

BCCI : Building Construction Cost Index

June 2026

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 145.6 (provisional value), **increased 0.9%** from the previous month and **increased 4.9%** from the same month last year.

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

Positive contribution : 12 details such as Other Building Details [+0.43], Cement Plastering (M&W) [+0.13], Plaster Board (M&W) [+0.13] etc.

Negative contribution : None

The index for Offices (Steel-Frame Structure) was 143.8 (provisional value), **increased 1.2%** from the previous month and **increased 4.3%** from the same month last year.

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

Positive contribution : 12 details such as Other Building Details [+0.50], Steel Wall Backing (M&W) [+0.16], Electrical Equipment (M&W) [+0.14] etc.

Negative contribution : None

The index for Factory (Steel-Frame Structure) was 142.6 (provisional value), **increased 1.1%** from the previous month and **increased 4.4%** from the same month last year.

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

Positive contribution : 12 details such as Other Building Details [+0.47], Steel Frame (M) [+0.15], Electrical Equipment (M&W) [+0.14] etc.

Negative contribution : None

The index for Housing (Wooden Structure) was 151.6 (provisional value), **increased 1.3%** 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 : 8 details such as Other Building Details [+1.07], Plaster Board (M&W) [+0.11], Cement Plastering (M&W) [+0.08] etc.

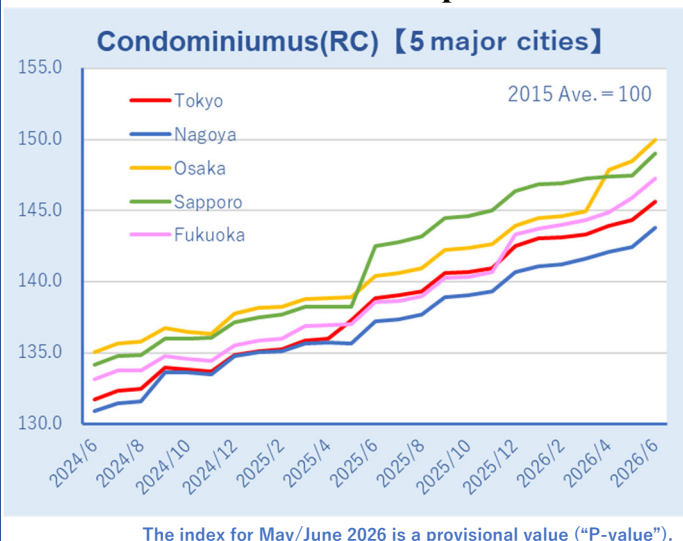
Negative contribution : None

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

Construction Cost Index Graph



Construction Cost Index Value

Condominiums(RC Structure) [5 major cities]					2015Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2025 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.	144.0	142.1	147.9	147.4	144.9
May	P 144.3	P 142.4	P 148.5	P 147.5	P 145.9
Jun.	P 145.6	P 143.8	P 149.9	P 149.0	P 147.2



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