

# 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

**+2.4%**

ANNUAL INFLATION RATE

**MAY 2026**

1913=100	INDEX VALUE	MONTH	YEAR
<b>CONSTRUCTION COST</b>	14176.18	+0.1%	<b>+2.4%</b>
<b>COMMON LABOR</b>	26554.74	0.0%	+1.3%
<b>WAGE \$/HR.</b>	50.45	0.0%	+1.3%

The Construction Cost Index annual escalation rose 2.4% while the monthly component showed increased 0.1%.

## Building Cost Index

**+3.5%**

ANNUAL INFLATION RATE

**MAY 2026**

1913=100	INDEX VALUE	MONTH	YEAR
<b>BUILDING COST</b>	8822.43	+0.2%	<b>+3.5%</b>
<b>SKILLED LABOR</b>	12489.85	0.0%	+2.1%
<b>WAGE \$/HR.</b>	69.32	0.0%	+2.1%

The Building Cost Index was up 3.5% on an annual basis, while the monthly component increased 0.2%.

## Materials Cost Index

**+0.5%**

MONTHLY INFLATION RATE

**MAY 2026**

1913=100	INDEX VALUE	MONTH	YEAR
<b>MATERIALS COST</b>	6589.32	<b>+0.5%</b>	+5.3%
<b>CEMENT \$/TON</b>	294.54	-4.3%	+1.2%
<b>STEEL \$/CWT</b>	128.24	+1.4%	+9.3%
<b>LUMBER \$/MBF</b>	859.97	+1.3%	+10.2%

The Materials Cost Index increased +0.5% in May.

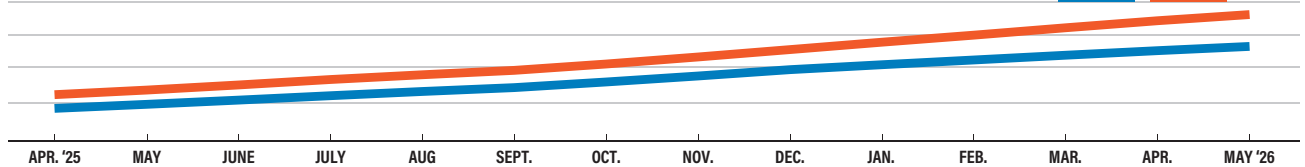
## Inflation's Pulse Year-to-year and monthly percent changes for ENR's cost indexes

