

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				Building Cost Index				Materials Cost Index			
ANNUAL INFLATION RATE		+2.4%		ANNUAL INFLATION RATE		+3.5%		MONTHLY INFLATION RATE		+0.5%	
MAY 2026				MAY 2026				MAY 2026			
1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR	1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14176.18	+0.1%	+2.4%	BUILDING COST	8803.97	+0.2%	+3.5%	MATERIALS COST	6589.32	+0.5%	+5.3%
COMMON LABOR	26554.74	0.0%	+1.3%	SKILLED LABOR	12489.85	0.0%	+2.1%	CEMENT \$/TON	294.54	-4.3%	+1.2%
WAGE \$/HR.	50.45	0.0%	+1.3%	WAGE \$/HR.	69.32	0.0%	+2.1%	STEEL \$/CWT	128.24	+1.4%	+9.3%
								LUMBER \$/MBF	859.97	+1.3%	+10.2%

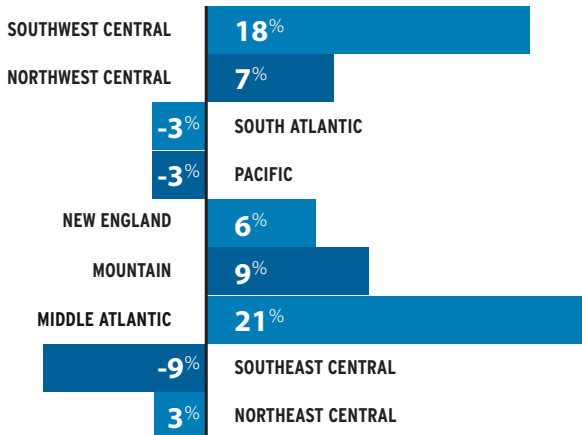
The Construction Cost Index annual escalation rose 2.4%, while the monthly component increased 0.1%.

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

The Materials Cost Index increased 0.5% in May.

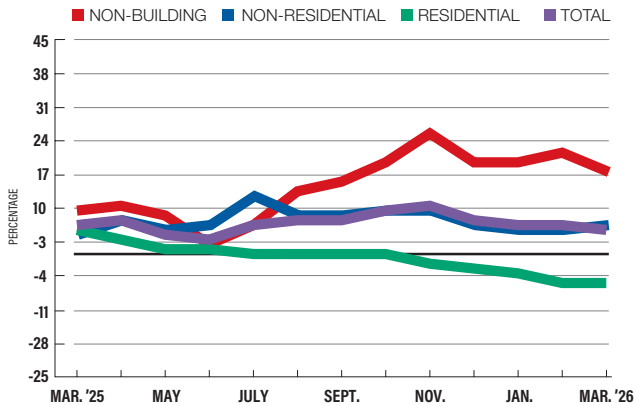
Construction Starts Regional growth trends vs. national growth trends

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 Kansas was 9% below the previous year's level, according to Dodge Construction Network. Residential sector starts increased 1%, while non-residential starts decreased 28.9%. Non-building starts increased 8.9% in the same period.

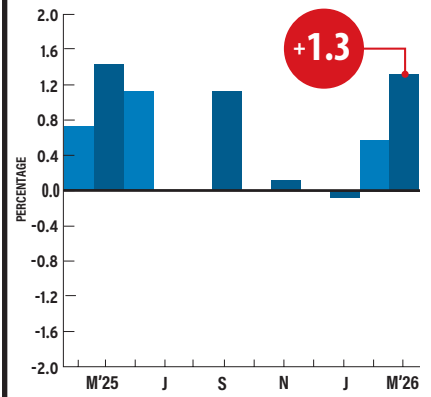
KANSAS CONSTRUCTION STARTS: \$/MIL.	2026 FEB.	2026 JAN.	2025 FEB.	% CHG. MONTH	% CHG. YEAR
TOTAL CONSTRUCTION	9,703,097	9,808,404	10,662,608	-1.1	-9.0
NON-RESIDENTIAL	3,196,531	3,445,513	4,493,021	-7.2	-28.9
STORES, SHOPPING CENTERS	271,924	269,600	202,622	+0.9	+34.2
OFFICE, BANK BUILDINGS	252,243	325,279	410,289	-22.5	-38.5
HOTELS, MOTELS	116,386	124,681	61,108	-6.7	+90.5
OTHER COMMERCIAL	566,198	585,273	993,875	-3.3	-43.0
MANUFACTURING BUILDINGS	183,664	185,726	381,644	-1.1	-51.9
EDUCATIONAL BUILDINGS	692,089	709,915	995,405	-2.5	-30.5
HEALTH CARE FACILITIES	573,688	662,815	359,525	-13.4	+59.6
OTHER INSTITUTIONAL	540,339	582,224	1,088,553	-7.2	-50.4
RESIDENTIAL	2,705,160	2,540,631	2,677,557	+6.5	+1.0
NON-BUILDING	3,801,406	3,822,260	3,492,030	-0.5	+8.9
HIGHWAYS, BRIDGES	1,550,816	1,624,153	1,584,053	-4.5	-2.1
ENVIRONMENTAL PUBLIC WORKS	669,718	659,058	630,629	+1.6	+6.2
POWER, UTILITIES	874,122	843,829	1,005,995	+3.6	-13.1

