

BCCI : Building Construction Cost Index

February 2026

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 143.2 (provisional value), **increased 0.1%** from the previous month and **increased 5.9%** 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 Electric Wire/Cable (M&W) [+0.13], Formwork (M&W) [+0.01], Other Building Details [+0.00], etc.

Negative contribution : None

The index for Offices (Steel-Frame Structure) was 140.9 (provisional value), **increased 0.3%** from the previous month and **increased 3.6%** 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 Electric Wire/Cable (M&W) [+0.17], Steel frame (M) [+0.09], Other Building Details [+0.00], etc.

Negative contribution : None

The index for Factory (Steel-Frame Structure) was 139.5 (provisional value), **increased 0.3%** from the previous month and **increased 3.7%** 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 Electric Wire/Cable (M&W) [+0.25], Steel frame (M) [+0.11], Formwork (M&W) [+0.00], etc.

Negative contribution : None

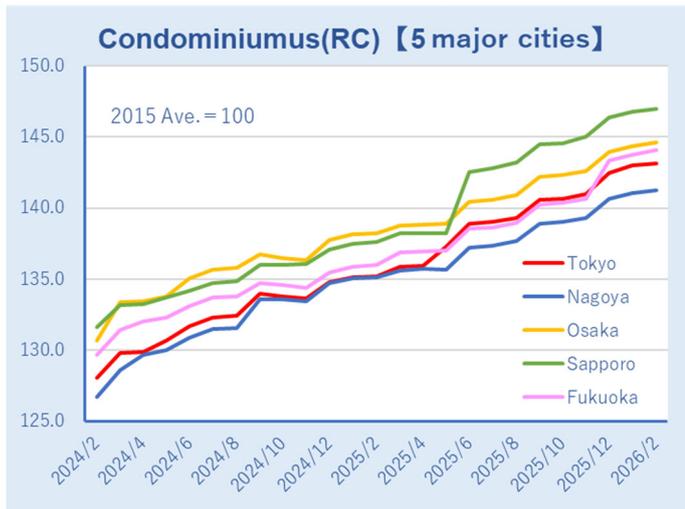
The index for Housing (Wooden Structure) was 149.2 (provisional value), **increased 0.1%** from the previous month and **increased 6.2%** from the same month last year.

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

Positive contribution : 4 details such as Electric Wire/Cable (M&W) [+0.05], Carpentry (M&W) [+0.01], Other Building Details [+0.00], 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
2025 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.	142.5	140.7	143.9	146.4	143.3
2026 Jan.	P 143.0	P 141.1	P 144.4	P 146.8	P 143.7
Feb.	P 143.2	P 141.3	P 144.6	P 147.0	P 144.1

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

Positive contribution

The index was pushed up by factors such as rising prices for electric wires and cables driven by the continued global uptrend in copper prices, and price increases for steel materials resulting from persistent negotiations prompted by higher manufacturing costs due to deteriorating production efficiency amid weak demand.

Negative contribution

None



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