

BCCI : Building Construction Cost Index

May 2026

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 144.3 (provisional value), **increased 0.3%** from the previous month and **increased 5.1%** 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 Deformed Bar (M) [+0.18], Electric Wire/Cable (M&W) [+0.09], Electrical Equipment (M&W) [+0.01] etc.
Negative contribution : Other Building Details [-0.02]

The index for Offices (Steel-Frame Structure) was 142.1 (provisional value), **increased 0.2%** 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) [+0.12], Electrical Equipment (M&W) [+0.05], Deformed Bar (M) [+0.05] etc.
Negative contribution : Other Building Details [-0.02]

The index for Factory (Steel-Frame Structure) was 141.0 (provisional value), **increased 0.3%** 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

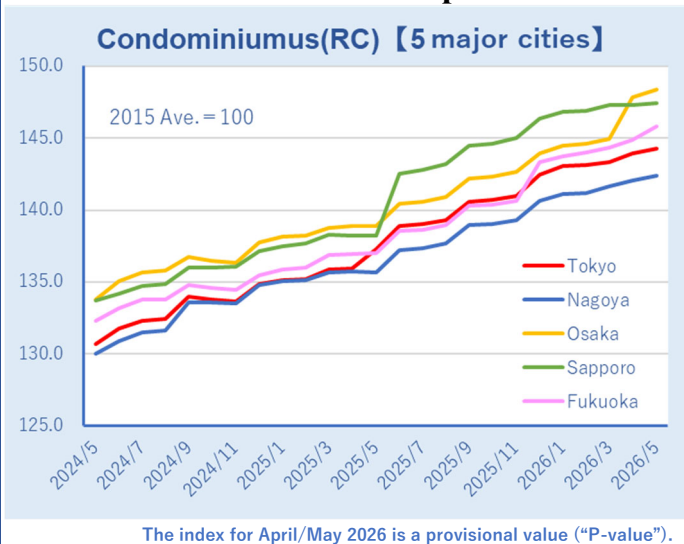
Positive contribution : 5 details such as Electric Wire/Cable (M&W) [+0.17], Deformed Bar (M) [+0.08], Electrical Equipment (M&W) [+0.06] etc.
Negative contribution : Other Building Details [-0.03]

The index for Housing (Wooden Structure) was 149.6 (provisional value), **increased 0.1%** from the previous month and **increased 5.6%** from the same month last year.

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

Positive contribution : 6 details such as Electric Wire/Cable (M&W) [+0.04], Deformed Bar (M) [+0.02], Carpentry (M&W) [+0.01] etc.
Negative contribution : None

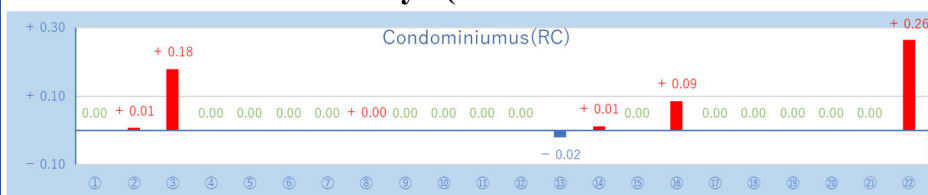
Construction Cost Index Graph



Construction Cost Index Value

Condominiums(RC Structure) [5 major cities] 2015Ave. = 100					
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2025 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.	143.3	141.6	144.9	147.3	144.4
Apr.	P 143.9	P 142.1	P 147.8	P 147.3	P 144.9
May	P 144.3	P 142.4	P 148.4	P 147.4	P 145.9

Index Contribution of Tokyo (MoM : Month-on-Month)



- 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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