

BCCI : Building Construction Cost Index

January 2026

General incorporated foundation Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori SHIRATO) will publish index data for January 2026 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on February 10, 2026.

Index trends for January 2026 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was 142.9 (provisional value), **increased 0.4%** from the previous month and **increased 5.8%** from the same month last year.

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

Positive contribution : 7 details such as Sanitary Equipment(M&W)[+0.16], Electric Wire/Cable(M&W)[+0.10], Deformed Bar(M)[+0.06]

Negative contribution : None

The index for Offices (Steel-frame Structure) was 140.5 (provisional value), **increased 0.3%** from the previous month and **increased 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 : 7 details such as Electric Wire/Cable(M&W)[+0.14], Sanitary Equipment(M&W)[+0.09], Electrical Equipment (M&W)[+0.07]

Negative contribution : None

The index for Factory (Steel-frame Structure) was 139.0 (provisional value), **increased 0.4%** from the previous month and **increased 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 : 7 details such as Electric Wire/Cable(M&W)[+0.21], Sanitary Equipment(M&W)[+0.10], Electrical Equipment (M&W)[+0.07]

Negative contribution : None

The index for Housing (Wooden Structure) was 149.0 (provisional value), **increased 0.4%** from the previous month and **increased 6.1%** from the same month last year.

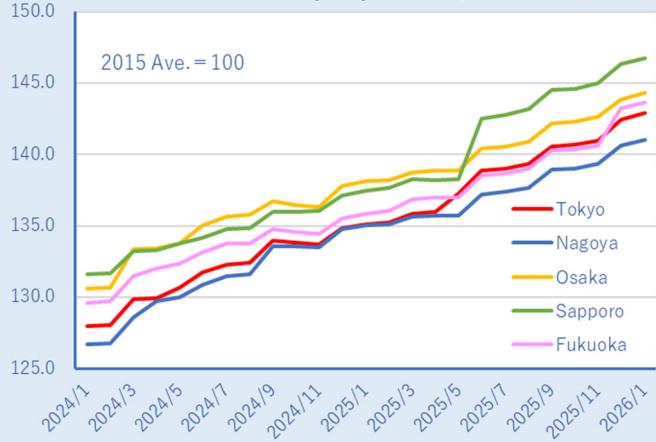
【Change factors from previous month】 (to Net work cost index) Note: M&W = Material & Working

Positive contribution : 5 details such as Sanitary Equipment(M&W)[+0.36], Electric Wire/Cable(M&W)[+0.04], Other Building Details[+0.01]

Negative contribution : None

Construction Cost Index Graph

Condominiums(RC) 【5 major cities】



The index for December 2025/January 2026 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
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.	141.0	139.3	142.6	145.0	140.7
Dec.	P 142.4	P 140.6	P 143.9	P 146.3	P 143.3
2026 Jan.	P 142.9	P 141.0	P 144.3	P 146.7	P 143.7

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

Positive contribution

Rising labor and transportation costs led major domestic manufacturers to implement substantial price hikes for sanitary ceramics to pass on higher manufacturing costs, and together with increases in electric wire and cable prices due to the continued rise in global copper prices, these factors significantly pushed up the index.

Negative contribution

None



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