

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%

ANNUAL INFLATION RATE

MAR. 2026

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%

ANNUAL INFLATION RATE

MAR. 2026

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%

MONTHLY INFLATION RATE

MAR. 2026

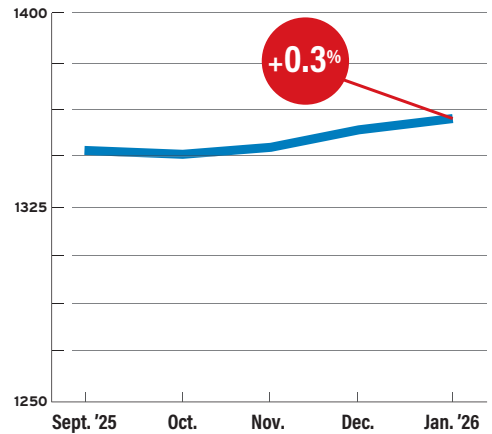
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6557.98	+0.6%	+5.8%
CEMENT \$/TON	303.10	-0.5%	+10.7%
STEEL \$/CWT	125.01	+2.6%	+6.2%
LUMBER \$/MBF	867.46	-0.5%	+11.4%

The Materials Cost Index increased 0.6% in March.

The dollar value of total construction put-in-place showed a monthly escalation rate of 0.3% in December, according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was -0.4% lower than in December 2024. Yearly private-sector construction fell 1.5%, and public work increased 3.5%. Non-residential construction in the private market fell 1.8% over the past year, while public non-residential work climbed 9.1%.

TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$) billions



SOURCE: DEPT. OF COMMERCE

Non-Seasonally Adjusted Total Construction

2,164.37 2025 DEC.

2,194.75 2024 DEC.

-7.8 % CHG. MONTH

-1.4 % CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2025 DEC.	2025 DEC.	% CHG. MONTH	% CHG. YEAR
TOTAL PRIVATE	1,647.53	1,696.04	-6.1	-2.9
RESIDENTIAL BUILDINGS	905.15	929.55	-9.1	-2.6
LODGING	22.90	23.70	-3.1	-3.3
OFFICE	89.69	87.38	-2.9	+2.6
COMMERCIAL	115.00	126.82	-6.7	-9.3
HEALTH CARE	53.21	54.71	-4.1	-2.7
EDUCATIONAL	25.12	25.81	-4.8	-2.7
RELIGIOUS	4.90	4.22	-3.9	+16.1
AMUSEMENT AND RECREATION	19.44	19.19	-6.7	+1.3
TRANSPORTATION	19.34	19.74	-1.7	-2.0
COMMUNICATION	28.57	28.75	+8.6	-0.6
POWER	140.39	136.76	-0.1	+2.7
MANUFACTURING	219.22	234.87	-2.2	-6.7

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2025 DEC.	2024 DEC.	% CHG. MONTH	% CHG. YEAR
TOTAL PUBLIC	516.84	498.71	-13.1	+3.6
RESIDENTIAL BUILDINGS	12.24	11.12	-7.8	+10.0
OFFICE	16.71	17.00	-8.3	-1.7
COMMERCIAL	6.98	5.53	-3.6	+26.2
HEALTH CARE	15.89	14.32	+0.5	+10.9
EDUCATIONAL	112.97	112.42	-8.0	+0.5
PUBLIC SAFETY	19.35	18.40	-5.2	+5.2
AMUSEMENT AND RECREATION	23.78	21.78	-8.5	+9.2
TRANSPORTATION	49.08	45.95	-9.2	+6.8
POWER	17.86	19.14	-5.2	-6.7
HIGHWAY AND STREET	141.92	143.19	-27.9	-0.9
SEWAGE AND WATER DISPOSAL	50.87	44.58	-11.1	+14.1
WATER SUPPLY	33.62	31.43	-10.5	+7.0
CONSERVATION AND DEVELOPMENT	12.26	11.55	+4.2	+6.1

