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

Construction Cost Index

ANNUAL INFLATION RATE

+2.6% 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

ANNUAL INFLATION RATE

+4.0% 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

MONTHLY INFLATION RATE

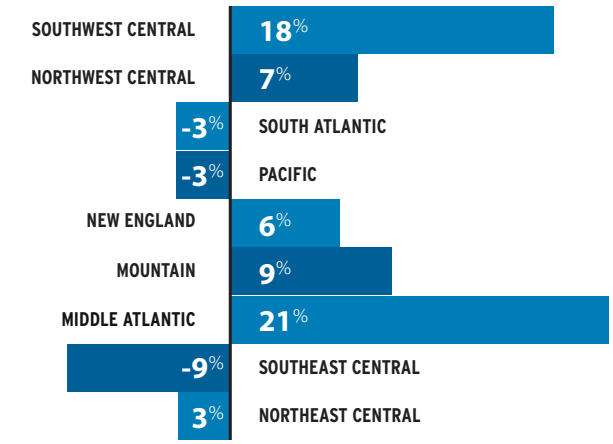
0.0% APR. 2026

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.

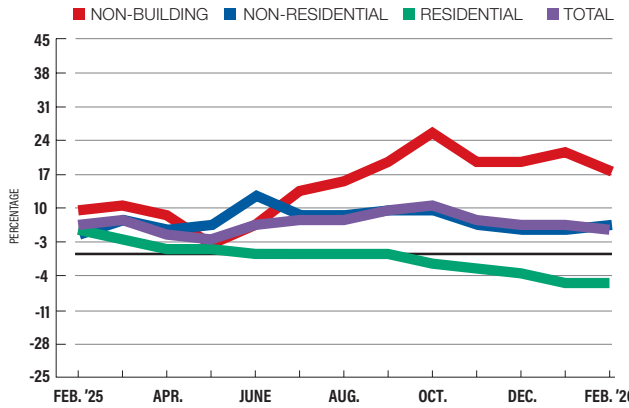
Construction Starts Regional growth trends vs. national growth trends

MIDDLE ATLANTIC STARTS UP 21%



SOURCE: DODGE CONSTRUCTION NETWORK. YEAR-TO-YEAR PERCENT CHANGE IN VALUE OF TOTAL PROJECTS STARTED JUNE 2024 FOR 12-MONTH ROLLING TOTALS.

RESIDENTIAL STARTS DECLINE



SOURCE: DODGE CONSTRUCTION NETWORK. YEAR-TO-YEAR PERCENT CHANGE FOR 12-MONTH ROLLING NATIONAL TOTAL STARTS.

In February, the total dollar value of new construction starts in Georgia was 8.9% below the previous year's level, according to Dodge Construction Network. Residential sector starts fell 17.7%, while non-residential starts decreased 14%. Non-building starts increased 25% in the same period.

GEORGIA CONSTRUCTION STARTS: $/MIL.	2026 FEB.	2026 JAN.	2025 FEB.	% CHG. MONTH	% CHG. YEAR
TOTAL CONSTRUCTION	**33,121,100**	**32,758,858**	**36,365,577**	**+1.1**	**−8.9**
NON-RESIDENTIAL	**13,880,696**	**13,291,391**	**16,137,410**	+4.4	−14.0
STORES, SHOPPING CENTERS	1,024,574	925,568	1,018,817	+10.7	+0.6
OFFICE, BANK BUILDINGS	3,300,013	3,247,353	6,105,373	+1.6	−45.9
HOTELS, MOTELS	653,879	604,387	349,705	+8.2	+87.0
OTHER COMMERCIAL	2,194,254	2,152,660	2,556,696	+1.9	−14.2
MANUFACTURING BUILDINGS	884,820	914,405	1,338,123	−3.2	−33.9
EDUCATIONAL BUILDINGS	2,689,504	2,411,009	1,855,654	+11.6	+44.9
HEALTH CARE FACILITIES	975,454	953,464	899,366	+2.3	+8.5
OTHER INSTITUTIONAL	2,158,198	2,082,545	2,013,676	+3.6	+7.2
RESIDENTIAL	**11,644,688**	**11,705,731**	**14,150,554**	−0.5	−17.7
NON-BUILDING	**7,595,716**	**7,761,736**	**6,077,613**	−2.1	+25.0
HIGHWAYS, BRIDGES	3,803,315	3,892,627	3,390,464	−2.3	+12.2
ENVIRONMENTAL PUBLIC WORKS	1,591,342	1,648,043	1,468,099	−3.4	+8.4
POWER, UTILITIES	1,649,051	1,648,343	355,806	0.0	+363.5

SOURCE: DODGE CONSTRUCTION NETWORK STARTS. TOTALS MAY NOT ADD UP DUE TO EXCLUSION OF OTHER CATEGORIES. 12-MONTH ROLLING TOTALS FOR GEORGIA.

