

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

+2.4%

ANNUAL INFLATION RATE

MAY 2026

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14176.18	+0.1%	+2.4%
COMMON LABOR	26554.74	0.0%	+1.3%
WAGE \$/HR.	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
BUILDING COST	8822.43	+0.2%	+3.5%
SKILLED LABOR	12489.85	0.0%	+2.1%
WAGE \$/HR.	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%

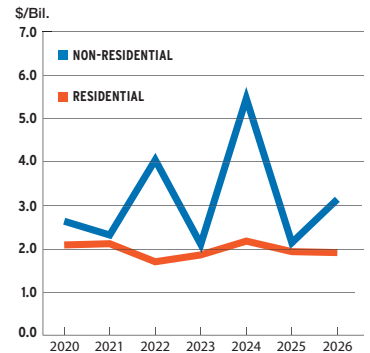
MONTHLY INFLATION RATE

MAY 2026

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

The Materials Cost Index increased +0.5% in May.

Construction starts in the Detroit metro area are expected to rise 24.4% in 2026, to \$5 billion, according to Dodge Construction Network. Dodge predicts a 47.6% increase in non-residential starts, while residential is expected to fall 1.2%. Office and education starts are predicted to increase, while warehouse starts are expected to fall.



SOURCE: DODGE CONSTRUCTION NETWORK

ENR's Cost Indexes by City

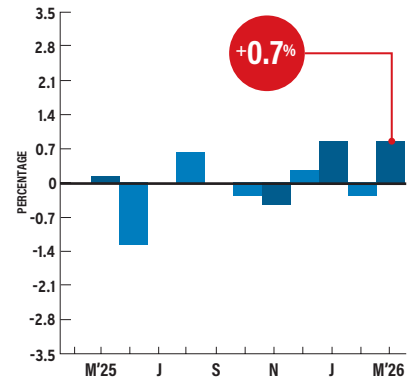
1913=100 1967=100 R=REVISED	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	MAY '26: 1913	% CHG. YEAR	MAY '26: 1913	% CHG. YEAR	MAY '26: 1967	% CHG. YEAR	MAY '26: 1967	% CHG. YEAR	MAY '26: 1967	% CHG. YEAR
ATLANTA	8731.23	-0.1	6980.57	-0.1	825.83	0.0	829.31	0.0	1569.73	-0.2
BALTIMORE	11306.88	+5.1	8049.01	+7.3	1236.74	0.0	1041.21	0.0	1522.21	+14.1
BIRMINGHAM	9140.88	+2.7	6585.21	+3.7	978.68	0.0	894.48	0.0	1319.99	+6.6
BOSTON	18629.11	+1.2	10719.03	+2.7	1848.09	+0.3	1700.94	+1.4	1375.77	+4.6
CHICAGO	22385.54	+7.6	11154.53	+0.8	2030.80	+9.2	1583.08	0.0	1407.68	+1.8
CINCINNATI	12497.06	-1.7	7235.59	-2.3	1180.77	+3.4	1102.61	+9.8	1121.86	-13.8
CLEVELAND	14494.80	-1.9	7975.81	-2.9	1147.66	0.0	1052.09	+1.2	1219.19	-7.2
DALLAS	8060.94	+7.6	6744.96	+9.8	742.23	0.0	761.92	+1.4	1419.85	+15.0
DENVER	9380.88	+1.3	7766.63	+1.7	818.18	0.0	1077.89	+0.3	1342.58	+3.1
DETROIT	13908.37	+2.0	8334.92	+0.6	1125.91	+2.7	1178.73	+1.2	1056.19	-0.2
KANSAS CITY	14290.84	+3.7	8597.75	+6.2	1413.02	0.0	1349.22	0.0	1305.75	+14.1
LOS ANGELES	15771.67	-1.3	9526.53	-0.6	1287.67	0.0	1311.05	+3.0	1447.81	-4.6
MINNEAPOLIS	17419.76	+4.3	9509.47	+9.6	1638.77	0.0	1529.95	+2.0	1329.41	+21.2
NEW ORLEANS	8089.99	+1.6	6768.83	+1.9	749.82	0.0	870.91	0.0	1394.80	+3.2
NEW YORK CITY	23518.55	+4.3	12676.90	+7.4	1721.88	+1.3	1638.55	+1.6	1504.41	+21.2
PHILADELPHIA	16967.08	+3.4	10069.59	+5.3	1733.73	+1.2	1540.29	+1.6	1435.64	+11.5
PITTSBURGH	13047.88	+4.4	8403.45	+7.6	1178.28	0.0	1125.45	+1.0	1188.81	+16.3
ST. LOUIS	15264.49	+2.7	8922.90	+3.9	1179.98	+1.2	1146.85	+1.5	1537.03	+6.4
SAN FRANCISCO	15321.48	+0.3	10849.42	+0.4	1076.13	0.0	1339.65	0.0	1639.12	+0.9
SEATTLE	15296.13	+0.4	9577.41	+9.0	1314.48	0.0	1534.92	+14.7	1491.03	+1.5