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

The price of sheet metal rose 1.3% in March after increasing 0.5% in February, according to the Bureau of Labor Statistics' Producer Price Index. The annual index sits at 5.8% in March. ENR's 20-city average monthly price for hot-rolled carbon-steel plate rose 1.9% in May, while yearly prices are up 29.2%. Prices for all types of stainless-steel sheet experienced both monthly and yearly increases in May, according to ENR's data. Monthly prices for reinforcing bars rose 3.2%, while yearly prices are up 16.8%.

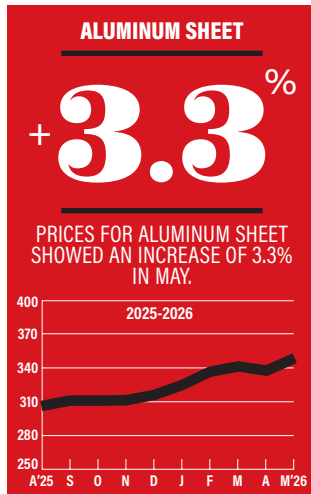
PRODUCER PRICE INDEX

SHEET METAL Monthly Percent Change

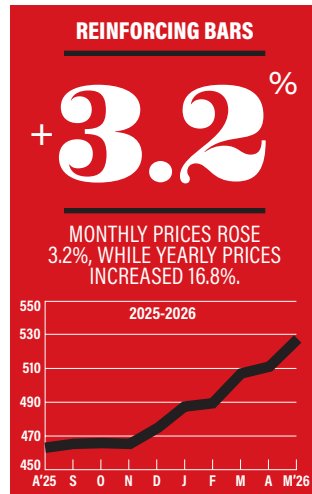


SOURCE: BUREAU OF LABOR STATISTICS

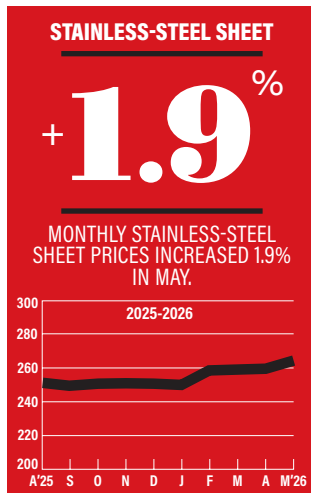
ENR's Materials Prices For May 2026



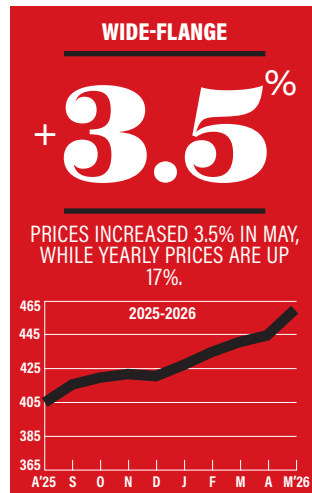
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
STANDARD STRUCTURAL SHAPES				
Average	CWT	132.12	+3.0	+116.
Channel beams, 6" Deep, 8.2 LB/LF	CWT	113.24	+1.9	+7.7
I-beams, 6" Deep, 12.5 LB/LF	CWT	148.63	+3.5	+10.0
Wide-flange, 8" Deep, 31 LB/LF	CWT	134.50	+3.5	+17.0
REINFORCING BARS				
Grade 60, No. 4	CWT	79.09	+3.2	+16.8
HOT-ROLLED CARBON-STEEL PLATE				
12 gauge, 48" x 10'	CWT	124.82	+1.9	+29.2
ALUMINUM SHEET				
3003H14, 36" x 96"	CWT	439.22	+3.3	+24.1
STAINLESS-STEEL SHEET				
14 gauge	CWT	384.22	+2.3	+12.9
16 gauge	CWT	374.01	+1.5	+11.9
20 gauge	CWT	376.98	+1.9	+11.8
STAINLESS-STEEL PLATE				
304, 1/4", 72" x 240"	CWT	396.65	+2.5	+15.8
316, 1/4", 96" x 140"	CWT	554.39	+1.6	+18.9
STEEL PILING (H-PILE)				
HP10 x 42	CWT	111.05	+1.6	+15.2

