

CONSTRUCTION ECONOMICS

ENR's 20-city average cost indexes, wages and materials prices.
Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://enr.com/economics)

Construction Cost Index

+2.7%
MAR. 2026

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14156.75	+0.2%	+2.7%
COMMON LABOR	26554.74	0.0%	+1.5%
WAGE \$/HR.	50.45	0.0%	+1.5%

The Construction Cost Index annual escalation rose 2.7%, while the monthly component increased 0.2%

Building Cost Index

+4.3%
MAR. 2026

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8802.97	+0.3%	+4.3%
SKILLED LABOR	12489.85	0.0%	+3.1%
WAGE \$/HR.	69.32	0.0%	+3.1%

The Building Cost Index was up 4.3% on an annual basis, while the monthly component rose 0.3%.

Materials Cost Index

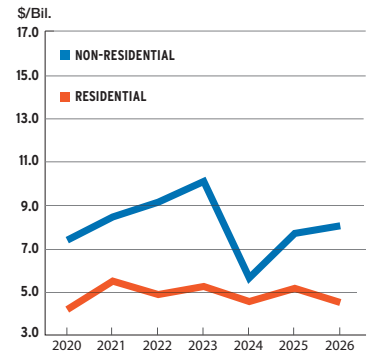
+0.6%
MAR. 2026

MONTHLY INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6557.98	+0.6%	+5.8%
CEMENT \$/TON	303.10	-0.5%	+10.7%
STEEL \$/CWT	125.01	+2.6%	+6.2%
LUMBER \$/MBF	867.46	-0.5%	+11.4%

The Materials Cost Index increased 0.6% in March.

Construction starts in the Boston metro area are expected to fall 2.4% in 2026, to \$12.5 billion, according to Dodge Construction Network. Dodge predicts a 4.6% increase in non-residential starts, while residential is expected to fall 12.9%. Office, retail and health care starts are among the sectors predicted to increase.



SOURCE: DODGE CONSTRUCTION NETWORK

ENR's Cost Indexes by City

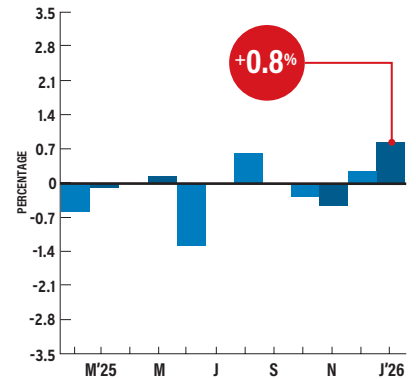
	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	MAR '26: 1913	% CHG. YEAR	MAR '26: 1913	% CHG. YEAR	MAR '26: 1967	% CHG. YEAR	MAR '26: 1967	% CHG. YEAR	MAR '26: 1967	% CHG. YEAR
ATLANTA	8730.48	-0.1	6979.82	-0.1	825.83	0.0	829.31	0.0	1569.46	-0.2
BALTIMORE	11308.99	+5.1	8051.10	+8.7	1236.74	0.0	1041.21	+2.6	1522.94	+14.3
BIRMINGHAM	9135.88	+2.6	6580.21	+5.0	978.68	0.0	894.48	+3.0	1318.26	+6.4
BOSTON	18663.03	+0.8	10752.96	+2.0	1848.09	+0.3	1700.94	+1.5	1387.04	+2.8
CHICAGO	22245.41	+7.9	11014.39	+1.3	2030.80	+9.2	1583.08	0.0	1365.86	+3.2
CINCINNATI	13021.19	+4.1	7759.10	+7.8	1180.77	+3.4	1102.61	+9.8	1300.75	+5.8
CLEVELAND	14656.14	+1.3	8137.06	+3.1	1147.66	0.0	1052.09	+1.2	1272.59	+5.3
DALLAS	7856.24	+5.8	6540.26	+7.6	742.23	0.0	761.92	+1.4	1352.80	+11.6
DENVER	9371.77	+1.6	7757.52	+3.0	818.18	0.0	1077.89	+2.0	1339.50	+3.9
DETROIT	13928.13	+2.3	8354.68	+2.2	1125.91	+2.7	1178.73	+3.2	1062.26	+0.8
KANSAS CITY	14089.40	+2.5	8396.31	+5.9	1413.02	0.0	1349.22	+2.8	1241.42	+9.6
LOS ANGELES	15651.74	-0.8	9406.60	+1.1	1287.67	0.0	1311.05	+4.6	1407.30	-2.9
MINNEAPOLIS	17412.26	+5.2	9501.97	+11.3	1638.77	0.0	1529.95	+2.0	1327.00	+26.3
NEW ORLEANS	8019.99	+4.1	6698.83	+5.5	749.82	0.0	870.91	+1.2	1370.19	+8.8
NEW YORK CITY	23391.92	+6.0	12550.49	+7.3	1721.88	+3.5	1638.55	+2.1	1459.41	+19.8
PHILADELPHIA	16914.02	+3.7	10016.54	+8.8	1733.73	+1.2	1540.29	+6.3	1416.42	+12.9
PITTSBURGH	13049.99	+0.3	8405.53	+1.0	1178.28	0.0	1125.45	+1.0	1189.46	+0.9
ST. LOUIS	15205.77	+1.8	8864.18	+2.3	1179.98	+1.2	1146.85	+1.5	1516.34	+3.1
SAN FRANCISCO	15313.98	+0.5	10841.92	+1.4	1076.13	0.0	1339.65	+1.3	1636.60	+1.6
SEATTLE	15168.63	-2.3	9449.91	+4.1	1314.48	0.0	1534.92	+14.7	1441.78	-8.9

