

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

+2.6%

ANNUAL INFLATION RATE

APR. 2026

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%

ANNUAL INFLATION RATE

APR. 2026

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%

MONTHLY INFLATION RATE

APR. 2026

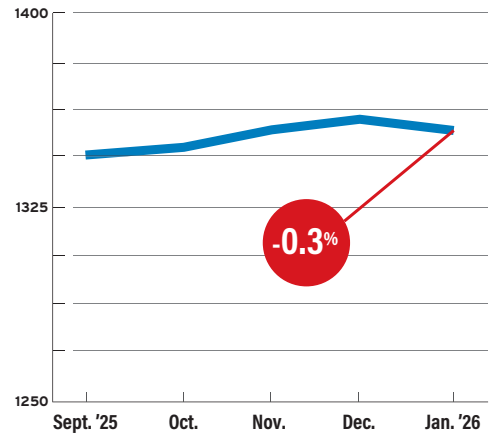
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6559.62	0.0%	+5.9%
CEMENT \$/TON	307.82	+1.6%	+13.0%
STEEL \$/CWT	126.46	+1.2%	+6.8%
LUMBER \$/MBF	848.96	-2.1%	+10.7%

The Materials Cost Index showed no change in April.

The dollar value of total construction put-in-place showed a monthly escalation rate of -0.3% in January, according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was 1% higher than in January 2025. Yearly private-sector construction fell 0.1%, and public work increased 4.5%. Non-residential construction in the private market fell 3% over the past year, while public non-residential work climbed 4.5%.

TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$) billions



SOURCE: DEPT. OF COMMERCE

Non-Seasonally Adjusted Total Construction

154.39

2026 JAN.

154.39

2025 JAN.

-6.3

% CHG. MONTH

+0.2

% CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2026 JAN.	2025 JAN.	% CHG. MONTH	% CHG. YEAR
TOTAL PRIVATE	120.48	121.47	-5.7	-0.8
RESIDENTIAL BUILDINGS	63.67	62.65	-5.9	+1.6
LODGING	1.81	1.80	-4.4	+0.8
OFFICE	7.20	6.90	-2.2	+4.2
COMMERCIAL	8.83	8.86	-2.9	-0.4
HEALTH CARE	4.15	4.24	-4.0	-2.2
EDUCATIONAL	1.96	1.84	-3.7	+6.4
RELIGIOUS	0.41	0.37	-4.5	+8.6
AMUSEMENT AND RECREATION	1.56	1.41	-2.7	+10.5
TRANSPORTATION	1.50	1.44	-11.9	+4.4
COMMUNICATION	2.15	2.17	-21.9	-0.8
POWER	11.79	11.37	-0.7	+2.6
MANUFACTURING	15.15	18.06	-9.5	-16.1

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.

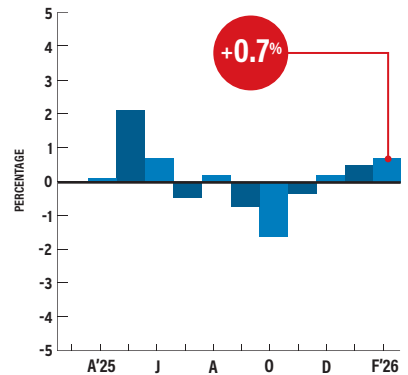
CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2026 JAN.	2025 JAN.	% CHG. MONTH	% CHG. YEAR
TOTAL PUBLIC	34.29	32.92	-8.4%	+4.2
RESIDENTIAL BUILDINGS	0.88	0.84	-7.3%	+3.9
OFFICE	1.19	1.25	-5.9%	-4.3
COMMERCIAL	0.51	0.49	-11.1%	+4.7
HEALTH CARE	1.22	1.19	-5.5%	+2.8
EDUCATIONAL	7.89	7.85	-5.1%	+0.6
PUBLIC SAFETY	1.46	1.46	-7.1%	-0.1
AMUSEMENT AND RECREATION	1.71	1.58	-7.7%	+8.2
TRANSPORTATION	3.48	3.37	-8.3%	+3.5
POWER	1.37	1.35	-3.9%	+1.9
HIGHWAY AND STREET	7.36	7.01	-12.4%	+5.0
SEWAGE AND WATER DISPOSAL	3.62	3.28	-9.2%	+10.2
WATER SUPPLY	2.42	2.23	-9.1%	+8.7
CONSERVATION AND DEVELOPMENT	0.90	0.84	-14.3%	+7.1

