

BCCI : Building Construction Cost Index

July 2026

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 146.5 (provisional value), **increased 0.6%** from the previous month and **increased 5.4%** from the same month last year.

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

Positive contribution : 7 details such as Others Facilities Details [+0.25], Aluminum Window (M&W) [+0.24], Plumbing, Gas (M&W) [+0.06] etc.

Negative contribution : None

The index for Offices (Steel-Frame Structure) was 145.3 (provisional value), **increased 1.0%** from the previous month and **increased 5.4%** from the same month last year.

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

Positive contribution : 7 details such as Aluminum Window (M&W) [+0.40], Others Facilities Details [+0.37], Steel Frame (M) [+0.11] etc.

Negative contribution : None

The index for Factory (Steel-Frame Structure) was 143.8 (provisional value), **increased 0.8%** from the previous month and **increased 5.4%** from the same month last year.

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

Positive contribution : 7 details such as Others Facilities Details [+0.39], Aluminum Window (M&W) [+0.16], Steel Frame (M) [+0.13] etc.

Negative contribution : None

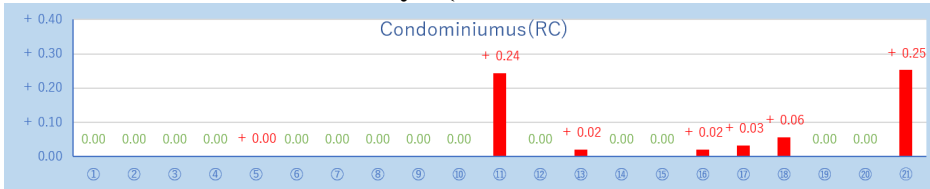
The index for Housing (Wooden Structure) was 152.3 (provisional value), **increased 0.5%** from the previous month and **increased 6.4%** from the same month last year.

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

Positive contribution : 5 details such as Aluminum Window (M&W) [+0.34], Others Facilities Details [+0.12], Plumbing, Gas (M&W) [+0.04] etc.

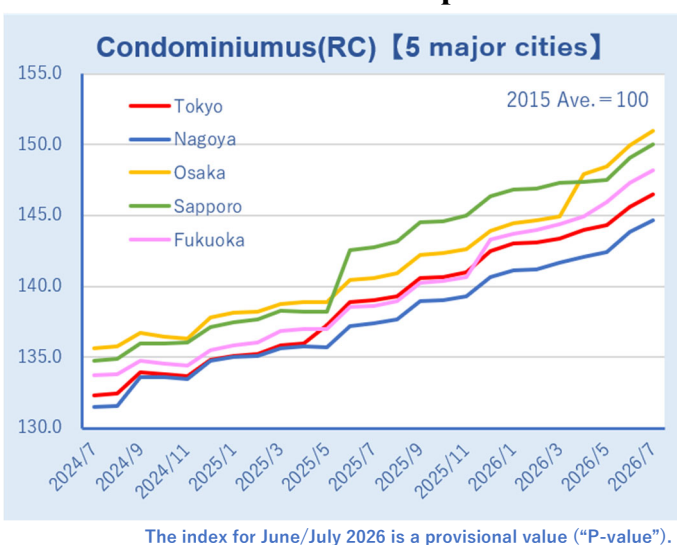
Negative contribution : None

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 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	144.3	142.4	148.5	147.5	146.0
Jun.	P 145.6	P 143.8	P 150.0	P 149.0	P 147.3
Jul.	P 146.5	P 144.7	P 151.0	P 150.0	P 148.2



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