

# 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://www.enr.com/economics)**

## Construction Cost Index

**+2.6%**  
**APR. 2026**

ANNUAL INFLATION RATE

| 1913=100          | INDEX VALUE | MONTH | YEAR  |
|-------------------|-------------|-------|-------|
| CONSTRUCTION COST | 14157.77    | 0.0%  | +2.6% |
| COMMON LABOR      | 26554.74    | 0.0%  | +1.3% |
| WAGE \$/HR.       | 50.45       | 0.0%  | +1.3% |

The Construction Cost Index annual escalation rose 2.6%, while the monthly component showed no change.

## Building Cost Index

**+4.0%**  
**APR. 2026**

ANNUAL INFLATION RATE

| 1913=100      | INDEX VALUE | MONTH | YEAR  |
|---------------|-------------|-------|-------|
| BUILDING COST | 8803.97     | 0.0%  | +4.0% |
| SKILLED LABOR | 12489.85    | 0.0%  | +2.5% |
| WAGE \$/HR.   | 69.32       | 0.0%  | +2.5% |

The Building Cost Index was up 4% on an annual basis, while the monthly component held steady.

## Materials Cost Index

**0.0%**  
**APR. 2026**

MONTHLY INFLATION RATE

| 1913=100       | INDEX VALUE | MONTH | YEAR   |
|----------------|-------------|-------|--------|
| MATERIALS COST | 6559.62     | 0.0%  | +5.9%  |
| CEMENT \$/TON  | 307.82      | +1.6% | +13.0% |
| STEEL \$/CWT   | 126.46      | +1.2% | +6.8%  |
| LUMBER \$/MBF  | 848.96      | -2.1% | +10.7% |

The Materials Cost Index showed no change in April.

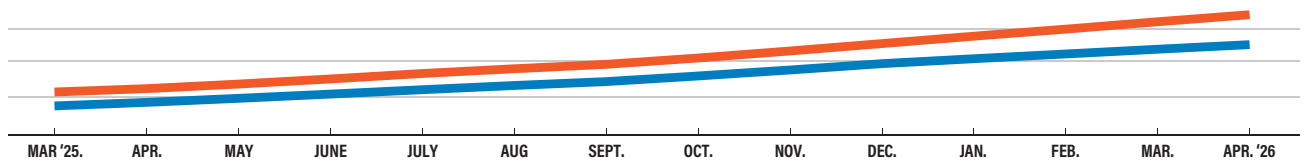
## Inflation's Pulse Year-to-year and monthly percent changes for ENR's cost indexes

