

BCCI : Building Construction Cost Index

November 2025

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

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

The index for Condominiums (Reinforced-Concrete Structure) was **140.7** (provisional value), **increase 0.1%** 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 : 2 details such as Electric Wire/Cable(M&W)[+0.08], Other Facilities Details[+0.00]

Negative contribution : 2 details such as Other Building Details[-0.00], Steel Frame(M)[-0.00]

The index for Offices (Steel-frame Structure) was **138.8** (provisional value), **increase 0.1%** 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 : 2 details such as Electric Wire/Cable(M&W)[+0.12], Other Facilities Details[+0.10]

Negative contribution : 2 details such as Steel Frame(M)[-0.09], Other Building Details[-0.00]

The index for Factory (Steel-frame Structure) was **137.5** (provisional value), **increase 0.1%** 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 : 2 details such as Electric Wire/Cable(M&W)[+0.17], Other Facilities Details[+0.06]

Negative contribution : 2 details such as Steel Frame(M)[-0.11], Other Building Details[-0.01]

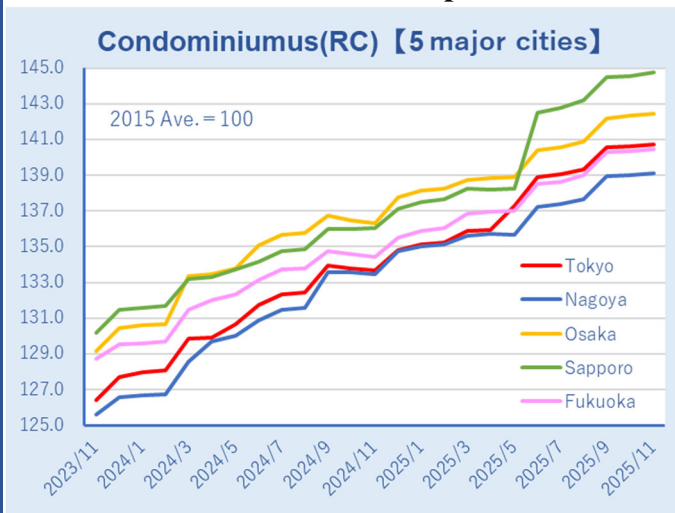
The index for Housing (Wooden Structure) was **144.0** (provisional value), **increase 0.0%** from the previous month and **increase 3.3%** from the same month last year.

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

Positive contribution : Electric Wire/Cable(M&W) [+0.03]

Negative contribution : Other Building Details[-0.00]

Construction Cost Index Graph



The index for October/November 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 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.	140.6	138.9	142.2	144.5	140.3
Oct.	P 140.6	P 139.0	P 142.4	P 144.6	P 140.3
Nov.	P 140.7	P 139.1	P 142.5	P 144.8	P 140.4

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

Positive contribution

The rise in global market prices for copper, a key raw material, which led to higher prices for electric wires and cables, together with price increases for air-conditioning equipment due to higher labor and transportation costs, contributed to the upward movement of the index.

Negative contribution

Prolonged sluggish demand in the construction sector has intensified price competition, and the continued decline in H-shaped steel prices has contributed negatively to the movement of the index.



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