



CMPI : Construction Material Price Index For May 2025

The Construction Material Price Index (CMPI) was created to identify overall price trends for construction materials and is a price index whose scope is limited to construction materials directly used in construction projects. The index is calculated with the 2015 average as 100.

1. Index Trends (National average)

In May 2025, **Construction General Index** (national average) stood at **141.2**, +0.4%: month on month (+0.5 points: MoM), increasing for 6 consecutive months. The index was +2.8%: year on year (+3.8 points: YoY).

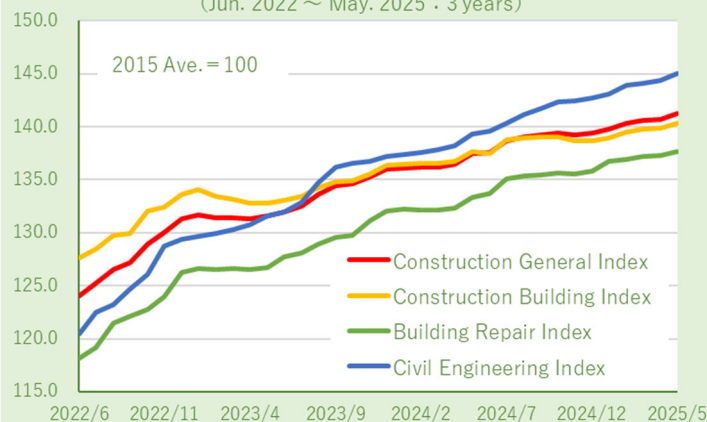
By sector, **Construction Building index** stood at **140.4**, +0.4%: MoM (+0.5 points: MoM), increasing for 6 consecutive months. The index was +2.0%: YoY (+2.7 points: YoY).

Building Repair Index stood at **137.7**, +0.3%: MoM (+0.4 points: MoM), increasing for 6 consecutive months. The index was +3.3%: YoY (+4.3 points: YoY).

Civil Engineering Index stood at **145.1**, +0.5%: MoM (+0.7 points: MoM), increasing for 60 consecutive months since June 2020 and a new record high, +4.1%: YoY (+5.7 points: YoY).

CMPI [National Ave.]

(Jun. 2022 ~ May. 2025 : 3 years)



2. Contribution (By major classification)

Positive contribution

[Ceramics, Stone & Clay Products] Ready-mixed Concrete

Price increases by manufacturers due to increased manufacturing and transportation costs were prevalent and contributed to the positive index trend.

[Metal Products] Construction Metal Products

Price increases by manufacturers, driven by increased manufacturing costs such as labor and transportation, were widespread and contributed to the positive index trend.

Negative contribution

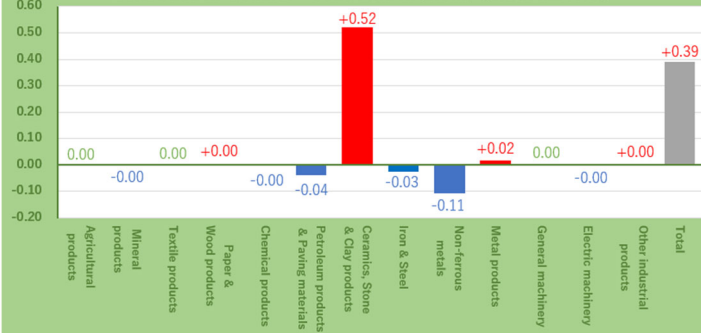
[Non-ferrous Metals] Electric Wires & Cables

Product prices fell due to increased demand from consumers for lower prices, contributing negatively to the index trend.

[Petroleum Products & Paving Materials] Fuel Oil

Wholesalers reduced wholesale prices on the back of lower crude oil procurement costs, resulting in lower selling prices, which contributed negatively to the index trend.

Construction General : Contribution (MoM) [National Ave.]



Construction General : Contribution (YoY) [National Ave.]

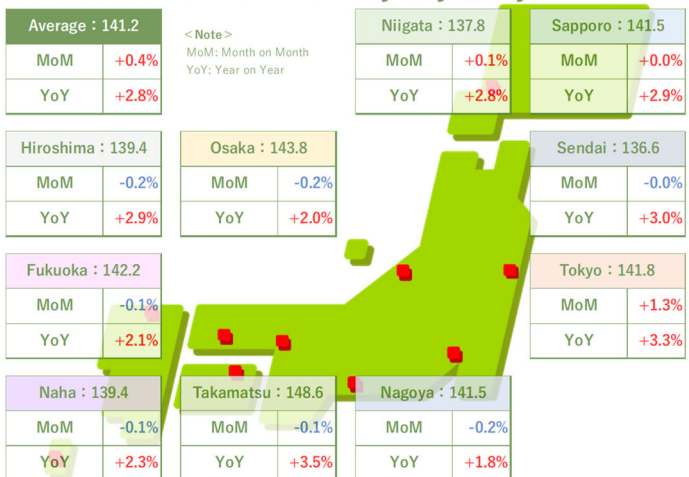


3. Trends by City (Construction general index)

Nationwide, price increases in construction metal products contributed to the positive index trend, while price decreases in steel products such as H-shapes steel and deformed bars contributed negatively in some cities.

By city, in **Tokyo** (+1.3% MoM), a large price increase in ready-mixed concrete against the backdrop of higher raw material costs such as cement and sand, transportation costs, plant maintenance costs, and labor costs contributed significantly to the positive index trend. Although ready-mixed concrete shipments in Tokyo are on a downward trend due to a decrease in the number of working days on site as a result of reforms in the construction industry's work style, general contractors have shown understanding of the price increase, as firm demand is expected to continue due to large-scale redevelopment projects and large properties.

Construction General Index by City [May. 2025]



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