### ANNUAL

CONSTRUCTION COST INDEX BUILDING COST INDEX

**+2.6%**  
CCI

**+4.0%**  
BCI

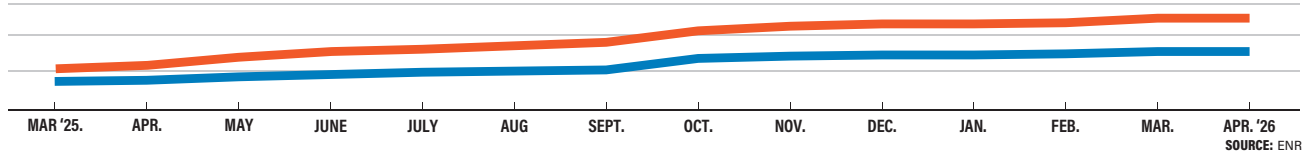


### MONTHLY

CONSTRUCTION COST INDEX BUILDING COST INDEX

**0.0%**  
CCI

**0.0%**  
BCI



## Cost Index Review

| BASE YEAR   | CONSTRUCTION |          | BUILDING |         | SKILLED WAGES |          | COMMON WAGES |          |          |         |
|-------------|--------------|----------|----------|---------|---------------|----------|--------------|----------|----------|---------|
|             | 1913         | 1967     | 1913     | 1967    | 1913          | 1967     | 1913         | 1967     |          |         |
| <b>2025</b> | Mar.         | 13782.50 | 1283.09  | 8437.01 | 1248.83       | 12108.92 | 1192.42      | 26152.89 | 1244.50  |         |
|             | Apr.         | 13798.28 | 1284.56  | 8463.02 | 1252.68       | 12190.72 | 1200.92      | 26207.63 | 1246.36  |         |
|             | May          | 13838.59 | 1288.31  | 8520.44 | 1261.18       | 12235.95 | 1205.22      | 26207.63 | 1246.36  |         |
|             | June         | 13871.21 | 1291.35  | 8563.30 | 1267.52       | 12266.76 | 1208.07      | 26211.45 | 1246.54  |         |
|             | July         | 13892.84 | 1293.36  | 8577.82 | 1269.67       | 12266.76 | 1208.07      | 26230.13 | 1247.32  |         |
|             | Aug.         | 13913.52 | 1295.29  | 8601.54 | 1273.18       | 12326.79 | 1214.25      | 26281.97 | 1249.42  |         |
|             | Sept.        | 13927.75 | 1296.61  | 8616.58 | 1275.41       | 12365.59 | 1217.99      | 26318.55 | 1250.92  |         |
|             | Oct.         | 14073.99 | 1310.23  | 8704.99 | 1288.50       | 12449.73 | 1226.39      | 26554.74 | 1261.43  |         |
|             | Nov.         | 14097.71 | 1312.44  | 8740.51 | 1293.75       | 12480.84 | 1229.60      | 26554.74 | 1261.43  |         |
|             | Dec.         | 14118.46 | 1314.37  | 8761.25 | 1296.82       | 12480.84 | 1229.60      | 26554.74 | 1261.43  |         |
|             | <b>2026</b>  | Jan.     | 14118.53 | 1314.37 | 8764.76       | 1297.34  | 12489.85     | 1230.46  | 26554.74 | 1261.43 |
|             |              | Feb.     | 14131.61 | 1315.59 | 8777.82       | 1299.82  | 12489.85     | 1230.46  | 26554.74 | 1261.43 |
| Mar.        |              | 14156.75 | 1317.93  | 8802.97 | 1303.00       | 12489.85 | 1230.46      | 26554.74 | 1261.43  |         |
| Apr.        |              | 14157.77 | 1318.03  | 8803.97 | 1303.15       | 12489.85 | 1230.46      | 26554.74 | 1261.43  |         |

### INFLATION

**+1.3%**

## Common Labor Index

ANNUAL ESCALATION FOR COMMON LABOR INCREASED 1.3% IN APRIL, WHILE SKILLED LABOR EXPERIENCED A 2.5% ESCALATION OVER THE SAME TIME PERIOD.

SOURCE: ENR

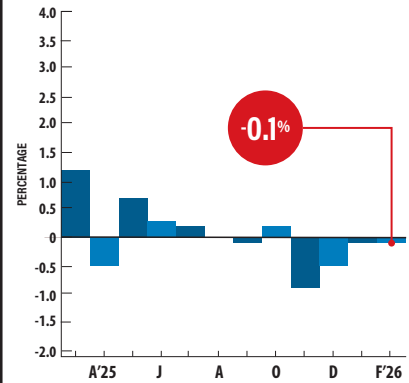
# CONSTRUCTION ECONOMICS

**Cement prices declined 0.1% in February following a 0.1% decrease in January**, according to the Bureau of Labor Statistics' producer price index. Annual escalation for the index is at -0.5% in February. ENR's 20-city average monthly price for masonry cement rose 1%, while yearly prices are up 8.8% since April 2025. All types of concrete block experienced yearly increases in April, according to ENR's data. Monthly prices for concrete sand rose 0.9%, while yearly prices experienced a 5.5% increase. Masonry sand is up 1% since March, and 4.8% since February 2025.