Plywood prices rose 0.7% in February, after rising 0.5% in January, according to the Bureau of Labor Statistics' Producer Price Index. The annual index sits at 0.8%. Prices for pine 2x4s are up 6% from April 2025's level, while monthly prices experienced an increase of 1.5%, according to ENR's data. ENR's 20-city average monthly price for plyform rose 0.1%, while yearly prices increased 5.6%. Fir 2x4 prices increased 1.3% since last month.

PRODUCER PRICE INDEX

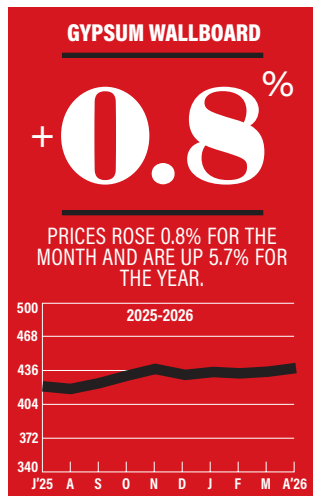
PLYWOOD

Monthly Percent Change

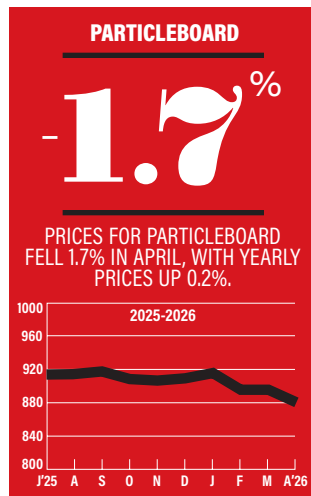


SOURCE: BUREAU OF LABOR STATISTICS

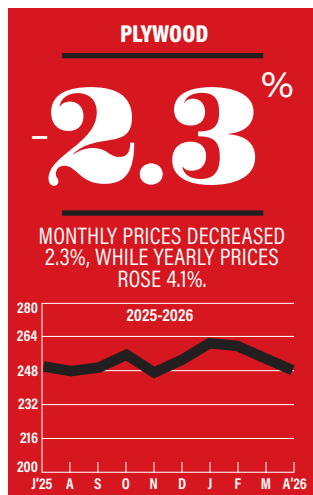
ENR's Materials Prices For April 2026



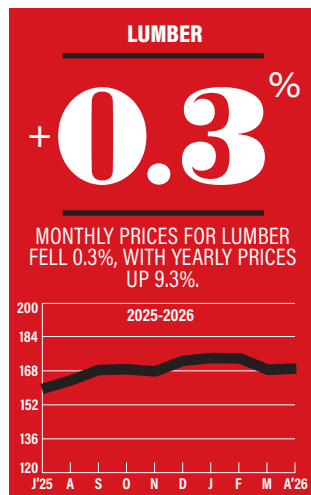
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
2" X 4" S4S				
Pine	MBF	871.45	+1.5	+6.0
Fir	MBF	846.49	+1.3	+11.2
Common	MBF	803.09	+0.3	+9.3
2" X 6" S4S				
Common	MBF	843.55	+1.0	0.0
2" X 8" S4S				
Common	MBF	884.17	+1.1	+7.2
2" X 10" S4S				
Common	MBF	959.59	+0.6	+11.5
PLYWOOD				
5/8" Thick	MSF	1081.02	-2.3	+4.1
PLYFORM				
3/4" Thick	MSF	1840.23	+0.1	+5.6
PARTICLEBOARD: UNDERLAYMENT				
5/8" Thick	MSF	1067.25	-1.7	+0.2
GYPSUM BOARD: REGULAR				
1/2"	MSF	496.66	+0.8	+5.7
ROOFING INSULATION				
Unfaced	SF	21.55	+2.2	+10.2
WALL INSULATION				
Unfaced	SF	12.22	-0.7	+13.0