### ANNUAL

CONSTRUCTION COST INDEX BUILDING COST INDEX

**+2.4%**  
CCI

**+3.5%**  
BCI

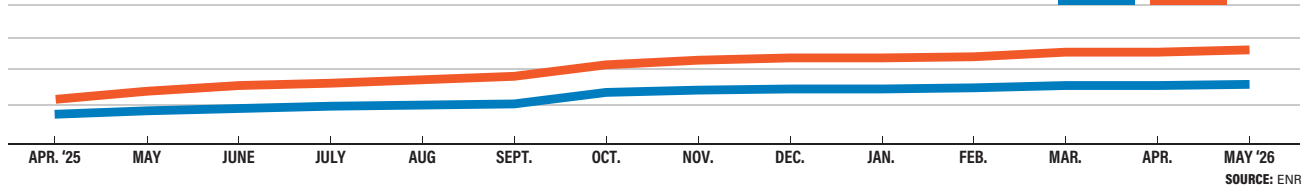


### MONTHLY

CONSTRUCTION COST INDEX BUILDING COST INDEX

**+0.1%**  
CCI

**+0.2%**  
BCI



SOURCE: ENR

## Cost Index Review

BASE YEAR	CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES			
	1913	1967	1913	1967	1913	1967	1913	1967		
<b>2025</b>	<b>Apr.</b>	13798.28	1284.56	8463.02	1252.68	12190.72	1200.92	26207.63	1246.36	
	<b>May</b>	13838.59	1288.31	8520.44	1261.18	12235.95	1205.22	26207.63	1246.36	
	<b>June</b>	13871.21	1291.35	8563.30	1267.52	12266.76	1208.07	26211.45	1246.54	
	<b>July</b>	13892.84	1293.36	8577.82	1269.67	12266.76	1208.07	26230.13	1247.32	
	<b>Aug.</b>	13913.52	1295.29	8601.54	1273.18	12326.79	1214.25	26281.97	1249.42	
	<b>Sept.</b>	13927.75	1296.61	8616.58	1275.41	12365.59	1217.99	26318.55	1250.92	
	<b>Oct.</b>	14073.99	1310.23	8704.99	1288.50	12449.73	1226.39	26554.74	1261.43	
	<b>Nov.</b>	14097.71	1312.44	8740.51	1293.75	12480.84	1229.60	26554.74	1261.43	
	<b>Dec.</b>	14118.46	1314.37	8761.25	1296.82	12480.84	1229.60	26554.74	1261.43	
	<b>2026</b>	<b>Jan.</b>	14118.53	1314.37	8764.76	1297.34	12489.85	1230.46	26554.74	1261.43
		<b>Feb.</b>	14131.61	1315.59	8777.82	1299.82	12489.85	1230.46	26554.74	1261.43
		<b>Mar.</b>	14156.75	1317.93	8802.97	1303.00	12489.85	1230.46	26554.74	1261.43
<b>Apr.</b>		14157.77	1318.03	8803.97	1303.15	12489.85	1230.46	26554.74	1261.43	
<b>May</b>		14176.18	1319.74	8822.43	1305.88	12489.85	1230.46	26554.74	1261.43	

### INFLATION

**+1.3%**

## Common Labor Index

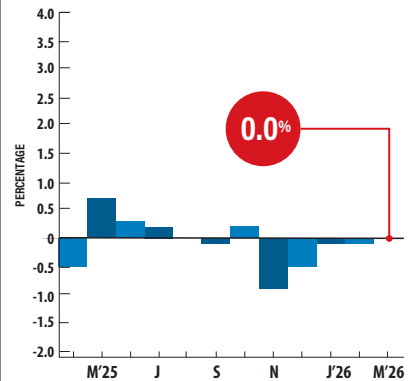
ANNUAL ESCALATION FOR COMMON LABOR INCREASED 1.3% IN MAY, WHILE SKILLED LABOR EXPERIENCED A 2.1% ESCALATION OVER THE SAME TIME PERIOD.

**Cement prices showed no change in March following a 0.2% increase in February**, according to the Bureau of Labor Statistics' producer price index. Annual escalation for the index sits at -0.6% in February. ENR's 20-city average monthly price for masonry cement declined 0.1%, while yearly prices are up 4.4% since May 2025. All types of concrete block experienced both monthly and yearly increases in May, according to ENR's data. Monthly prices for concrete sand are up 2%, while yearly prices experienced a 7.6% increase.

## PRODUCER PRICE INDEX

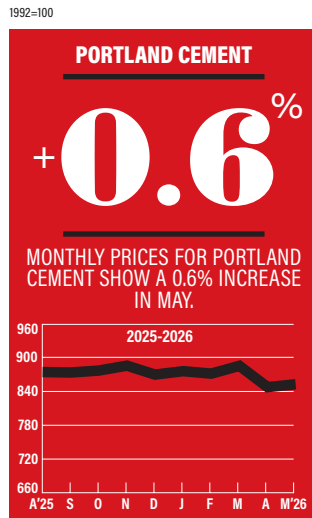
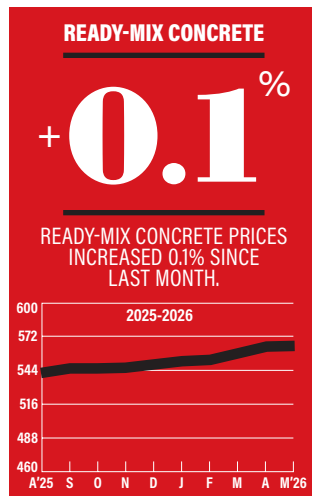
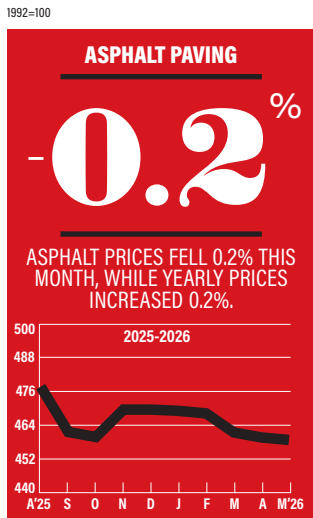
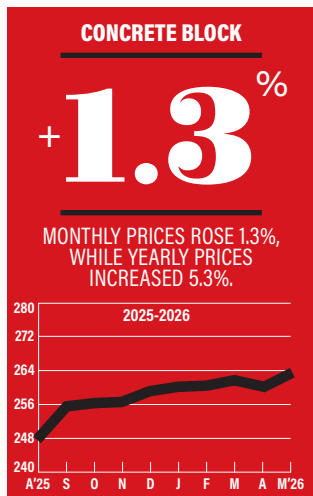
### CEMENT

