

# BCCI : Building Construction Cost Index

## September 2025

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

### Index trends for September 2025 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was **140.6** (provisional value), **increase 1.0%** from the previous month and **increase 4.9%** from the same month last year.

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

**Positive contribution** : 6 details such as Other Building Details[+0.84], Other Facilities Details[+0.10], Electric Wire/Cable(M&W)[+0.04] etc.

**Negative contribution** : Steel Frame(M)[-0.00], Structural Steel Work (W)[-0.00]

The index for Offices (Steel-frame Structure) was **138.6** (provisional value), **increase 0.5%** 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** : 6 details such as Other Building Details[+0.65], Other Facilities Details[+0.12], Air-Conditioning Duct(M&W)[+0.08] etc.

**Negative contribution** : Steel Frame(M)[-0.23], Structural Steel Work (W)[-0.13]

The index for Factory (Steel-frame Structure) was **137.2** (provisional value), **increase 0.6%** 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** : 6 details such as Other Building Details[+0.79], Other Facilities Details[+0.13], Air-Conditioning Duct(M&W)[+0.07] etc.

**Negative contribution** : Steel Frame(M)[-0.26], Structural Steel Work (W)[-0.18]

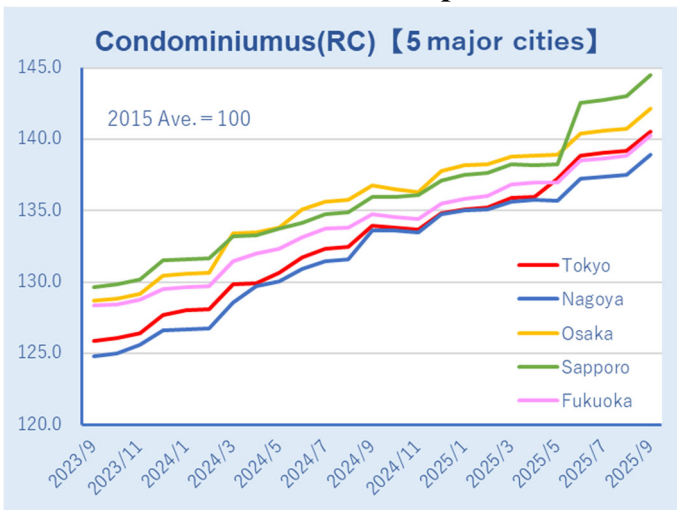
The index for Housing (Wooden Structure) was **143.9** (provisional value), **increase 0.5%** from the previous month and **increase 3.1%** from the same month last year.

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

**Positive contribution** : 4 details such as Other Building Details[+0.47], Electric Wire/Cable(M&W)[+0.04], Plumbing, Gas(M&W)[+0.02] etc.

**Negative contribution** : none

### Construction Cost Index Graph



### Construction Cost Index Value

Condominiums(RC Structure) 【5 major cities】					2015Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2024 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.	139.0	137.4	140.6	142.8	138.6
Aug.	P 139.2	P 137.5	P 140.8	P 143.0	P 138.8
Sep.	P 140.6	P 138.9	P 142.2	P 144.5	P 140.3

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

#### Positive contribution

Rising labor costs contributed to increases in painting and plastering work expenses, while higher material prices for items like carpets and floor tiles drove up finishing work costs, both contributing positively to the index trend.

#### Negative contribution

The prolonged slump in construction demand led to a continued decline in steel prices, such as H-shaped steel and equal-flange angle steel. This, in turn, caused construction costs, including steel fabrication fees, to fall, contributing to the negative trend in the index.



Contact : General incorporated foundation Construction Research Institute.

Economic Research Division

E-mail : [econ@kensetu-bukka.or.jp](mailto:econ@kensetu-bukka.or.jp)

Click here for details ➡ [https://www.kensetu-bukka.or.jp/business/so-ken/shisu/shisu\\_kentiku/](https://www.kensetu-bukka.or.jp/business/so-ken/shisu/shisu_kentiku/)