## PRODUCER PRICE INDEX

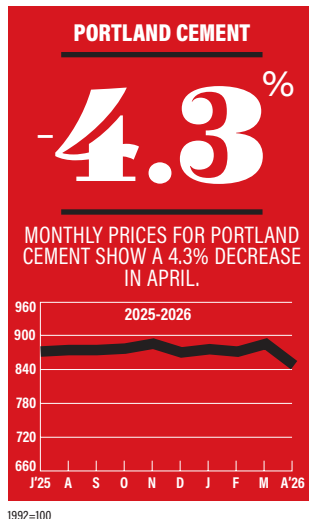
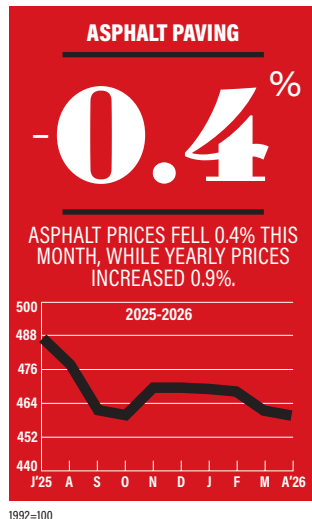
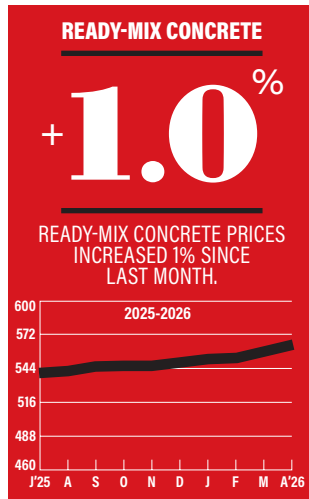
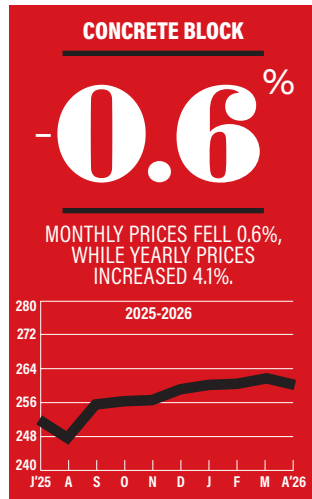
### CEMENT

Monthly Percent Change



SOURCE: BUREAU OF LABOR STATISTICS

## ENR's Materials Prices For April 2026



## 20-CITY AVERAGE

| ITEM                         | UNIT | \$PRICE | %MONTH | %YEAR |
|------------------------------|------|---------|--------|-------|
| <b>ASPHALT PAVING</b>        |      |         |        |       |
| PG 58                        | TON  | 607.50  | -0.4   | +0.9  |
| Cutback, MC800               | TON  | 781.52  | +0.3   | +6.8  |
| Emulsion, RAPID SET          | TON  | 589.32  | +0.5   | +1.9  |
| Emulsion, SLOW SET           | TON  | 608.71  | +1.4   | +2.1  |
| <b>PORTLAND CEMENT</b>       |      |         |        |       |
| Type one                     | TON  | 294.54  | -4.3   | +1.2  |
| <b>MASONRY CEMENT</b>        |      |         |        |       |
| 70-lb bag                    | TON  | 15.79   | +1.0   | +8.8  |
| <b>CRUSHED STONE</b>         |      |         |        |       |
| Base course                  | TON  | 36.55   | +1.5   | +0.7  |
| Concrete course              | TON  | 40.69   | +1.8   | +4.6  |
| Asphalt course               | TON  | 39.01   | +2.1   | +6.7  |
| <b>SAND</b>                  |      |         |        |       |
| Concrete                     | TON  | 38.77   | +0.9   | +5.5  |
| Masonry                      | TON  | 42.27   | +1.0   | +4.8  |
| <b>READY-MIX CONCRETE</b>    |      |         |        |       |
| 3,000 psi                    | CY   | 187.60  | +1.0   | +6.0  |
| 4,000 psi                    | CY   | 200.55  | +0.4   | +5.8  |
| 5,000 psi                    | CY   | 223.65  | +0.2   | +5.4  |
| <b>CONCRETE BLOCK</b>        |      |         |        |       |
| Normal weight: 8" x 8" x 16" | C    | 248.49  | -0.6   | +4.1  |
| Lightweight: 8" x 8" x 16"   | C    | 251.68  | +1.3   | +7.2  |
| 12" x 8" x 16"               | C    | 382.00  | -2.5   | +2.3  |

