

# 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

**+2.8%**

ANNUAL INFLATION RATE

**JUNE 2026**

1913=100	INDEX VALUE	MONTH	YEAR
<b>CONSTRUCTION COST</b>	14257.36	+0.6%	+2.8%
<b>COMMON LABOR</b>	26554.74	0.0%	+1.3%
<b>WAGE \$/HR.</b>	50.45	0.0%	+1.3%

## Building Cost Index

**+4.1%**

ANNUAL INFLATION RATE

**JUNE 2026**

1913=100	INDEX VALUE	MONTH	YEAR
<b>BUILDING COST</b>	8912.59	+1.2%	+4.1%
<b>SKILLED LABOR</b>	12513.54	+0.2%	+2.0%
<b>WAGE \$/HR.</b>	69.45	+0.2%	+2.0%

## Materials Cost Index

**+2.0%**

MONTHLY INFLATION RATE

**JUNE 2026**

1913=100	INDEX VALUE	MONTH	YEAR
<b>MATERIALS COST</b>	6720.25	+2.0%	+6.5%
<b>CEMENT \$/TON</b>	296.39	+0.6%	+2.4%
<b>STEEL \$/CWT</b>	132.12	+3.0%	+11.6%
<b>LUMBER \$/MBF</b>	866.58	+0.8%	+8.8%

The Construction Cost Index annual escalation rose 2.8%, while the monthly component increased 0.6%.

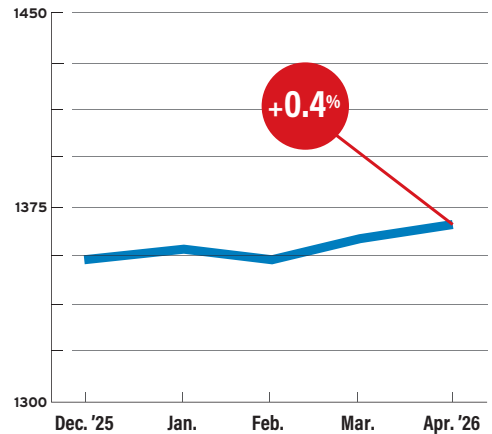
The Building Cost Index was up 41% on an annual basis, while the monthly component increased 1.2%.

The Materials Cost Index increased 2% in June.

**The dollar value of total construction put-in-place showed a monthly escalation rate of 0.4% in April,** according to the U.S. Dept. of Commerce's seasonally adjusted data. On a yearly basis, total construction was 0.9% higher than in April 2025. Yearly private-sector construction showed no change, and public work increased 3.7%. Non-residential construction in the private market fell 2.1% over the past year, while public non-residential work climbed 3.7%.

## TOTAL CONSTRUCTION

Seasonally adjusted rate in (\$) billions



SOURCE: DEPT. OF COMMERCE

## Non-Seasonally Adjusted Total Construction

**657.17**

2026 APR.

**656.08**

2025 APR.

**+6.0**

% CHG. MONTH

**+0.2**

% CHG. YEAR

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2026 APR.	2025 APR.	% CHG. MONTH	% CHG. YEAR
<b>TOTAL PRIVATE</b>	<b>508.07</b>	<b>513.30</b>	<b>+4.4</b>	<b>-1.0</b>
<b>RESIDENTIAL BUILDINGS</b>	273.24	273.04	+6.5	+0.1
<b>LODGING</b>	7.56	7.32	+1.9	-2.3
<b>OFFICE</b>	30.76	28.41	+4.1	+3.2
<b>COMMERCIAL</b>	36.96	36.36	+3.8	+1.6
<b>HEALTH CARE</b>	17.26	17.10	+2.1	+1.0
<b>EDUCATIONAL</b>	8.15	7.68	+4.9	+6.1
<b>RELIGIOUS</b>	1.79	1.54	+4.6	+16.6
<b>AMUSEMENT AND RECREATION</b>	6.79	5.96	+5.8	+13.9
<b>TRANSPORTATION</b>	6.09	5.93	+9.1	+2.7
<b>COMMUNICATION</b>	9.15	8.97	-0.5	+2.0
<b>POWER</b>	48.82	46.23	+1.3	+5.6
<b>MANUFACTURING</b>	60.20	73.35	-1.2	-17.9

