

# BCCI : Building Construction Cost Index

## April 2026

General incorporated foundation Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori SHIRATO) will publish index data for April 2026 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on May 11, 2026.

### Index trends for April 2026 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was 143.8 (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** : 5 details such as Deformed Bar (M) [+0.36], Other Building Details [+0.04], Plumbing, Gas (M&W) [+0.01] etc.

**Negative contribution** : None

The index for Offices (Steel-Frame Structure) was 141.8 (provisional value), **increased 0.5%** from the previous month and **increased 3.9%** 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 Steel Frame (M) [+0.33], Deformed Bar (M) [+0.10], Other Facilities Details [+0.07] etc.

**Negative contribution** : None

The index for Factory (Steel-Frame Structure) was 140.6 (provisional value), **increased 0.6%** from the previous month and **increased 4.1%** 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 Steel Frame (M) [+0.38], Deformed Bar (M) [+0.15], Other Facilities Details [+0.07] etc.

**Negative contribution** : None

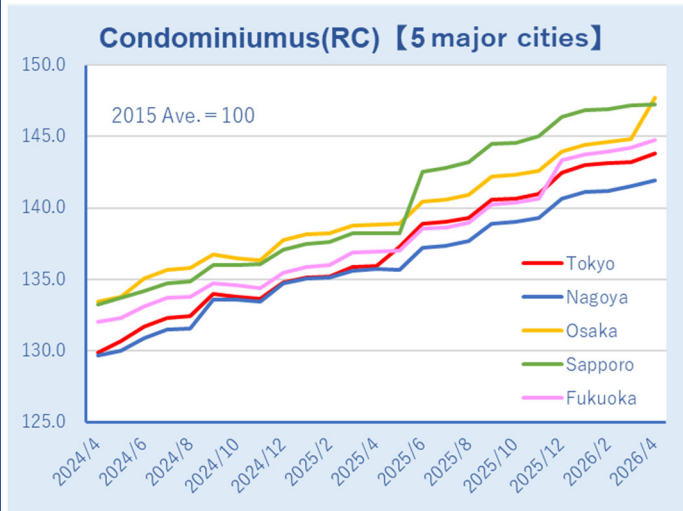
The index for Housing (Wooden Structure) was 149.4 (provisional value), **increased 0.1%** from the previous month and **increased 5.9%** from the same month last year.

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

**Positive contribution** : 3 details such as Deformed Bar (M) [+0.04], Other Building Details [+0.01], Plumbing, Gas (M&W) [+0.01].

**Negative contribution** : None

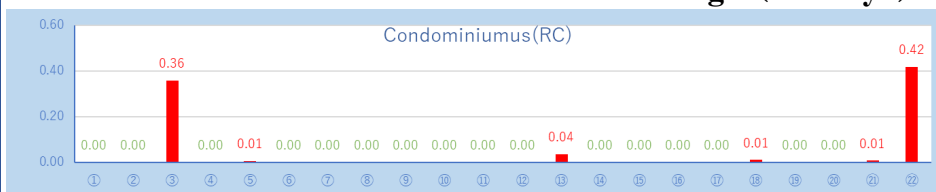
### Construction Cost Index Graph



### Construction Cost Index Value

Condominiums(RC Structure) [5 major cities]		2015Ave. = 100				
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka	
2025 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.	143.0	141.1	144.5	146.8	143.7	
Feb.	143.1	141.2	144.6	146.9	144.0	
Mar.	P 143.2	P 141.5	P 144.8	P 147.2	P 144.2	
Apr.	P 143.8	P 142.0	P 147.7	P 147.2	P 144.8	

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



- ① Ready-Mixed Concrete (M)
- ② Formwork (M&W)
- ③ Deformed Bar (M)
- ④ Reinforcement (W)
- ⑤ Steel Frame (M)
- ⑥ Structural Steel Work (W)
- ⑦ Bituminous Membrane (M&W)
- ⑧ Carpentry (M&W)
- ⑨ Steel Wall Backing (M&W)
- ⑩ Cement Plastering (M&W)
- ⑪ Aluminum Window (M&W)
- ⑫ Plaster Board (M&W)
- ⑬ Other Building Details
- ⑭ Electrical Equipment (M&W)
- ⑮ Lighting Equipment (M&W)
- ⑯ Wiring, Cable (M&W)
- ⑰ Sanitary equipment (M&W)
- ⑱ Plumbing, Gas (M&W)
- ⑲ Air-Conditioning Equipment (M&W)
- ⑳ Air-Conditioning Duct (M&W)
- ㉑ Others Facilities Details
- ㉒ Net Work Cost



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