

BCCI : Building Construction Cost Index

September 2026

General incorporated foundation Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Kazuya MURAYAMA) will publish index data for September 2026 on the "BCCI: Building Construction Cost Index" published every month on the organization's website. It will be announced at 13:00 on October 9, 2026.

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

The index for Condominiums (Reinforced-Concrete Structure) was 147.7 (provisional value), **increased 0.7%** 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 : 10 details such as Others Building Details [+0.20], Electrical Equipment (M&W) [+0.17], Others Facilities Details [+0.15], etc.

Negative contribution : Deformed Bar (M) [-0.12]

The index for Offices (Steel-Frame Structure) was 147.3 (provisional value), **increased 1.2%** from the previous month and **increased 6.3%** from the same month last year.

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

Positive contribution : 10 details such as Others Building Details [+0.23], Steel Frame (M) [+0.20], Others Facilities Details [+0.18], etc.

Negative contribution : Deformed Bar (M) [-0.03]

The index for Factory (Steel-Frame Structure) was 146.1 (provisional value), **increased 1.4%** from the previous month and **increased 6.5%** from the same month last year.

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

Positive contribution : 10 details such as Others Building Details [+0.34], Air-Conditioning Equipment (M&W) [+0.23], Steel Frame (M) [+0.23], etc.

Negative contribution : Deformed Bar (M) [-0.05]

The index for Housing (Wooden Structure) was 153.4 (provisional value), **increased 0.5%** 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 : 8 details such as Lighting Equipment (M&W) [+0.17], Air-Conditioning Equipment (M&W) [+0.12], etc.

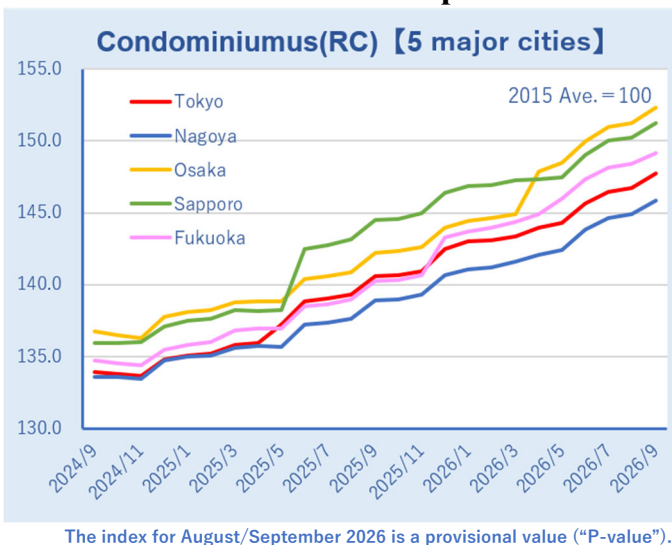
Negative contribution : Deformed Bar (M) [-0.01]

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 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.	146.5	144.7	151.0	150.0	148.2
Aug.	P 146.7	P 144.9	P 151.2	P 150.3	P 148.4
Sep.	P 147.7	P 145.9	P 152.3	P 151.3	P 149.2



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