CONSTRUCTION VALUE YEAR-TO-DATE, \$ BIL.	2026 APR.	2025 APR.	% CHG. MONTH	% CHG. YEAR
<b>TOTAL PUBLIC</b>	<b>149.10</b>	<b>142.78</b>	<b>+11.5</b>	<b>+4.4</b>
<b>RESIDENTIAL BUILDINGS</b>	3.73	3.64	+8.3	+2.5
<b>OFFICE</b>	5.08	5.24	+6.0	-3.1
<b>COMMERCIAL</b>	1.95	2.14	+3.4	-9.1
<b>HEALTH CARE</b>	5.33	4.98	+5.2	+7.1
<b>EDUCATIONAL</b>	33.05	32.08	+8.4	+0.9
<b>PUBLIC SAFETY</b>	6.14	6.04	+5.4	+1.6
<b>AMUSEMENT AND RECREATION</b>	7.42	6.92	+8.6	+7.2
<b>TRANSPORTATION</b>	14.93	14.36	+5.8	+4.0
<b>POWER</b>	5.96	5.40	+9.9	+10.3
<b>HIGHWAY AND STREET</b>	35.13	33.42	+25.2	+5.1
<b>SEWAGE AND WATER DISPOSAL</b>	15.25	14.02	+7.7	+8.8
<b>WATER SUPPLY</b>	10.05	9.49	+6.9	+5.9
<b>CONSERVATION AND DEVELOPMENT</b>	4.03	3.49	+4.2	+15.5

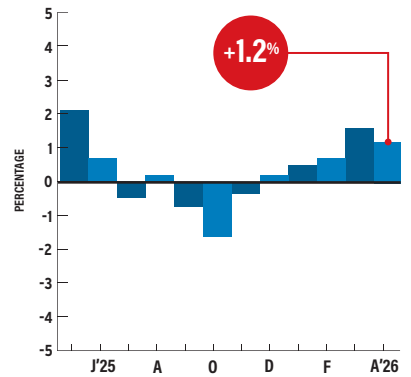
SOURCE: DEPT. OF COMMERCE. NON-SEASONALLY ADJUSTED CONSTRUCTION PUT-IN-PLACE. DETAILS MAY NOT ADD UP TO TOTAL SINCE ALL TYPES OF CONSTRUCTION ARE NOT SHOWN SEPARATELY.

**Plywood prices rose 1.2% in April, after rising 1.6% in March, according to the Bureau of Labor Statistics' Producer Price Index.** The annual index sits at 2.5%. Prices for pine 2x4s are up 6.5% from June 2025's level, while monthly prices experienced an increase of 2.8%, according to ENR's data. ENR's 20-city average monthly price for plyform fell 0.8%, while yearly prices increased 2.4%. Fir 2x4 prices increased 3.9% since last month and 12.1% since last year.

## PRODUCER PRICE INDEX

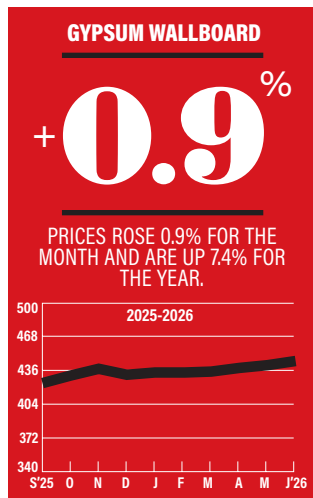
### PLYWOOD

Monthly Percent Change

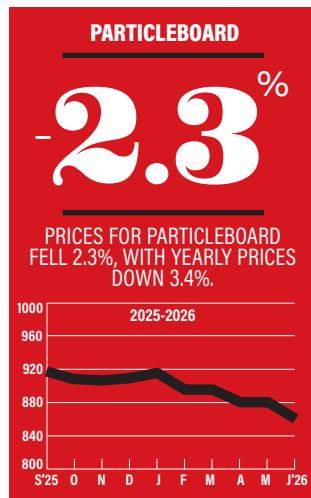


SOURCE: BUREAU OF LABOR STATISTICS

## ENR's Materials Prices For June 2026



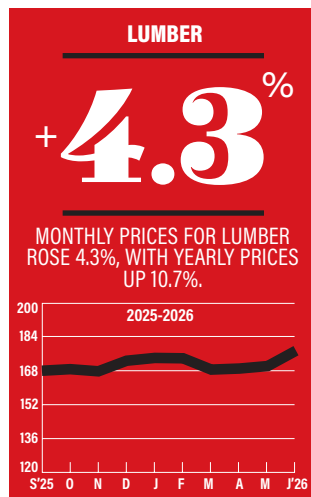
1992=100



1992=100



1992=100



1992=100

## 20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
<b>2" X 4" S4S</b>				
Pine	MBF	904.67	+2.8	+6.5
Fir	MBF	885.92	+3.9	+12.1
Common	MBF	844.07	+4.3	+10.7
<b>2" X 6" S4S</b>				
Common	MBF	956.17	+10.9	+10.7
<b>2" X 8" S4S</b>				
Common	MBF	957.49	+5.2	+16.2
<b>2" X 10" S4S</b>				
Common	MBF	1035.12	+5.8	+18.3
<b>PLYWOOD</b>				
5/8" Thick	MSF	1060.08	+1.0	+0.2
<b>PLYFORM</b>				
3/4" Thick	MSF	1813.61	-0.8	+2.4
<b>PARTICLEBOARD: UNDERLAYMENT</b>				
5/8" Thick	MSF	1042.87	-2.3	-3.4
<b>GYPSUM BOARD: REGULAR</b>				
1/2"	MSF	504.19	+0.9	+7.4
<b>ROOFING INSULATION</b>				
Unfaced	SF	21.43	-0.7	+7.9
<b>WALL INSULATION</b>				
Unfaced	SF	12.19	-0.3	+16.5

