

BCCI : Building Construction Cost Index

March 2026

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 143.3 (provisional value), **increased 0.1%** from the previous month and **increased 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 : 4 details such as Electric Wire/Cable (M&W) [+0.07], Other Building Details [+0.04], Electrical Equipment (M&W) [+0.02] etc.
Negative contribution : Reinforcement (W) [-0.05]

The index for Offices (Steel-Frame Structure) was 141.2 (provisional value), **increased 0.2%** from the previous month and **increased 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 : 4 details such as Electric Wire/Cable (M&W) [+0.08], Electrical Equipment (M&W) [+0.07], Other Building Details [+0.04] etc.
Negative contribution : Reinforcement (W) [-0.01]

The index for Factory (Steel-Frame Structure) was 139.8 (provisional value), **increased 0.2%** from the previous month and **increased 3.4%** from the same month last year.

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

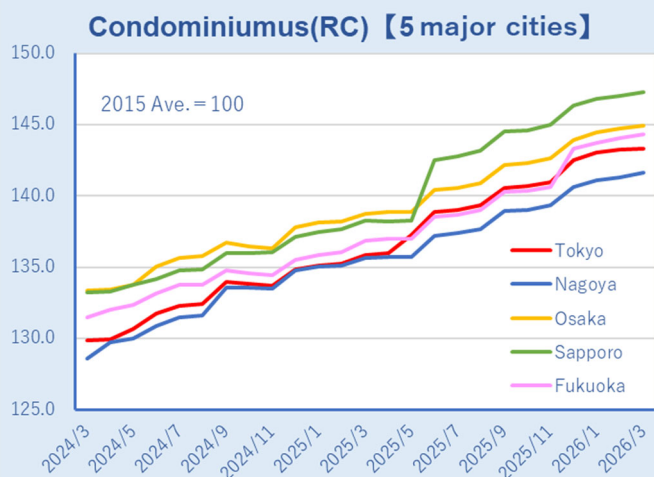
Positive contribution : 4 details such as Electrical Equipment (M&W) [+0.10], Electric Wire/Cable (M&W) [+0.09], Other Building Details [+0.05] etc.
Negative contribution : Reinforcement (W) [-0.02]

The index for Housing (Wooden Structure) was 149.3 (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 : 4 details such as Electric Wire/Cable (M&W) [+0.07], Other Building Details [+0.02], Air-Conditioning Equipment (M&W) [+0.01] etc.
Negative contribution : Reinforcement (W) [-0.01]

Construction Cost Index Graph



The index for January/February/March 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	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 144.5	P 146.8	P 143.7
	Feb.	P 143.2	P 141.3	P 144.7	P 147.0	P 144.1
	Mar.	P 143.3	P 141.6	P 144.9	P 147.3	P 144.4

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

Positive contribution

The rise in wire and cable prices, driven by the global surge in copper prices, contributed positively to the index trend.

Negative contribution

The decline in rebar processing and assembly costs, driven by intensifying competition for contracts among specialized contractors amid a decline in construction demand, contributed to the downward trend in the index.



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