

BCCI : Building Construction Cost Index

August 2026

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

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

The index for Condominiums (Reinforced-Concrete Structure) was 146.7 (provisional value), **increased 0.2%** from the previous month and **increased 5.3%** 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 Air-Conditioning Equipment (M&W) [+0.10], Others Building Details [+0.08], etc.

Negative contribution : None

The index for Offices (Steel-Frame Structure) was 145.6 (provisional value), **increased 0.2%** 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 Steel Frame (M) [+0.11], Air-Conditioning Equipment (M&W) [+0.09], Others Building Details [+0.01], etc.

Negative contribution : None

The index for Factory (Steel-Frame Structure) was 144.1 (provisional value), **increased 0.2%** 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 : 4 details such as Steel Frame (M) [+0.13], Air-Conditioning Equipment (M&W) [+0.11], Others Building Details [+0.01], etc.

Negative contribution : None

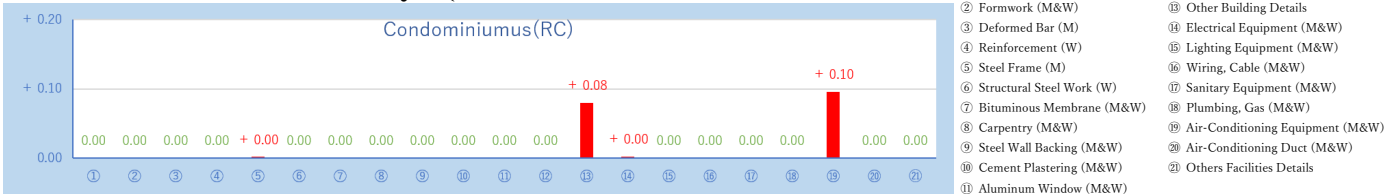
The index for Housing (Wooden Structure) was 152.7 (provisional value), **increased 0.2%** from the previous month and **increased 6.6%** from the same month last year.

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

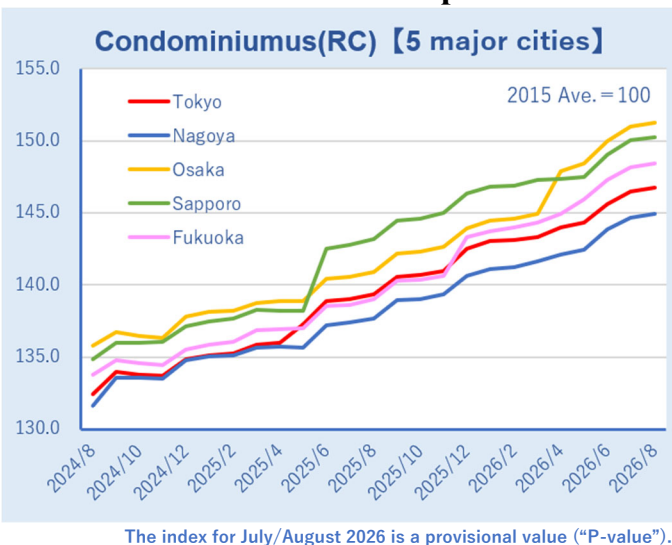
Positive contribution : 2 details such as Others Building Details [+0.13], Air-Conditioning Equipment (M&W) [+0.11], etc.

Negative contribution : None

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



Construction Cost Index Graph



Construction Cost Index Value

Condominiums(RC Structure) [5 major cities]					2015Ave. = 100
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2025 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.	145.6	143.8	150.0	149.0	147.3
Jul.	P 146.5	P 144.7	P 151.0	P 150.0	P 148.2
Aug.	P 146.7	P 144.9	P 151.2	P 150.3	P 148.4



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