SOURCE: ENR

## BLS PRODUCER PRICE INDEX: MARCH

Item	Index (1982=100)	%MONTH	%YEAR
Gypsum building products manufacturing	JUNE 403.1	+0.1	-1.2
Softwood Lumber	283.0	-0.9	-7.0
Plywood	279.6	+1.2	+2.5

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

SOURCE: BUREAU OF LABOR STATISTICS

## Lumber, Plywood, Plyform June 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>2" x 4" S4S</b>											
PINE	MBF	1031.25	1140	1006.88	1006.88	-640	550	850	834.32	+1116.1	550
FIR	MBF	785.63	—	1006.88	1006.88	-640	650	871.5	—	+894.38	550
COMMON	MBF	823.13	955.04	1006.88	1006.88	-640	525	865	833.25	+894.38	550
<b>2" x 6" S4S</b>											
COMMON	MBF	985	845	978.75	1025	-850	550	950	760	933.75	615.25
<b>2" x 8" S4S</b>											
COMMON	MBF	915.94	1077.24	891.09	880.31	+980	575	1200	720	900.94	684
<b>2" x 10" S4S</b>											
COMMON	MBF	727.5	1349.25	847.13	953.2	-740	625	900	650	857.25	644
<b>PLYWOOD</b>											
5/8" THICK	MSF	838.75	964	785	1113.75	1189	+1073	920	1200	-935.63	795
<b>PLYFORM</b>											
3/4" THICK	MSF	1500	1854	1600	1760.94	964	+2050.3	1350	2100	-2285.94	958
<b>PARTICLEBOARD: UNDERLAYMENT</b>											
5/8" THICK	MSF	1625	1031	1121.25	1458.44	831.25	813	950	600	-1011.57	1057
<b>GYPSUM BOARD: REGULAR</b>											
1/2"	MSF	731.56	532.16	480	687.5	562.5	+462.22	410	485	-561.88	370
<b>ROOFING INSULATION</b>											
UNFACED	SF	+21.3	18.42	23.91	25.84	15.96	22	28.43	21	14.5	18.2
<b>WALL INSULATION</b>											
UNFACED	SF	+11.99	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
<b>2" x 4" S4S</b>											
PINE	MBF	-825	1120	1185	605.23	+630.36	+920	1140	+984.38	+1005	+953
FIR	MBF	+1018.13	720	1185	—	+754.8	+895	1140	+984.38	+1005	+953
COMMON	MBF	+1018.13	670	-791.81	601.25	+728.28	+1075	955.04	+984.38	+1005	+953
<b>2" x 6" S4S</b>											
COMMON	MBF	+1177.5	+1150	+896.19	637.45	+1159.74	+1095	845	+1031.25	+1600	+1027.5
<b>2" x 8" S4S</b>											
COMMON	MBF	+1044.38	1050	+1018.44	569.35	+1548.36	+1390	784.9	+862.5	+945	+820
<b>2" x 10" S4S</b>											
COMMON	MBF	+1231.5	+1220	+1080.37	508.6	-2069.58	+1920	1349	+990	+1080	+960
<b>PLYWOOD</b>											
5/8" THICK	MSF	+984.38	936.88	1343.13	923	1513	1495	964	+1031.25	+1093.75	1103.12
<b>PLYFORM</b>											
3/4" THICK	MSF	-1252.03	+3162.19	2619.2	1408.99	1837	1877	1854	+2187.5	2421.56	1320
<b>PARTICLEBOARD: UNDERLAYMENT</b>											
5/8" THICK	MSF	+501.22	773.13	1682.2	514.2	1131	560	1031	-1186.88	1977	1002.18
<b>GYPSUM BOARD: REGULAR</b>											
1/2"	MSF	+430	468.13	500	389.99	651	534	532.16	+436.88	461	433.78
<b>ROOFING INSULATION</b>											
UNFACED	SF	-15.2	27.23	21.35	27	34.4	24	18.42	+18.13	20.55	12.8
<b>WALL INSULATION</b>											
UNFACED	SF	-4.65	24.78	14.5	25.4	9.21	7.15	8.05	+8.64	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.