

BCCI : Building Construction Cost Index

July 2025

General incorporated foundation Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori SHIRATO) will publish index data for July 2025 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on August 8, 2025.

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

The index for Condominiums (Reinforced-Concrete Structure) was **139.0** (provisional value), **increase 0.1%** 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 Other Building Details[+0.31], Electric Wire/Cable(M&W)[+0.02], Sanitary Equipment (M&W)[+0.02] etc.

Negative contribution : Plumbing, Gas (M&W)[-0.13], Deformed Bar(M)[-0.06], Steel Frame(M)[-0.00]

The index for Offices (Steel-frame Structure) was **137.7** (provisional value), **down 0.0%** 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 : 4 details such as Other Building Details[+0.12], Electric Wire/Cable(M&W)[+0.03], Sanitary Equipment (M&W)[+0.01] etc.

Negative contribution : Steel Frame(M)[-0.12], Plumbing, Gas (M&W)[-0.06], Deformed Bar(M)[-0.02]

The index for Factory (Steel-frame Structure) was **136.4** (provisional value), **down 0.1%** from the previous month and **increase 2.3%** 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[+0.07], Electric Wire/Cable(M&W)[+0.04], Sanitary Equipment (M&W)[+0.01] etc.

Negative contribution : Steel Frame(M)[-0.14], Plumbing, Gas (M&W)[-0.09], Deformed Bar(M)[-0.03]

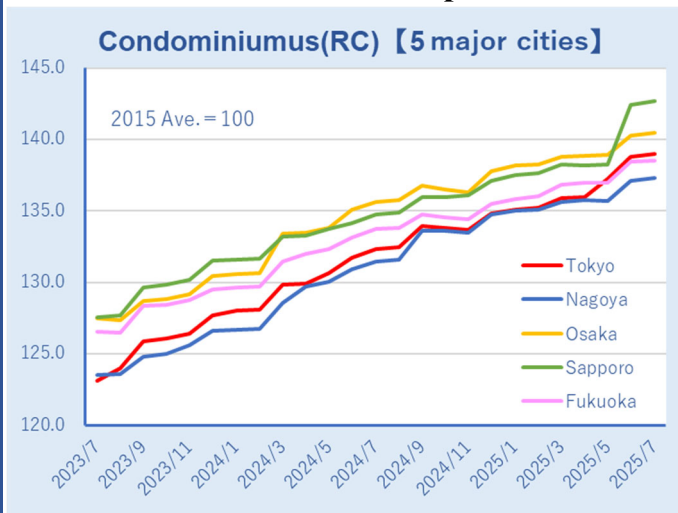
The index for Housing (Wooden Structure) was **143.1** (provisional value), **increase 0.3%** from the previous month and **increase 3.4%** from the same month last year.

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

Positive contribution : Other Building Details[+0.44], Electric Wire/Cable(M&W)[+0.01]

Negative contribution : Plumbing, Gas (M&W)[-0.12], Deformed Bar(M)[-0.01]

Construction Cost Index Graph



The index for June/July 2025 is a "provisional value (P-value)".

Construction Cost Index Value

Condominiums(RC Structure) 【5 major cities】					2015Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2024 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	137.3	135.7	138.9	138.2	137.0
Jun.	P138.8	P137.1	P140.3	P142.4	P138.4
Jul.	P139.0	P137.3	P140.5	P142.7	P138.5

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

Positive contribution

Factors contributing positively to the index included price increases for metal building fixtures by major manufacturers due to higher manufacturing costs, including ancillary material costs such as locks, and price increases for electric wires due to rising international copper prices.

Negative contribution

In addition to the continued decline in H-shaped steel and deformed bars due to prolonged sluggish demand in the construction industry, which has led to intensified price competition, the decline in steel pipes for water supply has also had a negative impact on the index trend.



Contact : General incorporated foundation Construction Research Institute.

Economic Research Division

E-mail : econ@kensetu-bukka.or.jp

Click here for details ➡ https://www.kensetu-bukka.or.jp/business/so-ken/shisu/shisu_kentiku/