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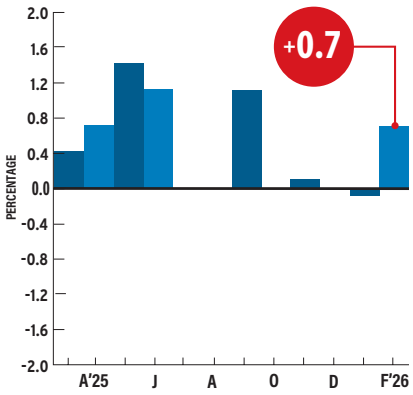
The price of sheet metal rose 0.7% in February after falling 0.1% in January, according to the Bureau of Labor Statistics' Producer Price Index. The annual index sits at 5.9% in February. ENR's 20-city average monthly price for hot-rolled carbon-steel plate rose 0.8% in April, while yearly prices are up 27.7%. Prices for all types of stainless-steel sheet experienced both monthly and yearly increases in April, according to ENR's data. Monthly prices for reinforcing bars rose 0.8%, while yearly prices are up 14.1.

PRODUCER PRICE INDEX

SHEET METAL

Monthly Percent Change



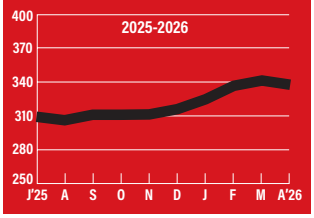
SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For April 2026

ALUMINUM SHEET

-1.1%

PRICES FOR ALUMINUM SHEET SHOWED A DECREASE OF 1.1% IN APRIL.

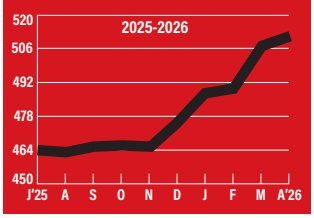


1992=100

REINFORCING BARS

+0.8%

MONTHLY PRICES ROSE 0.8%, WHILE YEARLY PRICES INCREASED 14.1%.

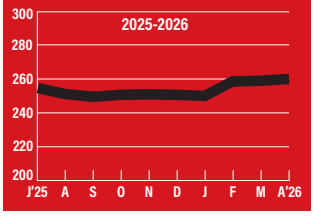


1992=100

STAINLESS-STEEL SHEET

+0.2%

MONTHLY STAINLESS-STEEL SHEET PRICES INCREASED 0.2% IN APRIL.

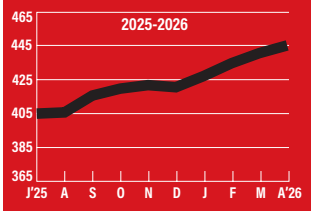


1992=100

WIDE-FLANGE

+0.9%

PRICES INCREASED 0.9% IN APRIL, WHILE YEARLY PRICES ARE UP 14.1%.



1992=100

20-CITY AVERAGE

ITEM	UNIT	$PRICE	%MONTH	%YEAR
STANDARD STRUCTURAL SHAPES				
Average	CWT	128.24	+1.4	+9.3
Channel beams, 6" Deep, 8.2 LB/LF	CWT	111.14	+2.8	+7.0
I-beams, 6" Deep, 12.5 LB/LF	CWT	143.63	+0.8	+7.1
Wide-flange, 8" Deep, 31 LB/LF	CWT	129.96	+0.9	+14.1
REINFORCING BARS				
Grade 60, No. 4	CWT	76.63	+0.8	+14.1
HOT-ROLLED CARBON-STEEL PLATE				
12 gauge, 48" x 10'	CWT	122.50	+0.8	+27.7
ALUMINUM SHEET				
3003H14, 36" x 96"	CWT	425.02	–1.1	+24.8
STAINLESS-STEEL SHEET				
14 gauge	CWT	375.50	+3.4	+13.5
16 gauge	CWT	368.53	+2.6	+13.9
20 gauge	CWT	370.07	+0.2	+14.0
STAINLESS-STEEL PLATE				
304, ¼", 72" x 240"	CWT	387.11	+0.3	+13.4
316, ¼", 96" x 140"	CWT	545.56	+2.1	+18.5
STEEL PILING (H-PILE)				
HP10 x 42	CWT	109.30	+0.3	+13.3

SOURCE: ENR

PLATTS* STEEL SPOT MARKET PRICES: MAR. 2026				
Reinforcing bar, No. 5	TON	925.63	–2.0	+16.1
Plate	TON	1150	+5.3	–2.1
Hot-rolled coil	TON	1011.36	+3.8	+7.5

SOURCE: *PLATTS S&P GLOBAL REBAR SOUTHERN U.S.; PLATE PRICES U.S. SOUTHEAST AVERAGE; HOT-ROLLED COIL PRICES INDIANA.

