M&W)[+0.03]

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

The index for **Offices (Steel-frame Structure)** was 136.1 (provisional value), **down 0.0%** 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 : Wiring, Cable(M&W)[+0.12], Other Building Details(M&W)[+0.02]

Negative contribution : Steel Frame(M)[-0.13], Deformed Bar(M)[-0.02]

The index for **Factory (Steel-frame Structure)** was 134.7 (provisional value), **increase 0.0%** from the previous month and **increase 3.7%** 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)[+0.17], Other Building Details(M&W)[+0.05]

Negative contribution : Steel Frame(M)[-0.15], Deformed Bar(M)[-0.03]

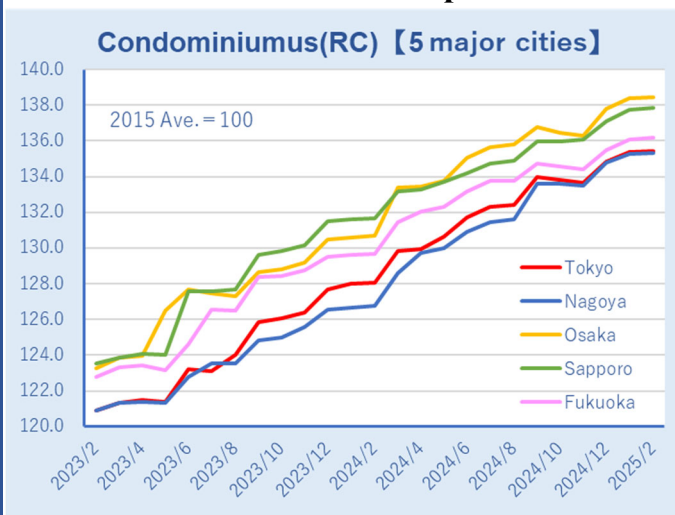
The index for **Housing (Wooden Structure)** was 140.7 (provisional value), **increase 0.0%** from the previous month and **increase 4.9%** from the same month last year.

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

Positive contribution : Wiring, Cable(M&W)[+0.03], Other Building Details(M&W)[+0.00]

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

Construction Cost Index Graph



Construction Cost Index Value

Condominiums(RC Structure) 【5 major cities】					2015Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2024 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.	134.8	134.8	137.8	137.1	135.5
2025 Jan.	P135.4	P135.3	P138.4	P137.7	P136.1
Feb.	P135.4	P135.3	P138.4	P137.8	P136.2

Main details that contributed to the index change

Positive contribution

Nationwide fuel oil price hikes due to a reduction in subsidy payments, and price hikes for wires and cables and copper products due to an increase in the quotation of copper, the main raw material, contributed to the positive index trend.

Negative contribution

Against the backdrop of a prolonged slump in construction demand, competition for orders intensified among dealers, leading to a continued decline in the prices of steel products such as structural steel, deformed bars, and stainless steel, contributing to the negative trend in the index.



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