Prices for PVC pipe products rose 0.8% in January after increasing 0.2% in December, according to the Bureau of Labor Statistics' producer price index for plastic construction products, which consists largely of PVC pipe. The annual escalation reached 0.1% in January. ENR's 20-city average price for all three types of corrugated-steel pipe experienced both monthly and yearly increases in March. Monthly prices for 6-in. ductile-iron pipe decreased 0.6%, while the annual price rose 10.8% since March 2025.

PRODUCER PRICE INDEX

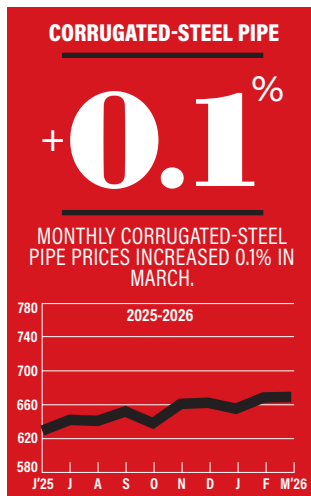
PVC PIPE

Monthly Percent Change

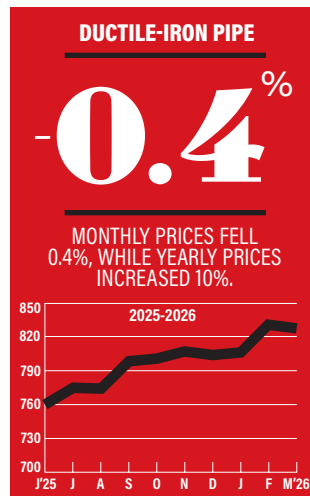


SOURCE: BUREAU OF LABOR STATISTICS

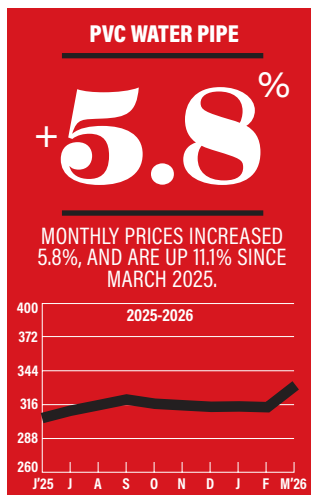
ENR's Materials Prices For March 2026



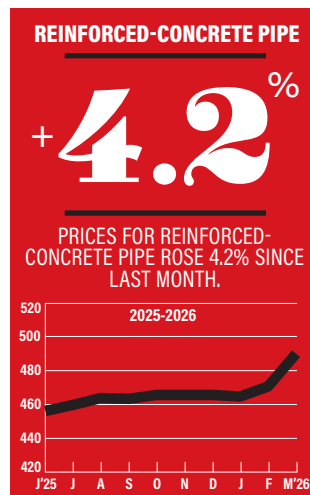
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

REINFORCED-CONCRETE PIPE (RCP)

12"	FT	36.66	+3.0	+8.9
24"	FT	70.95	+4.2	+9.9
36"	FT	143.57	+1.0	+6.5
48"	FT	230.32	+0.5	+2.8

CORRUGATED-STEEL PIPE (CSP)

12"	FT	27.03	+0.3	+5.0
36"	FT	90.11	+0.1	+7.4
60"	FT	209.62	-0.4	+8.7
—				

POLYETHYLENE PIPE (PE): UNDERDRAIN

4"	FT	1.70	+3.5	+17.1
----	----	------	------	-------

POLYVINYL-CHLORIDE PIPE (PVC)

Sewer, 4"	FT	3.37	-3.4	-1.2
8"	FT	13.78	+1.6	-2.2
Water, 6"	FT	12.02	+7.7	+25.0
8"	FT	18.20	+5.8	+11.1
12"	FT	36.84	+5.1	+16.4

DUCTILE-IRON PIPE (DIP)