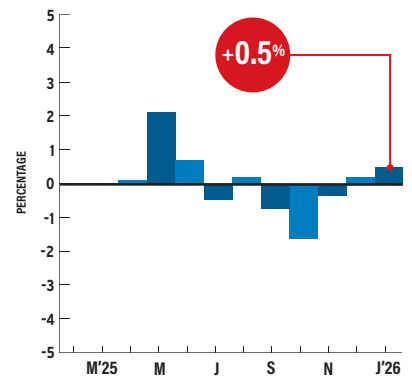
SOURCE: DEPT. OF COMMERCE. NON-SEASONALLY ADJUSTED CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.

Plywood prices rose 0.5% in January, after rising 0.2% in December, according to the Bureau of Labor Statistics' Producer Price Index. The annual index sits at 2%. Prices for pine 2x4s are up 6.4% from March 2025's level, while monthly prices experienced a decrease of 2.7%, according to ENR's data. ENR's 20-city average monthly price for plyform fell 2.3%, while yearly prices increased 7.5%. Fir 2x4 prices declined 1.9% since last month.

PRODUCER PRICE INDEX

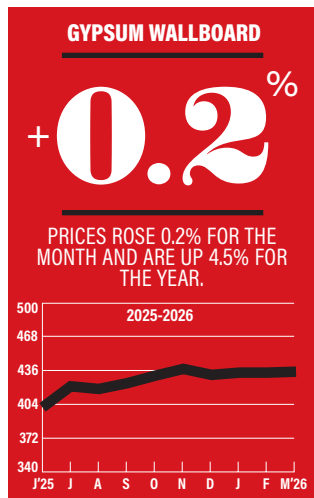
PLYWOOD

Monthly Percent Change

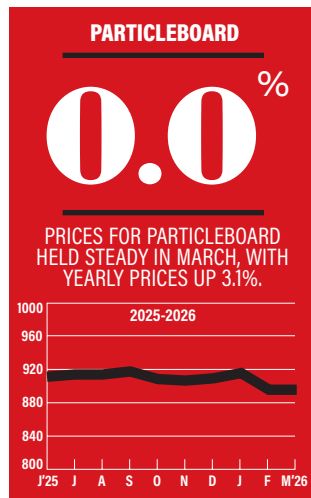


SOURCE: BUREAU OF LABOR STATISTICS

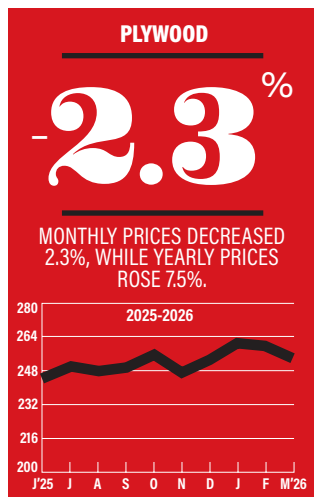
ENR's Materials Prices For March 2026



1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
2" X 4" S4S				
Pine	MBF	858.63	-2.7	+6.4
Fir	MBF	835.92	-1.9	+11.9
Common	MBF	800.53	-3.1	+11.1
2" X 6" S4S				
Common	MBF	835.33	-2.4	+1.1
2" X 8" S4S				
Common	MBF	874.30	-2.6	+8.2
2" X 10" S4S				
Common	MBF	953.55	-0.8	+11.5
PLYWOOD				
5/8" Thick	MSF	1100.46	-2.3	+7.5
PLYFORM				
3/4" Thick	MSF	1837.91	+0.8	+4.0
PARTICLEBOARD: UNDERLAYMENT				
5/8" Thick	MSF	1085.73	0.0	+3.1
GYPSUM BOARD: REGULAR				
1/2"	MSF	492.71	+0.2	+4.5
ROOFING INSULATION				
Unfaced	SF	21.09	+4.1	+8.1
WALL INSULATION				
Unfaced	SF	12.31	+10.4	+12.3

SOURCE: ENR

BLS PRODUCER PRICE INDEX: JANUARY

Item	Index (1982=100)	June	%Month	%Year
Gypsum building products manufacturing	1981=100	403.4	0.0	-0.2
Softwood Lumber	1982=100	260.0	+3.9	-2.8
Plywood	1982=100	270.75	+0.5	+2.0

As of April 2019, ENR is publishing BLS' Producer Price Index numbers for lumber products.

