

BCCI : Building Construction Cost Index

October 2025

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

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

The index for Condominiums (Reinforced-Concrete Structure) was **140.8** (provisional value), **increase 0.0%** from the previous month and **increase 5.2%** 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 Electric Wire/Cable(M&W)[+0.04], Other Building Details[+0.00]

Negative contribution : None

The index for Offices (Steel-frame Structure) was **138.8** (provisional value), **increase 0.1%** from the previous month and **increase 3.3%** 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 Electric Wire/Cable(M&W)[+0.06], Other Building Details[+0.00]

Negative contribution : None

The index for Factory (Steel-frame Structure) was **137.4** (provisional value), **increase 0.1%** from the previous month and **increase 2.7%** 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 Electric Wire/Cable(M&W)[+0.08], Other Building Details[+0.00]

Negative contribution : None

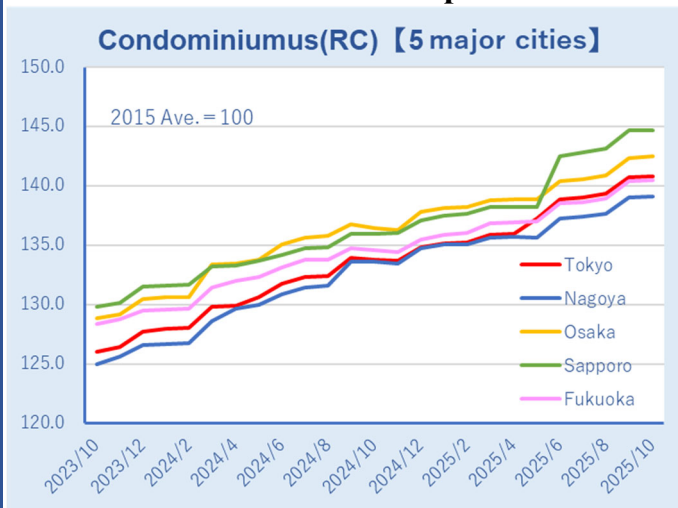
The index for Housing (Wooden Structure) was **144.0** (provisional value), **increase 0.0%** from the previous month and **increase 3.3%** from the same month last year.

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

Positive contribution : 2 details such as Electric Wire/Cable(M&W)[+0.02], Other Building Details[+0.00]

Negative contribution : None

Construction Cost Index Graph



The index for September/October 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 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.	139.3	137.7	140.9	143.2	139.0
Sep.	P 140.7	P 139.1	P 142.3	P 144.7	P 140.4
Oct.	P 140.8	P 139.1	P 142.5	P 144.7	P 140.5

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

Positive contribution

Due to an increase in the global market price of copper, a raw material, the product prices of wires and cables rose, contributing positively to the index trend.

Negative contribution

None



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