SOURCE: ENR

PLATTS* STEEL SPOT MARKET PRICES: APR. 2026

Reinforcing bar, No. 5	TON	920.00	-0.6	+16.0
Plate	TON	1218.57	+6.0	-1.6
Hot-rolled coil	TON	1041.90	+3.0	+12.7

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

Structural Steel, Rebar, Building Sheet, Piling 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
STANDARD STRUCTURAL SHAPES											
AVERAGE	CWT	137	100.57	70.73	117.51	203.97	72.5	+65	177.55	+118.4	85.08
CHANNEL BEAMS, 6" DEEP, 8.2 LB/LF	CWT	121.95	86.41	58.75	87.34	183.69	59.2	+68	155.55	+80.9	85.18
I-BEAMS, 6" DEEP, 12.5 LB/LF	CWT	156	115	80.95	139.43	226.64	91.2	+61	237.12	+147.99	85.05
WIDE-FLANGE, 8" DEEP, 31 LB/LF	CWT	133.06	100.3	72.5	125.77	201.58	67.1	+66	139.98	+126.32	85.01
REINFORCING BARS											
GRADE 60, No. 4	CWT	90.12	67.35	75	64.11	74.51	102	58.5	79.5	+99.7	56.06
HOT-ROLLED CARBON-STEEL PLATE											
12 GAUGE, 48" x 10'	CWT	88.57	84	85	123.48	98	122	58.14	208	+83.28	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	+401.49	298.26
STAINLESS-STEEL SHEET											
14 GAUGE	CWT	223.99	384	283.96	352.64	698.1	285	298	315	+304.39	446.44
16 GAUGE	CWT	225.33	339.04	283.95	352.78	745	174	301	365.25	+298.27	360.15
20 GAUGE	CWT	229.3	361.88	290.62	383.99	576	181	310	510	+260.78	288.97
STAINLESS-STEEL PLATE											
304, 1/4", 72" x 240"	CWT	254.29	356.34	459.99	486.15	+505	182.5	184	+572	+285.34	414
316, 1/4", 96" x 140"	CWT	378.06	535.04	523.44	520.86	+645	451	453	+582.05	+749.69	431
STEEL PILING: H-PILE											
HP10 x 42	CWT	81.9	95	71.76	106	216	70	91.98	+203.25	+117.41	80

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
STANDARD STRUCTURAL SHAPES											
AVERAGE	CWT	+148.06	210	+115	141.33	+161.33	119.33	100.57	+190.81	+178.33	129.33
CHANNEL BEAMS, 6" DEEP, 8.2 LB/LF	CWT	+147.98	210	+90	124.95	+133	105	86.41	+161.45	+138	81
I-BEAMS, 6" DEEP, 12.5 LB/LF	CWT	+161.11	210	+135	139.13	+180	132	115	+197.99	+207	155
WIDE-FLANGE, 8" DEEP, 31 LB/LF	CWT	+135.1	210	+120	159.92	+171	121	100.3	+212.99	+190	152
REINFORCING BARS											
GRADE 60, No. 4	CWT	+115.44	72.19	68.4	+86.86	+86	70	67.35	+122.58	62	64.15
HOT-ROLLED CARBON-STEEL PLATE											
12 GAUGE, 48" x 10'	CWT	+132.2	230	80	81	+159	192	84	+132.2	177	73
BUILDING SHEET AND PLATE											
ALUM. SHEET, 3003H14, 36" x 96"	CWT	+741.47	450	339.14	+395.45	+554	500	370.36	+355.85	+954.65	403
STAINLESS-STEEL SHEET											
14 GAUGE	CWT	+464.04	580	354	386.27	+394	258	384	+498.07	+559.59	209
16 GAUGE	CWT	+496.49	580	357	371.2	+376	288	339.04	+538.87	478.85	210
20 GAUGE	CWT	+541.52	580	365.9	375.15	+383	295	361.88	+503.84	524.79	216
STAINLESS-STEEL PLATE											
304, 1/4", 72" x 240"	CWT	+449.11	595	321	319.15	+632	405	365.34	+348.07	+527.71	271
316, 1/4", 96" x 140"	CWT	+581.73	595	300	301.25	+682	478	535.04	+787.46	-1027.13	531
STEEL PILING: H-PILE											
HP10 x 42	CWT	+116.94	76.5	92	161.32	+105	94	95	+149.88	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.