Prices for PVC pipe products rose 0.7% in March after decreasing 0.2% in February, according to the Bureau of Labor Statistics' producer price index for plastic construction products, which consists largely of PVC pipe. The annual escalation reached 1.6% in March. ENR's 20-city average price for all three types of corrugated-steel pipe experienced both monthly and yearly increases in May. Monthly prices for 6-in. ductile-iron pipe increased 1.9%, while the annual price rose 9.6% since May 2025.

PRODUCER PRICE INDEX

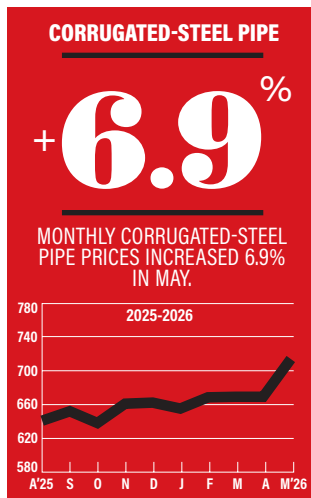
PVC PIPE

Monthly Percent Change

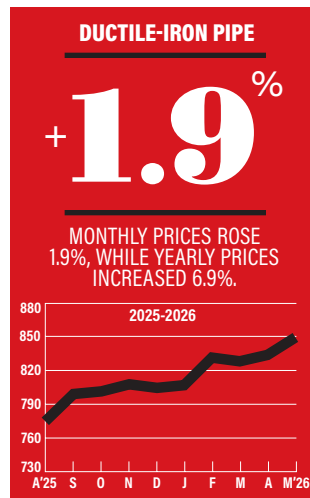


SOURCE: BUREAU OF LABOR STATISTICS

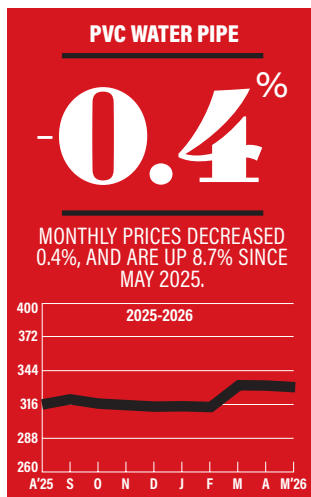
ENR's Materials Prices For May 2026



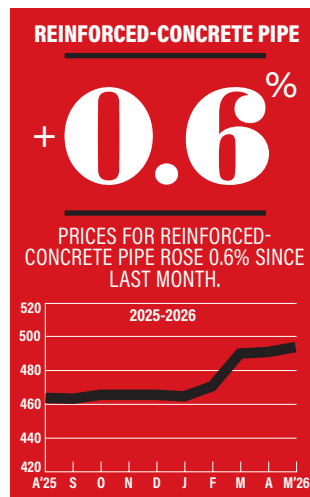
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

REINFORCED-CONCRETE PIPE (RCP)

12"	FT	36.23	-1.5	+5.6
24"	FT	71.55	+0.6	+11.1
36"	FT	148.22	+2.7	+9.6
48"	FT	238.22	+2.9	+6.1

CORRUGATED-STEEL PIPE (CSP)

12"	FT	27.50	+1.6	+4.5
36"	FT	96.34	+6.9	+15.3
60"	FT	211.49	+0.8	+10.0

POLYETHYLENE PIPE (PE): UNDERDRAIN

4"	FT	1.71	+0.8	+17.6
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POLYVINYL-CHLORIDE PIPE (PVC)

Sewer, 4"	FT	3.53	+3.0	-7.7
8"	FT	15.59	+2.0	+4.5
Water, 6"	FT	12.07	0.0	+23.2
8"	FT	18.10	-0.4	+8.7
12"	FT	37.53	+1.8	+17.5

DUCTILE-IRON PIPE (DIP)