SOURCE: BUREAU OF LABOR STATISTICS

Lumber, Plywood, Plyform 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
2" x 4" S4S											
PINE	MBF	1031.25	1140	895.31	+965.63	-815	-550	850	830	-1068.77	-550
FIR	MBF	785.63	—	895.31	+965.63	-815	-650	871.5	—	-928	-550
COMMON	MBF	828.75	955.04	895.31	+965.63	-815	-525	865	830	-928	-550
2" x 6" S4S											
COMMON	MBF	975	845	645	-993.75	-930	-550	950	760	810	-615.25
2" x 8" S4S											
COMMON	MBF	823.13	1077.24	585	-888	-890	-575	1200	720	+846.65	-684
2" x 10" S4S											
COMMON	MBF	594.75	1349.25	574.88	-1047	-860	-625	900	650	-824.15	-644
PLYWOOD											
5/8" THICK	MSF	762.81	1285	785	-1058.75	-1410	+1062	920	1200	1013.13	-795
PLYFORM											
3/4" THICK	MSF	1533.75	1854.06	1600	1760.94	-1284	+2030	1350	2100	2625.31	-958
PARTICLEBOARD: UNDERLAYMENT											
5/8" THICK	MSF	1625	1010.94	1535	1458.44	831.25	-813	950	600	1220	1057
GYPSUM BOARD: REGULAR											
1/2"	MSF	700.31	532.16	480	687.5	562.5	-422	410	485	580	326.25
ROOFING INSULATION											
UNFACED	SF	21.3	18.42	23.91	25.84	15.96	+22	28.43	21	+14.5	18.2
WALL INSULATION											
UNFACED	SF	13.84	7.61	11.99	11.99	10.68	+11	12.5	17.15	-10.5	6.8
ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
2" x 4" S4S											
PINE	MBF	663.75	-950	1185	605.23	+612	+800	1140	724.5	881.25	915
FIR	MBF	787.5	+700	1185	—	+722	+790	1140	805	705	915
COMMON	MBF	682.5	+670	874	601.25	+682	+950	955.04	818	705	915
2" x 6" S4S											
COMMON	MBF	677.5	+900	885	637.45	+1105	+975	845	840	1027.78	739.94
2" x 8" S4S											
COMMON	MBF	677.81	+970	910	569.35	+1475	+1250	784.9	820	690	727.5
2" x 10" S4S											
COMMON	MBF	787.5	+1080	965	508.6	+2000	+1745	1349	900	936	700.87
PLYWOOD											
5/8" THICK	MSF	905.31	-901.56	1343.13	923	+1485	+1421.4	1285	1475	875	1103.12
PLYFORM											
3/4" THICK	MSF	1460	-3018.44	2619.2	1408.99	+1785	+1768	1854	2100	2421.56	1320
PARTICLEBOARD: UNDERLAYMENT											
5/8" THICK	MSF	494.38	773.13	1682.2	514.2	+1120	+560	1010.94	1450	1977	1002.18
GYPSUM BOARD: REGULAR											
1/2"	MSF	399.38	468.13	500	389.99	+600	+534	532.16	350	461	433.78
ROOFING INSULATION											
UNFACED	SF	15.86	27.23	+21.35	27	+30	+24	18.42	15	20.55	12.8
WALL INSULATION											
UNFACED	SF	7.41	24.78	+14.5	25.4	+8.5	+7.15	8.05	7.25	9.45	8.67

+ 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.