SOURCE: ENR

# CONSTRUCTION ECONOMICS

## Asphalt, Cement, Aggregate, Concrete, Block For April 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 |
|------------------------------|------|-------------|-------------|-------------|-------------|----------|--------------|------------|-----------|---------------|---------|
| <b>ASPHALT PAVING</b>        |      |             |             |             |             |          |              |            |           |               |         |
| PG 58                        | TON  | 550         | 625         | 725         | 637.50      | ---      | 591          | 795        | ---       | ---           | 700     |
| CUTBACK, MC800               | TON  | 450         | 983.93      | 750         | 1500        | ---      | ---          | ---        | 683.4     | 850           | 795     |
| EMULSION, RAPID SET          | TON  | 843.5       | 694.62      | 602.5       | 750         | ---      | ---          | 450        | 525.3     | 720           | 360     |
| EMULSION, SLOW SET           | TON  | 807.35      | 726.24      | 650.7       | 891.70      | -377     | ---          | 550        | 525.3     | 720           | 350     |
| <b>PORTLAND CEMENT</b>       |      |             |             |             |             |          |              |            |           |               |         |
| TYPE ONE                     | TON  | 380.35      | -204.4      | 403.62      | 452.13      | 376.17   | -170         | -350       | 378.72    | 355.7         | 287.87  |
| TYPE 1L                      | TON  | 380.43      | 219.7       | 420.64      | 429.79      | ---      | ---          | ---        | 485       | ---           | ---     |
| <b>MASONRY CEMENT</b>        |      |             |             |             |             |          |              |            |           |               |         |
| 70-LB BAG                    | TON  | 16.65       | 16.84       | -16.28      | 15          | 14.54    | -13.32       | +13.5      | 16.61     | 20.5          | 14.75   |
| <b>CRUSHED STONE</b>         |      |             |             |             |             |          |              |            |           |               |         |
| BASE COURSE                  | TON  | 50          | +48         | 23          | 22.5        | 25       | +20          | +38        | 28.05     | 60            | 28.5    |
| CONCRETE COURSE              | TON  | 60          | +52         | 26          | 39.29       | 29.56    | +23          | +42        | 33        | 43.5          | 27      |
| ASPHALT COURSE               | TON  | 54          | +58         | 23          | 22.5        | 44.69    | +21          | +48        | 28.05     | 43.5          | 26.66   |
| <b>SAND</b>                  |      |             |             |             |             |          |              |            |           |               |         |
| CONCRETE                     | TON  | 30.25       | 49          | 50          | 24.5        | 52.59    | +20          | +28        | 45        | 48            | 30      |
| MASONRY                      | TON  | 36          | 48          | 50          | 32.5        | 50.84    | +22          | 35         | 64.99     | 48            | 38      |
| <b>READY-MIX CONCRETE</b>    |      |             |             |             |             |          |              |            |           |               |         |
| 3,000 PSI                    | CY   | 195         | +187.22     | 185         | 215         | 198      | +160         | +160       | 110       | 190           | 184.54  |
| 4,000 PSI                    | CY   | 205         | +196.66     | 195         | 219         | 205      | +172         | +165       | 120       | 200           | 190.9   |
| 5,000 PSI                    | CY   | 215         | +206.09     | 205         | 227         | 210      | +185         | -200       | 125       | 245           | 199.37  |
| <b>CONCRETE BLOCK</b>        |      |             |             |             |             |          |              |            |           |               |         |
| NORMAL WEIGHT: 8" x 8" x 16" | C    | 228         | 234         | 226         | 287         | 184      | -145         | +250       | 325       | 225           | 209.86  |
| LIGHTWEIGHT: 8" x 8" x 16"   | C    | 250         | 237         | 186         | 240         | 225      | -170         | +247       | 370       | 215           | 245.69  |
| 12" x 8" x 16"               | C    | 340         | 325         | 418         | 484         | 399      | +293         | -270       | 490       | 445           | 281.52  |
| ITEM                         | UNIT | KANSAS CITY | LOS ANGELES | MINNEAPOLIS | NEW ORLEANS | NEW YORK | PHILADELPHIA | PITTSBURGH | ST. LOUIS | SAN FRANCISCO | SEATTLE |
| <b>ASPHALT PAVING</b>        |      |             |             |             |             |          |              |            |           |               |         |