6"	FT	35.92	+1.9	+9.6
8"	FT	48.60	+1.9	+6.9
12"	FT	76.45	+1.6	+10.2

COPPER WATER TUBING: TYPE L

½"	FT	4.02	+1.9	+4.6
1½"	FT	18.05	+2.7	+18.7

SOURCE: ENR

Sewer, Water and Drain Pipe 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
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	34.25	26.61	41.81	12.94	29.05	38	29	87	+41.44	17.6
24"	FT	64.47	59.9	57.51	31.28	71.2	90	90	141.25	+64.23	41.97
36"	FT	130.22	175	131.58	67.47	152.25	165	145	264.35	+145.04	89.54
48"	FT	198	220.05	231.96	112.92	387.8	260	230	418.32	+233.1	149.73
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	22.26	29	23.25	12.55	35.4	28	22	+60.83	+41.44	17.6
36"	FT	66.91	127.4	69.83	44.51	127.4	100	53	+201.23	+207.20	52.3
60"	FT	148.5	260	153.69	101.62	260	210	165	+451.79	+227.92	151.29
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.6	1.49	0.94	0.9	1.1	1.75	0.68	1.57	+3.63	0.77
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	4.11	2.59	+2.82	2.99	4.57	4	5.87	6.18	+2.08	1.96
8"	FT	17.06	14.94	-8.27	10.5	27.47	11	23.99	15.45	+13.83	9.9
WATER, 6"	FT	9.4	11.89	+5.3	6.05	23.03	18	24	11.33	+20.46	4.99
8"	FT	17.06	24	-8.27	10.5	32.47	27	23	13.39	+30.04	7.99
12"	FT	38.2	28.52	-15.44	24.2	63.01	48	42	28.84	+40.04	14.39
DUCTILE-IRON PIPE (DIP)											
6"	FT	36.41	40.85	33.84	37.14	34.2	34	38.75	60	+29.01	30.75
8"	FT	47.94	57.5	44.09	53.7	46.4	47	57.3	80	+39.37	18.5
12"	FT	73.84	86	70.05	88.63	97.87	82	75	135	+60.09	60.54
COPPER WATER TUBING: TYPE L											
½"	FT	4.18	4	4.27	5.51	3.17	3.5	6.78	4	+2.35	2.61
1½"	FT	22.41	14.95	23.47	30.26	15.33	15	17.58	19.57	+13.18	15.7
ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	+18.2	37.95	35.84	32.66	68	50	26.2	+33.6	+38.35	26.1
24"	FT	+49.28	51.75	66.08	51.66	129	108	59.9	+57.75	+79.07	66.6
36"	FT	+89.81	105.8	151.2	111.04	248	215	175	+81.9	+179.06	142.1
48"	FT	+155.31	171.35	281.12	+150	415	345	224.45	+152.25	+290.47	237.65
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	+15.7	23.93	20.25	39.53	37	24	29	+21	20.82	26.5
36"	FT	+57.76	83.65	66.07	100.22	121	80	127.4	+71.4	73.99	95.5
60"	FT	+135.82	201.28	161.81	306.94	358	172	173	+168	174.29	240
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	+1.47	1.9	2.09	1.88	3.86	1.3	1.2	+1.58	2.59	1.5
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	+1.38	4.89	2.65	4.25	+4.85	3.07	2.59	+4.2	2.6	2.22
8"	FT	+7.38	11.77	11.1	18.47	+20.45	8.59	7.55	+12.6	21.67	9.76
WATER, 6"	FT	+8.04	11.02	12.49	+7.2	15.75	+11.63	11.89	+10.5	-13.15	4.55
8"	FT	+10.6	17.14	23.44	+8.95	24.5	+24.96	18.78	+12.6	-20.22	7.11
12"	FT	+35.68	30.39	49.54	+46	48	+44.57	54.64	+33.6	48.49	17.13
DUCTILE-IRON PIPE (DIP)											
6"	FT	+26.87	28.04	34.92	51.27	25.12	+39.75	43.89	+29.4	30.75	32.75
8"	FT	+35.38	36.93	49.28	78.35	37.95	+58	61.25	+37.8	40.51	44
12"	FT	+54.21	55.63	81.33	91.52	55.76	+69	100.01	+56.7	61.00	72.75
COPPER WATER TUBING: TYPE L											
½"	FT	+3.47	3.33	5.16	3.64	2.29	+4.1	4	+5.52	-4.43	4.11
1½"	FT	+13.36	13.4	27.12	13.99	+26.6	+20.4	14.95	+12.46	+18.25	22.61

+ DR - 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.