

# BCCI : Building Construction Cost Index

## April 2025

General incorporated foundation Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori SHIRATO) will publish index data for April 2025 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on May 9, 2025.

### Index trends for April 2025 (Construction Cost Index : Tokyo)

The index for **Condominiums (Reinforced-Concrete Structure)** was 135.8 (provisional value), **increase 0.0%** 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** : Other Building Details[+0.00]

**Negative contribution** : Steel Frame(M)[-0.00]

The index for **Offices (Steel-frame Structure)** was 136.4 (provisional value), **down 0.1%** from the previous month and **increase 3.9%** from the same month last year.

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

**Positive contribution** : Other Building Details[+0.00]

**Negative contribution** : Steel Frame(M)[-0.11]

The index for **Factory (Steel-frame Structure)** was 134.9 (provisional value), **down 0.1%** from the previous month and **increase 3.1%** from the same month last year.

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

**Positive contribution** : Other Building Details[+0.00]

**Negative contribution** : Steel Frame(M)[-0.13]

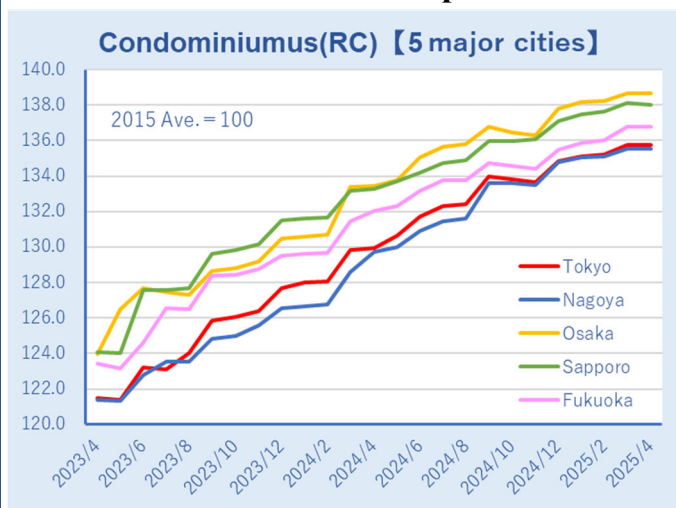
The index for **Housing (Wooden Structure)** was 140.8 (provisional value), **increase 0.0%** from the previous month and **increase 2.7%** from the same month last year.

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

**Positive contribution** : Other Building Details[+0.00]

**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 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.	135.1	135.0	138.2	137.5	135.9
Feb.	135.2	135.1	138.2	137.7	136.0
Mar.	P135.7	P135.5	P138.6	P138.1	P136.8
Apr.	P135.8	P135.5	P138.7	P138.0	P136.8

### Main details that contributed to the index change

#### Positive contribution

Higher transportation costs for construction materials and other items against the backdrop of higher labor costs and fuel oil prices contributed to the positive index trend.

#### Negative contribution

Against the backdrop of prolonged sluggish construction demand, order competition among dealers has been protracted, and prices of steel products such as H-shaped steel continued to fall, contributing negatively to the index trend.



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