| PG 58                        | TON  | 513.75      | 552         | ---         | 659.52      | ---      | ---          | -595       | 486.25    | 525           | 550     |
| CUTBACK, MC800               | TON  | 1152        | 564         | ---         | 535.04      | +665     | +590         | 983.93     | 850       | 700           | 452     |
| EMULSION, RAPID SET          | TON  | 924         | 558         | 328         | 462.2       | +556     | +432         | 694.62     | 820       | 475           | 412     |
| EMULSION, SLOW SET           | TON  | 924         | 558         | +450        | 503.98      | +542     | +430         | 726.24     | 820       | 575           | 438     |
| <b>PORTLAND CEMENT</b>       |      |             |             |             |             |          |              |            |           |               |         |
| TYPE ONE                     | TON  | 197.28      | 452.98      | 285         | 292.55      | +357     | 215.27       | -204.4     | 240       | 145           | 141.5   |
| TYPE 1L                      | TON  | 194.28      | ---         | ---         | 509.34      | 252.45   | 198.63       | 219.7      | 240       | ---           | ---     |
| <b>MASONRY CEMENT</b>        |      |             |             |             |             |          |              |            |           |               |         |
| 70-LB BAG                    | TON  | 8.59        | 7.3         | 24.28       | 23.45       | 19.25    | 16.29        | 16.84      | 13        | 11.61         | +16.69  |
| <b>CRUSHED STONE</b>         |      |             |             |             |             |          |              |            |           |               |         |
| BASE COURSE                  | TON  | 15.08       | 48.46       | 20.58       | 28.35       | +72      | 52.68        | +48        | 22.22     | 44            | 36.67   |
| CONCRETE COURSE              | TON  | 40          | 59.34       | 38.94       | 32.52       | +48.5    | 37.17        | +52        | 35.35     | 43            | 46.67   |
| ASPHALT COURSE               | TON  | 21.45       | 59.34       | 43.25       | 23.65       | +47      | 21.97        | +58        | 40.42     | 43            | 46.67   |
| <b>SAND</b>                  |      |             |             |             |             |          |              |            |           |               |         |
| CONCRETE                     | TON  | 26.5        | 48.4        | 26.33       | 59          | +46.5    | 31.21        | 49         | 30        | 45            | 36.11   |
| MASONRY                      | TON  | 30.4        | 44.37       | +30.11      | 97.85       | +31      | 20.15        | 48         | 40        | 42            | 36.11   |
| <b>READY-MIX CONCRETE</b>    |      |             |             |             |             |          |              |            |           |               |         |
| 3,000 PSI                    | CY   | 210         | 222.47      | 161         | 176.64      | +258     | 195          | +187.22    | 191.9     | 195           | 170     |
| 4,000 PSI                    | CY   | 224.55      | 228.66      | 168         | 177.3       | +275     | 205          | +196.66    | 232.3     | 202           | 188     |
| 5,000 PSI                    | CY   | 449.55      | 244.78      | 175         | 183.6       | +298     | 212          | +206.09    | 247.45    | 208           | 222     |
| <b>CONCRETE BLOCK</b>        |      |             |             |             |             |          |              |            |           |               |         |
| NORMAL WEIGHT: 8" x 8" x 16" | C    | 198         | 213         | 292         | +203.7      | +352     | 286.34       | 234        | 190.95    | 268           | 418     |
| LIGHTWEIGHT: 8" x 8" x 16"   | C    | 198         | 150         | 419.02      | +238.77     | +385     | 255          | 237        | 221.1     | 264           | 280     |
| 12" x 8" x 16"               | C    | 385         | 390         | 385         | +309.75     | +600     | 380          | 426        | 351.75    | 401           | 233     |

DUE TO GROWING POPULARITY AND APPROVAL FOR USE BY SEVERAL STATE DOTs, ENR IS BEGINNING TO TRACK PORTLAND CEMENT TYPE 1L.  
+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT. QUOTES ARE DELIVERED PRICES FOR PORTLAND AND MASONRY CEMENT, CONCRETE BLOCK AND READY-MIX CONCRETE. PRICES FOR CRUSHED STONE AND SAND ARE FOB PLANT. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. FURTHER PRODUCT SPECIFICATIONS INCLUDE RAPID-SET EMULSION, CRS2; SLOW-SET EMULSION, CSS1H; BASE COURSE, 1 1/2" DOWN TO DUST, UNWASHED; CONCRETE COURSE, 1 1/2" THROUGH #4, WASHED; ASPHALT COURSE, 1/2" THROUGH #4, UNWASHED; CONCRETE SAND, 2NS MEDIUM CLEAN; MASONRY SAND, 2NS FINE CLEAN; CONCRETE BLOCK, 2 CORE. QUANTITIES ARE GENERALLY TRUCKLOADS.