

BCCI : Building Construction Cost Index

March 2025

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 136.0 (provisional value), **increase 0.4%** from the previous month and **increase 4.7%** from the same month last year.

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

Positive contribution : 6 details such as Other Building Details[+0.26], Bituminous Membrane(M&W)[+0.06], Electrical Equipment(M&W)[+0.05]
Negative contribution : Steel Frame(M)[-0.00]

The index for Offices (Steel-frame Structure) was 136.6 (provisional value), **increase 0.4%** from the previous month and **increase 4.2%** from the same month last year.

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

Positive contribution : 6 details such as Other Building Details[+0.23], Electrical Equipment(M&W)[+0.15], Other Facilities Details(M&W)[+0.10]
Negative contribution : Steel Frame(M)[-0.12]

The index for Factory (Steel-frame Structure) was 135.3 (provisional value), **increase 0.4%** from the previous month and **increase 3.5%** from the same month last year.

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

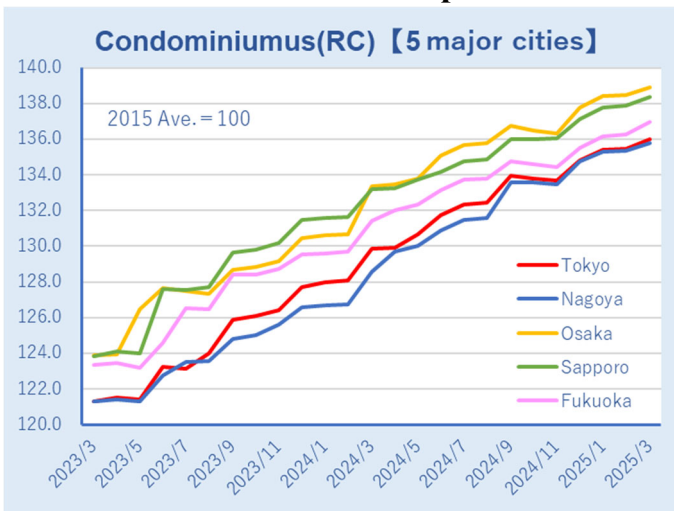
Positive contribution : 6 details such as Electrical Equipment(M&W)[+0.21], Other Building Details[+0.18], Other Facilities Details(M&W)[+0.10]
Negative contribution : Steel Frame(M)[-0.13]

The index for Housing (Wooden Structure) was 141.1 (provisional value), **increase 0.2%** from the previous month and **increase 2.9%** 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 Other Building Details[+0.15], Plumbing, Gas (M&W)[+0.02], Air-conditioning equipment(M&W)[+0.01]
Negative contribution : None

Construction Cost Index Graph



Construction Cost Index Value

Condominiums(RC Structure) [5 major cities]		2015Ave. = 100				
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka	
2024 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	P137.8	P136.1	
Feb.	P135.5	P135.3	P138.5	P137.9	P136.3	
Mar.	P136.0	P135.8	P138.9	P138.4	P137.0	

Main details that contributed to the index change

Positive contribution

Price hikes in glass products to pass on higher labor costs and bunker oil prices, and price hikes in waterproof asphalt sheets due to higher prices for waterproof asphalt, a raw material, contributed to the positive index trend.

Negative contribution

Against the backdrop of prolonged sluggish construction demand, order competition among dealers intensified and prices of steel products such as shaped steel continued to fall, contributed negative index trend.



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