SOURCE: ENR

BLS PRODUCER PRICE INDEX: FEBRUARY

Item	Index	%MONTH	%YEAR
Gypsum building products manufacturing	JUNE 403.4 (1981=100)	0.0	-1.3
Softwood Lumber	270.3 (1982=100)	+4.0	-1.7
Plywood	272.6 (1982=100)	+0.7	+0.8

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

SOURCE: BUREAU OF LABOR STATISTICS

Lumber, Plywood, Plyform 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
2" x 4" S4S											
PINE	MBF	1031.25	1140	895.31	965.63	-798	550	850	+834.32	1068.77	550
FIR	MBF	785.63	—	895.31	965.63	-798	650	871.5	—	-819.38	550
COMMON	MBF	828.75	955.04	895.31	965.63	-798	525	865	+833.25	-819.38	550
2" x 6" S4S											
COMMON	MBF	975	845	645	993.75	-917	550	950	760	+933.75	615.25
2" x 8" S4S											
COMMON	MBF	823.13	1077.24	585	888	-854	575	1200	720	+900.94	684
2" x 10" S4S											
COMMON	MBF	594.75	1349.25	574.88	1047	-854	625	900	650	+857.25	644
PLYWOOD											
5/8" THICK	MSF	762.81	1285	785	1058.75	-1320	1062	920	1200	1013.13	795
PLYFORM											
3/4" THICK	MSF	-1500	1854.06	1600	1760.94	-1184	2030	1350	2100	2625.31	958
PARTICLEBOARD: UNDERLAYMENT											
5/8" THICK	MSF	1625	1010.94	-1121.25	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	+370
ROOFING INSULATION											
UNFACED	SF	+25.06	18.42	23.91	25.84	15.96	22	28.43	21	14.5	18.2
WALL INSULATION											
UNFACED	SF	-13.39	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	+744.38	+1120	1185	605.23	+630.36	800	1140	724.5	881.25	915
FIR	MBF	+888.75	+720	1185	—	+754.49	+842.93	1140	+903.75	705	915
COMMON	MBF	+753.75	670	-809	601.25	+716.1	+997.5	955.04	+903.75	705	915
2" x 6" S4S											
COMMON	MBF	+788.75	+940	-857	637.45	+1160.25	+1023.75	845	-666.25	1027.78	739.94
2" x 8" S4S											
COMMON	MBF	+807.66	+1020	+968	569.35	+1548.75	+1300	784.9	-667.5	690	727.5
2" x 10" S4S											
COMMON	MBF	+978.75	+1160	-926	508.6	+2070	+1797.35	1349	-669	936	700.87
PLYWOOD											
5/8" THICK	MSF	+944.85	901.56	1343.13	923	+1544.4	+14278.26	1285	-1020.31	875	1103.12
PLYFORM											
3/4" THICK	MSF	1460	3018.44	2619.2	1408.99	+1874.25	+1856.4	1854	2100	2421.56	1320
PARTICLEBOARD: UNDERLAYMENT											
5/8" THICK	MSF	494.38	773.13	1682.2	514.2	+1164	560	1010.94	1450	1977	1002.18
GYPSUM BOARD: REGULAR											
1/2"	MSF	+414.69	468.13	500	389.99	+620	534	532.16	350	461	433.78
ROOFING INSULATION											
UNFACED	SF	+17.6	27.23	21.35	27	+33.75	24	18.42	15	20.55	12.8
WALL INSULATION											
UNFACED	SF	-5.44	24.78	14.5	25.4	+9.15	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 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.