

BCCI : Building Construction Cost Index

June 2025

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

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

The index for Condominiums (Reinforced-Concrete Structure) was **138.8** (provisional value), **increase 1.1%** from the previous month and **increase 5.3%** from the same month last year.

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

Positive contribution : 5 details such as Other Building Details[+1.01], Cement Plastering(M&W)[+0.11], Electric Wire/Cable(M&W)[+0.07], etc.

Negative contribution : Deformed Bar(M)[-0.06], Steel Frame(M)[-0.01]

The index for Offices (Steel-frame Structure) was **137.8** (provisional value), **increase 0.5%** 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 : 5 details such as Other Building Details[+0.69], Air-Conditioning Equipment(M&W)[+0.10], Electric Wire/Cable(M&W)[+0.09], etc.

Negative contribution : Steel Frame(M)[-0.35], Deformed Bar(M)[-0.02]

The index for Factory (Steel-frame Structure) was **136.5** (provisional value), **increase 0.6%** 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 : 5 details such as Other Building Details[+0.72], Air-Conditioning Equipment(M&W)[+0.13], Electric Wire/Cable(M&W)[+0.13], etc.

Negative contribution : Steel Frame(M)[-0.40], Deformed Bar(M)[-0.03]

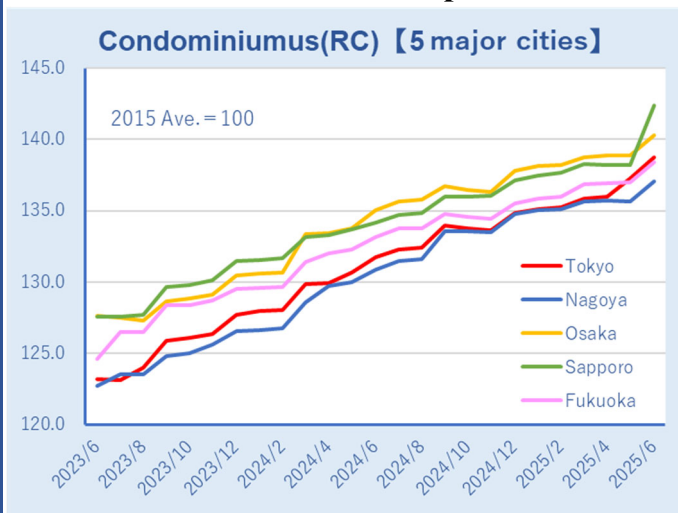
The index for Housing (Wooden Structure) was **142.7** (provisional value), **increase 0.8%** from the previous month and **increase 3.6%** from the same month last year.

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

Positive contribution : 5 details such as Other Building Details[+0.65], Air-Conditioning Equipment(M&W)[+0.08], Cement Plastering(M&W)[+0.07], etc.

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 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.	136.0	135.7	138.9	138.2	137.0
May	P137.3	P135.7	P138.9	P138.2	P137.0
Jun.	P138.8	P137.1	P140.3	P142.4	P138.4

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

Positive contribution

Higher construction costs due to higher labor costs caused by a shortage of craftsmen in specialized trades and higher prices for air-conditioning equipment, which passed on higher manufacturing costs, contributed to the positive index trend.

Negative contribution

Prolonged sluggish construction demand led to order competition among dealers, and lower prices for steel products such as deformed bars and H-beams contributed negatively to the index trend.



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