

BCCI : Building Construction Cost Index

August 2024

The Construction Research Institute (Office: Chuo-ku, Tokyo, Chairman: Masanori Shirato) will publish index data for August 2024 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, 2024.

Index trends for August 2024 (Construction Cost Index : Tokyo)

The index for Condominiums (Reinforced-Concrete Structure) was 132.3 (provisional value), down 0.0% from the previous month and increase 6.7% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.11]

Negative contribution : 2 details such as Wiring, Cable(M&W)[-0.13], Other Building Details(M&W)[+0.00]

The index for Offices (Steel-frame Structure) was 133.7 (provisional value), down 0.0% from the previous month and increase 5.9% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.15]

Negative contribution : 2 details such as Wiring, Cable(M&W)[-0.17], Other Building Details(M&W)[+0.00]

The index for Factory (Steel-frame Structure) was 133.2 (provisional value), down 0.1% from the previous month and increase 5.7% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.16]

Negative contribution : 2 details such as Wiring, Cable(M&W)[-0.25], Other Building Details(M&W)[+0.00]

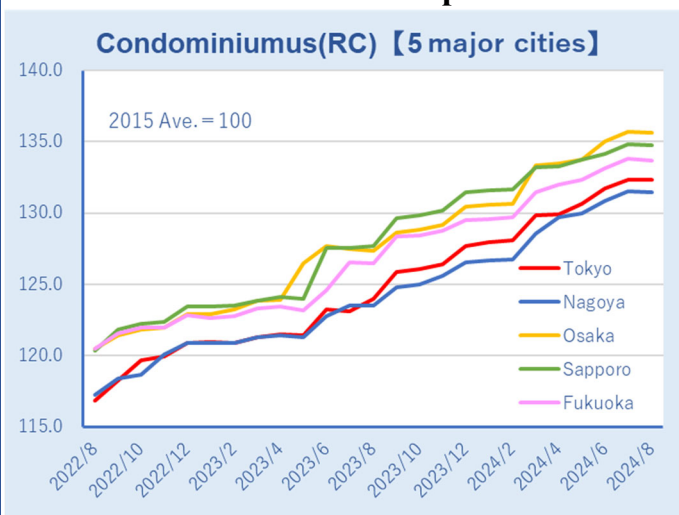
The index for Housing (Wooden Structure) was 138.5 (provisional value), increase 0.0% from the previous month and increase 5.1% from the same month last year.

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

Positive contribution : Other Facilities Details(M&W)[+0.05]

Negative contribution : 2 details such as Wiring, Cable(M&W)[-0.05], Other Building Details(M&W)[+0.00]

Construction Cost Index Graph



The index for July/August 2024 is a "provisional value (P value)".

Construction Cost Index Value

Condominiums(RC Structure) [5 major cities] 2015Ave. = 100					
Year Month	Tokyo	Nagoya	Osaka	Sapporo	Fukuoka
2023 Aug.	124.0	123.6	127.3	127.7	126.5
Sep.	125.9	124.8	128.7	129.6	128.4
Oct.	126.1	125.0	128.8	129.8	128.4
Nov.	126.4	125.6	129.2	130.2	128.7
Dec.	127.7	126.6	130.5	131.5	129.5
2024 Jan.	128.0	126.7	130.6	131.6	129.6
Feb.	128.1	126.7	130.7	131.7	129.7
Mar.	129.9	128.6	133.4	133.2	131.4
Apr.	129.9	129.7	133.5	133.3	132.0
May.	130.7	130.0	133.8	133.7	132.3
Jun.	131.7	130.9	135.1	134.2	133.2
Jul.	P132.4	P131.5	P135.7	P134.8	P133.8
Aug.	P132.3	P131.5	P135.7	P134.8	P133.7

Main details that contributed to the index change

Positive contribution

Price hikes put forth by manufacturers to pass on higher manufacturing costs, such as raw materials and labor costs, spread to the market, and higher wiring fixture prices contributed to the positive trend in the index.

Negative contribution

Lower wire and cable prices due to price reduction requests from customers following a sharp drop in the copper market, and lower transportation costs due to lower diesel oil prices against a backdrop of falling crude oil prices and a stronger yen, contributed negatively to the index trend.



Contact : General incorporated foundation Construction Research Institute.

Economic Research Division PIC : Kaori IZAWA E-mail : econ@kensetu-bukka.or.jp

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