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Structural Steel, Rebar, Building Sheet, Piling 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
STANDARD STRUCTURAL SHAPES											
AVERAGE	CWT	137	100.57	70.73	117.51	+203.97	72.5	64.7	+177.55	111.7	85.08
CHANNEL BEAMS, 6" DEEP, 8.2 LB/LF	CWT	121.95	86.41	58.75	87.34	+183.69	59.2	69.1	+155.55	76.32	85.18
I-BEAMS, 6" DEEP, 12.5 LB/LF	CWT	156	115	80.95	139.43	+226.64	91.2	60	+237.12	139.61	85.05
WIDE-FLANGE, 8" DEEP, 31 LB/LF	CWT	133.06	100.3	72.5	125.77	+201.58	67.1	65	+139.98	119.17	85.01
REINFORCING BARS											
GRADE 60, No. 4	CWT	90.12	67.35	75	64.11	+74.51	+102	58.5	+79.5	94.06	56.06
HOT-ROLLED CARBON-STEEL PLATE											
12 GAUGE, 48" x 10'	CWT	88.57	84	85	123.48	+98	+122	58.14	208	70.15	205.43
BUILDING SHEET AND PLATE											
ALUM. SHEET, 3003H14, 36" x 96"	CWT	378.71	370.36	466.66	395.84	+201.25	+340	258	610	338.18	298.26
STAINLESS-STEEL SHEET											
14 GAUGE	CWT	223.99	384	283.96	352.64	+698.1	285	298	315	256.39	+446.44
16 GAUGE	CWT	225.33	339.04	283.95	352.78	+745	174	301	365.25	251.25	+360.15
20 GAUGE	CWT	229.3	361.88	290.62	383.99	+576	181	310	510	219.66	–288.97
STAINLESS-STEEL PLATE											
304, ¼", 72" x 240"	CWT	254.29	356.34	459.99	486.15	+505	182.5	184	571.2	240.35	+414
316, ¼", 96" x 140"	CWT	378.06	535.04	523.44	520.86	+645	451	453	581.4	707.25	+431
STEEL PILING: H-PILE											
HP10 x 42	CWT	81.9	95	71.76	106	216	70	91.98	202.98	102	80

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
STANDARD STRUCTURAL SHAPES											
AVERAGE	CWT	129.7	210	101.67	+141.33	152.33	119.33	100.57	183.57	155.67	129.33
CHANNEL BEAMS, 6" DEEP, 8.2 LB/LF	CWT	139.6	210	85	+124.95	125	105	86.41	152.31	130	81
I-BEAMS, 6" DEEP, 12.5 LB/LF	CWT	135.71	210	125	+139.13	170	132	115	186.78	173	155
WIDE-FLANGE, 8" DEEP, 31 LB/LF	CWT	113.8	210	95	+159.92	162	121	100.3	211.62	164	152
REINFORCING BARS											
GRADE 60, No. 4	CWT	97.24	72.19	68.4	86.2	63.49	70	67.35	120.33	62	64.15
HOT-ROLLED CARBON-STEEL PLATE											
12 GAUGE, 48" x 10'	CWT	124.72	230	80	81	152	192	84	113.46	+177	73
BUILDING SHEET AND PLATE											
ALUM. SHEET, 3003H14, 36" x 96"	CWT	624.55	450	339.14	+395.45	515	500	370.36	335.71	–909.86	403
STAINLESS-STEEL SHEET											
14 GAUGE	CWT	437.77	580	354	386.27	+391	258	384	469.88	+490.63	+209
16 GAUGE	CWT	468.38	580	357	371.2	+372	288	339.04	508.37	+478.85	+210
20 GAUGE	CWT	510.87	580	365.9	375.15	345	295	361.88	475.32	524.79	+216
STAINLESS-STEEL PLATE											
304, ¼", 72" x 240"	CWT	423.68	595	321	+319.15	585	405	365.34	328.37	–474.75	+271
316, ¼", 96" x 140"	CWT	548.8	595	300	+301.25	625	478	535.04	742.89	+1028.09	+531
STEEL PILING: H-PILE											
HP10 x 42	CWT	110.32	76.5	92	+161.32	92	94	95	141.4	102	95

+ OR – DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT. ALL PRICES ARE FOR WAREHOUSE OR CITY. STAINLESS-STEEL SHEET PRICES ARE FOR TYPE 304, 2B FINISH, 48 X 120-IN. STEEL PILES ARE HIGH-STRENGTH A572. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. PRODUCT SPECIFICATIONS MAY VARY DEPENDING ON WHAT IS MOST COMMONLY USED OR MOST ACCESSIBLE IN A CITY. QUANTITIES ARE GENERALLY TRUCKLOADS.

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