Monthly Percent Change



SOURCE: BUREAU OF LABOR STATISTICS

## ENR's Materials Prices For May 2026



## 20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

### ASPHALT PAVING

PG 58	TON	606.54	-0.2	+0.2
Cutback, MC800	TON	787.79	+0.8	+5.9
Emulsion, RAPID SET	TON	593.98	+0.8	+1.4
Emulsion, SLOW SET	TON	612.80	+0.7	+1.7

### PORTLAND CEMENT

Type one	TON	296.39	+0.6	+2.4
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### MASONRY CEMENT

70-lb bag	TON	15.77	-0.1	+4.4
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### CRUSHED STONE

Base course	TON	36.95	+1.1	+0.5
Concrete course	TON	40.99	+0.7	+3.3
Asphalt course	TON	39.01	0.0	+4.6

### SAND

Concrete	TON	39.54	+2.0	+7.6
Masonry	TON	43.19	+2.2	+7.3

### READY-MIX CONCRETE

3,000 psi	CY	187.70	+0.1	+4.9
4,000 psi	CY	200.50	0.0	+5.1
5,000 psi	CY	223.75	0.0	+4.9

### CONCRETE BLOCK

Normal weight: 8" x 8" x 16"	C	251.84	+1.3	+5.3
Lightweight: 8" x 8" x 16"	C	253.33	+0.7	+2.2
12" x 8" x 16"	C	386.85	+1.3	+3.5

1992=100

1992=100

SOURCE: ENR

# CONSTRUCTION ECONOMICS

## Asphalt, Cement, Aggregate, Concrete, Block For May 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	-600	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	+403.62	-200	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	18.9	16.28	15	14.54	13.32	13.5	16.61	20.5	14.75
<b>CRUSHED STONE</b>											
BASE COURSE	TON	50	+52	23	22.5	25	20	38	28.05	60	28.5
CONCRETE COURSE	TON	60	+55	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	+55	50	24.5	52.59	20	28	45	48	30
MASONRY	TON	36	+55	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	+162	110	190	184.54
4,000 PSI	CY	205	196.66	195	219	205	172	-164	120	200	190.9
5,000 PSI	CY	215	206.09	205	227	210	185	+202	125	245	199.37
<b>CONCRETE BLOCK</b>											
NORMAL WEIGHT: 8" x 8" x 16"	C	228	234	226	+298	184	145	+300	325	225	209.86
LIGHTWEIGHT: 8" x 8" x 16"	C	250	237	186	240	225	170	+280	370	215	245.69
12" x 8" x 16"	C	340	325	418	+541	399	293	+290	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	---	---	+600	486.25	525	550
CUTBACK, MC800	TON	1152	564	---	535.04	+718.2	+637.2	983.93	850	700	452
EMULSION, RAPID SET	TON	924	558	328	462.2	+603.26	+468.72	694.62	820	475	412
EMULSION, SLOW SET	TON	924	558	450	503.98	+585.36	+464.4	726.24	820	575	438
<b>PORTLAND CEMENT</b>											
TYPE ONE	TON	197.28	452.98	285	292.55	+367.71	215.27	+200	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	19.75	16.29	+18.9	13	11.61	-12.19
<b>CRUSHED STONE</b>											
BASE COURSE	TON	15.08	48.46	20.58	28.35	72	52.68	+52	22.22	44	36.67
CONCRETE COURSE	TON	40	59.34	38.94	32.52	48.5	37.17	+55	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	+62.35	46.5	31.21	+55	30	45	36.11
MASONRY	TON	30.4	44.37	30.11	+102.3	31	20.15	+55	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	+620	380	426	351.75	401	233

DUE TO GROWING POPULARITY AND APPROVAL FOR USE BY SEVERAL STATE DOT'S, 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, CR2-SLOW-SET EMULSION, CSS1H; BASE COURSE, 1/2" DOWN TO DUST, UNWASHED; CONCRETE COURSE, 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.