

# BCCI : Building Construction Cost Index

## December 2025

General incorporated foundation Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori SHIRATO) will publish index data for December 2025 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on January 13, 2026.

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

The index for Condominiums (Reinforced-Concrete Structure) was 142.2 (provisional value), **increase 1.0%** from the previous month and **increase 5.5%** from the same month last year.

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

**Positive contribution** : 3 details such as Other Building Details[+0.78], Carpentry(M&W)[+0.26], Electric Wire/Cable(M&W)[+0.04]

Negative contribution : None

The index for Offices (Steel-frame Structure) was 139.8 (provisional value), **increase 0.7%** from the previous month and **increase 2.8%** from the same month last year.

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

**Positive contribution** : 3 details such as Other Building Details[+0.62], Carpentry(M&W)[+0.08], Electric Wire/Cable(M&W)[+0.06]

Negative contribution : None

The index for Factory (Steel-frame Structure) was 138.3 (provisional value), **increase 0.5%** from the previous month and **increase 2.8%** from the same month last year.

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

**Positive contribution** : 3 details such as Other Building Details[+0.44], Electric Wire/Cable(M&W)[+0.08], Carpentry(M&W)[+0.02]

Negative contribution : None

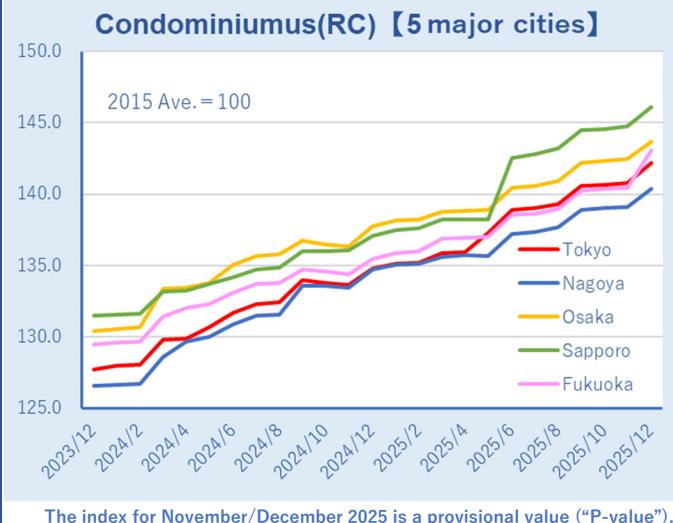
The index for Housing (Wooden Structure) was 148.3 (provisional value), **increase 2.9%** from the previous month and **increase 6.1%** from the same month last year.

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

**Positive contribution** : 3 details such as Carpentry(M&W)[+2.33], Other Building Details[+0.78], Electric Wire/Cable(M&W)[+0.02]

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 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.	140.7	139.0	142.3	144.6	140.4
Nov.	P 140.8	P 139.1	P 142.4	P 144.8	P 140.5
Dec.	P 142.2	P 140.4	P 143.7	P 146.1	P 143.1

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

#### Positive contribution

Specialty construction costs—such as carpentry, stonemasonry, and metal fittings—rose mainly due to labor shortages. Higher raw material costs from rising global copper prices were also passed on, lifting wire and cable prices. These factors pushed up the index.

#### Negative contribution

None



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