

BCCI : Building Construction Cost Index

May 2025

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 137.2 (provisional value), **increase 1.0%** from the previous month and **increase 5.0%** 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 Ready-Mixed Concrete(M)[+0.92], Other Building Details[+0.11], Air-Conditioning Equipment(M&W)[+0.06]

Negative contribution : 3 details such as Electric Wire/Cable(M&W)[-0.07], Deformed Bar(M)[-0.06], Steel Frame (M)[-0.00]

The index for Offices (Steel-frame Structure) was 137.0 (provisional value), **increase 0.4%** 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 : 4 details such as Ready-Mixed Concrete(M)[+0.41], Sanitary Equipment(M&W)[+0.10], Other Building Details[+0.03]

Negative contribution : 3 details such as Electric Wire/Cable(M&W)[-0.09], Deformed Bar(M)[-0.02], Steel Frame (M)[-0.01]

The index for Factory (Steel-frame Structure) was 135.7 (provisional value), **increase 0.5%** from the previous month and **increase 3.0%** from the same month last year.

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

Positive contribution : 3 details such as Ready-Mixed Concrete(M)[+0.65], Sanitary Equipment(M&W)[+0.06], Air-Conditioning Equipment(M&W)[+0.00]

Negative contribution : 4 details such as Electric Wire/Cable(M&W)[-0.13], Deformed Bar(M)[-0.06], Other Building Details[-0.01]

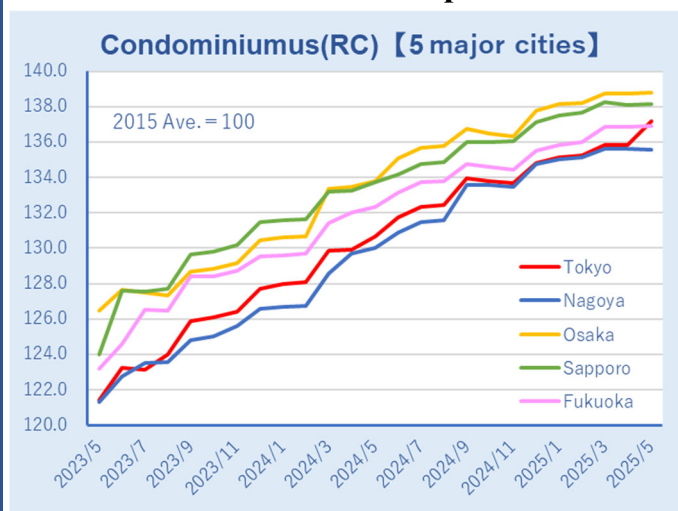
The index for Housing (Wooden Structure) was 141.5 (provisional value), **increase 0.3%** from the previous month and **increase 2.9%** from the same month last year.

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

Positive contribution : 2 details such as Ready-Mixed Concrete(M)[+0.30], Air-Conditioning Equipment(M&W)[+0.11]

Negative contribution : 3 details such as Electric Wire/Cable(M&W)[-0.03], Other Building Details[-0.01], Deformed Bar(M)[-0.01]

Construction Cost Index Graph



Construction Cost Index Value

Condominiums(RC Structure) 【5 major cities】					2015 Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2024 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.	135.9	135.6	138.8	138.3	136.9
Apr.	P135.9	P135.6	P138.8	P138.1	P136.9
May	P137.2	P135.6	P138.8	P138.1	P136.9

Main details that contributed to the index change (at Tokyo)

Positive contribution

Price increases in ready-mixed concrete due to increased manufacturing costs, including raw material, labor, transportation, and plant facility maintenance and repair costs, contributed to the positive index trend.

Negative contribution

Due to the decline in the international market price of copper, a raw material, consumers strongly demanded price reductions, resulting in a drop in the prices of wires and cables, which contributed negatively to the index trend.



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