6"	FT	35.08	-0.6	+10.8
8"	FT	47.39	-0.4	+10.0
12"	FT	75.02	+0.4	+11.8

COPPER WATER TUBING: TYPE L

½"	FT	3.98	-1.4	+18.8
1½"	FT	18.07	+1.9	+28.3

SOURCE: ENR

Sewer, Water and Drain Pipe For March 2026

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	+34.25	26.61	+41.81	12.94	29.05	+38	+27.5	87	40	17.6
24"	FT	+64.47	59.9	+57.51	31.28	71.2	+90	+95	141.25	62	41.97
36"	FT	+130.22	175	131.58	67.47	152.25	-165	140	264.35	140	89.54
48"	FT	+198	220.05	231.96	112.92	387.8	-260	230	418.32	225	149.73
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	+22.26	29	-23.25	12.55	35.4	-28	+21.4	60	35	17.6
36"	FT	66.91	127.4	-69.83	44.51	127.4	+100	-52.3	200	90	52.3
60"	FT	148.5	260	-153.69	101.62	260	+210	-160	450	210	151.29
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.6	1.49	1.16	1.1	1.1	+1.75	0.68	1.57	3.5	0.77
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	4.11	2.59	2.13	2.58	4.57	-4	5.87	+6.18	2.01	1.96
8"	FT	17.06	14.94	8.75	10.5	27.47	+11	+23.99	+15.45	13.35	9.9
WATER, 6"	FT	9.4	11.89	4.83	5.8	23.03	+18	+24	+11.33	19.75	4.99
8"	FT	17.06	24	8.75	10.5	32.47	+27	+23	+13.39	29	7.99
12"	FT	38.2	28.52	19.58	24.2	63.01	+48	+42	+28.84	38.65	14.39
DUCTILE-IRON PIPE (DIP)											
6"	FT	36.41	40.85	33.84	37.14	34.2	-34	38.75	60	28	30.75
8"	FT	47.94	57.5	44.09	53.7	46.4	-47	57.3	80	38	18.5
12"	FT	73.84	86	70.05	88.63	97.87	+82	75	135	58	60.54
COPPER WATER TUBING: TYPE L											
½"	FT	4.18	4	4.57	5.59	3.17	-3.5	6.78	+4	2.27	2.61
1½"	FT	22.41	14.95	24.49	29.98	15.33	-15	17.58	+19.57	12.72	15.7
ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	17.57	37.95	34.76	+32.66	+68	50	26.2	32	53.33	26.1
24"	FT	47.57	51.75	64.9	+51.66	+129	108	59.9	55	76.66	-59.9
36"	FT	86.69	105.8	148.39	+111.04	+248	215	175	78	112.50	-135.65
48"	FT	149.91	171.35	276.54	+149.16	+415	345	224.45	145	176.25	-220.05
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	15.15	23.93	+20.25	+39.53	+37	24	29	20	20.82	26.5
36"	FT	55.75	83.65	+66.07	+100.22	+121	80	127.4	68	73.99	95.5
60"	FT	131.1	201.28	+161.81	+306.94	+358	172	173	160	174.29	240
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.42	1.9	2.09	+1.88	3.86	1.3	1.2	1.5	2.59	1.5
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	1.33	4.89	2.65	4.25	3.79	3.07	2.59	4	2.6	2.22
8"	FT	7.12	11.77	11.1	18.47	15.24	8.59	7.55	12	21.67	9.76
WATER, 6"	FT	7.76	11.02	12.49	6.9	15.75	9.33	11.89	10	17.73	4.55
8"	FT	10.23	17.14	23.44	8.65	24.5	22.85	18.78	12	25.61	7.59
12"	FT	34.44	30.39	49.54	45.6	48	32.06	54.64	32	48.49	16.18
DUCTILE-IRON PIPE (DIP)											
6"	FT	25.94	28.04	34.92	48.17	25.12	30.11	43.89	28	30.75	32.75
8"	FT	34.15	36.93	49.28	72.1	37.95	45.17	61.25	36	40.51	44
12"	FT	52.33	55.63	81.33	87.3	55.76	53.44	100.01	54	61.00	72.75
COPPER WATER TUBING: TYPE L											
½"	FT	3.35	3.33	5.16	3.64	2.29	2.75	4	5.26	4.75	4.01
1½"	FT	12.9	13.4	27.12	13.99	15.57	15.19	14.95	11.87	17.71	21.53

+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT; QUOTES ARE DELIVERED PRICES. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. PRODUCT SPECIFICATION MAY VARY, DEPENDING ON WHAT IS MOST COMMONLY USED OR MOST ACCESSIBLE IN A CITY. QUANTITIES ARE GENERALLY TRUCKLOADS. RCP PIPE IS ASTM C76; 12 IN. AND 24 IN. ARE RUBBER-GASKET JOINTED, OTHERS ARE NON-CORRUGATED. CORRUGATED STEEL PIPE IS PLAIN GALVANIZED; 12 IN. IS 16 GAUGE, 36 IN. IS 14 GAUGE, 60 IN. IS 12 GAUGE. PE PIPE IS M252, PERFORATED AND CORRUGATED. PVC SEWER PIPE IS ASTM D-3034, SDR-35. PVC WATER PIPE IS C900, CL 150. DIP PIPE IS CL 150 WITH A PUSH-ON JOINT. COPPER WATER TUBING PIPE IS HARD AND INTERIOR DIAMETER, TYPE L.