

BCCI : Building Construction Cost Index

August 2025

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

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

The index for Condominiums (Reinforced-Concrete Structure) was **139.2** (provisional value), **increase 0.1%** from the previous month and **increase 5.1%** 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[+0.16], Sanitary Equipment (M&W)[+0.01]

Negative contribution : Deformed Bar(M)[-0.06], Formwork(M&W)[-0.01], Steel Frame(M)[-0.00], Carpentry(M&W)[-0.00]

The index for Offices (Steel-frame Structure) was **137.8** (provisional value), **increase 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 : Other Building Details[+0.13], Sanitary Equipment (M&W)[+0.01]

Negative contribution : Steel Frame(M)[-0.11], Deformed Bar(M)[-0.02], Formwork(M&W)[-0.00], Carpentry(M&W)[-0.00]

The index for Factory (Steel-frame Structure) was **136.4** (provisional value), **down 0.0%** from the previous month and **increase 2.4%** 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[+0.13], Sanitary Equipment (M&W)[+0.01]

Negative contribution : Steel Frame(M)[-0.13], Deformed Bar(M)[-0.03], Formwork(M&W)[-0.00], Carpentry(M&W)[-0.00]

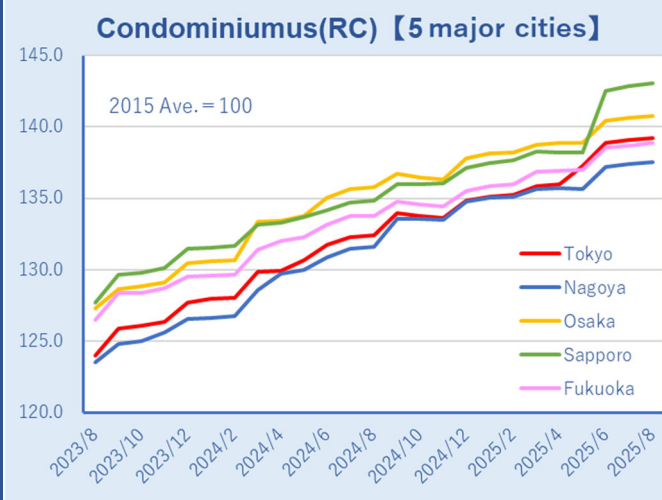
The index for Housing (Wooden Structure) was **143.2** (provisional value), **down 0.0%** from the previous month and **increase 3.4%** from the same month last year.

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

Positive contribution : None

Negative contribution : Carpentry(M&W)[-0.02], Deformed Bar(M)[-0.01], Other Building Details[-0.00], Formwork(M&W)[-0.00]

Construction Cost Index Graph



The index for July/August 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 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. | 138.9 | 137.2 | 140.4 | 142.5 | 138.5 |
| Jul. | P 139.1 | P 137.4 | P 140.6 | P 142.8 | P 138.7 |
| Aug. | P 139.2 | P 137.6 | P 140.8 | P 143.1 | P 138.9 |

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

Positive contribution

The rise in transportation costs due to higher light oil prices and the increase in crane operation costs stemming from higher labor costs for construction machinery operators contributed to the positive trend in the index as other building details.

Negative contribution

The prolonged slump in construction demand has intensified price competition, contributing to the continued decline in steel products such as steel frame and deformed bars, along with falling prices for concrete formwork plywood, which contributed to the negative trend in the index.



Contact : General incorporated foundation Construction Research Institute.

Economic Research Division

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

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