

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

+3.0%

ANNUAL INFLATION RATE

JULY 2026

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	14307.59	+0.4%	+3.0%
COMMON LABOR	26554.74	0.0%	+1.2%
WAGE \$/HR.	50.45	0.0%	+1.2%

Building Cost Index

+4.5%

ANNUAL INFLATION RATE

JULY 2026

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	8962.81	+0.6%	+4.5%
SKILLED LABOR	12513.54	0.0%	+2.0%
WAGE \$/HR.	69.45	0.0%	+2.0%

Materials Cost Index

+1.2%

MONTHLY INFLATION RATE

JULY 2026

1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6801.27	+1.2%	+7.4%
CEMENT \$/TON	299.94	+1.2%	+3.1%
STEEL \$/CWT	133.42	+1.0%	+11.5%
LUMBER \$/MBF	893.34	+3.1%	+10.6%

The Construction Cost Index annual escalation rose 3%, while the monthly component increased 0.4%.

The Building Cost Index was up 4.5% on an annual basis, while the monthly component increased 0.6%.

The Materials Cost Index increased 1.2% in July.

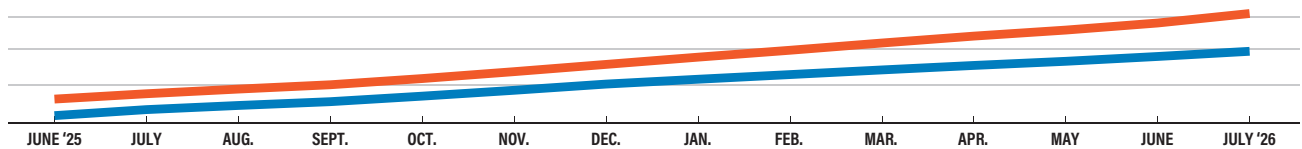
Inflation's Pulse Year-to-year and monthly percent changes for ENR's cost indexes

ANNUAL

CONSTRUCTION COST INDEX BUILDING COST INDEX

+3.0%
CCI

+4.5%
BCI

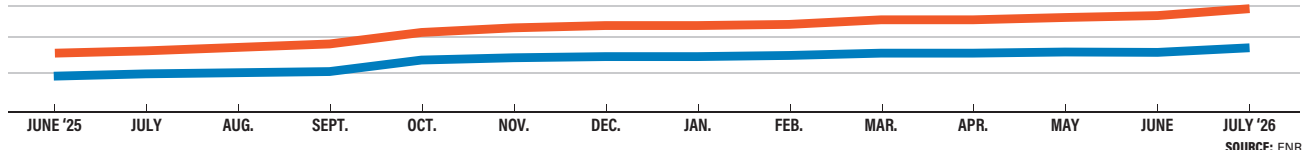


MONTHLY

CONSTRUCTION COST INDEX BUILDING COST INDEX

+0.4%
CCI

+0.6%
BCI



SOURCE: ENR

Cost Index Review

BASE YEAR		CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES	
		1913	1967	1913	1967	1913	1967	1913	1967
2025	June	13871.21	1291.35	8563.30	1267.52	12266.76	1208.07	26211.45	1246.54
	July	13892.84	1293.36	8577.82	1269.67	12266.76	1208.07	26230.13	1247.32
	Aug.	13913.52	1295.29	8601.54	1273.18	12326.79	1214.25	26281.97	1249.42
	Sept.	13927.75	1296.61	8616.58	1275.41	12365.59	1217.99	26318.55	1250.92
	Oct.	14073.99	1310.23	8704.99	1288.50	12449.73	1226.39	26554.74	1261.43
	Nov.	14097.71	1312.44	8740.51	1293.75	12480.84	1229.60	26554.74	1261.43
2026	Dec.	14118.46	1314.37	8761.25	1296.82	12480.84	1229.60	26554.74	1261.43
	Jan.	14118.53	1314.37	8764.76	1297.34	12489.85	1230.46	26554.74	1261.43
	Feb.	14131.61	1315.59	8777.82	1299.82	12489.85	1230.46	26554.74	1261.43
	Mar.	14156.75	1317.93	8802.97	1303.00	12489.85	1230.46	26554.74	1261.43
	Apr.	14157.77	1318.03	8803.97	1303.15	12489.85	1230.46	26554.74	1261.43
	May	14176.18	1319.74	8822.43	1305.88	12489.85	1230.46	26554.74	1261.43
	July	14307.59	1331.97	8962.81	1326.66	12513.54	1232.86	26554.74	1261.43

INFLATION

+1.2%

Common Labor Index

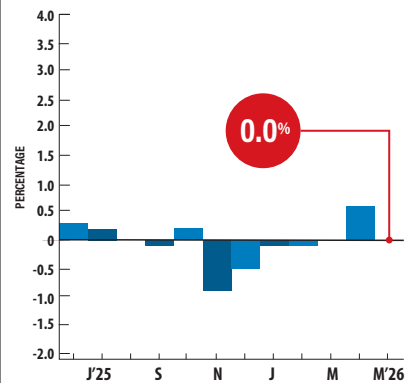
ANNUAL ESCALATION FOR COMMON LABOR INCREASED 1.2% IN JULY, WHILE SKILLED LABOR EXPERIENCED A 2% ESCALATION OVER THE SAME TIME PERIOD.

Cement prices showed no change in May after rising 0.5% in April, according to the Bureau of Labor Statistics' producer price index. Annual escalation for the index sits at -0.6% in May, down from -0.2% in April. ENR's 20-city average monthly price for masonry cement increased 3.5% in July, while yearly prices are up 4.2% since July 2025. All types of ready-mix concrete experienced yearly and monthly increases in July, according to ENR's data. Monthly prices for concrete sand rose 0.8%, while yearly prices experienced a 5.1% increase.

PRODUCER PRICE INDEX

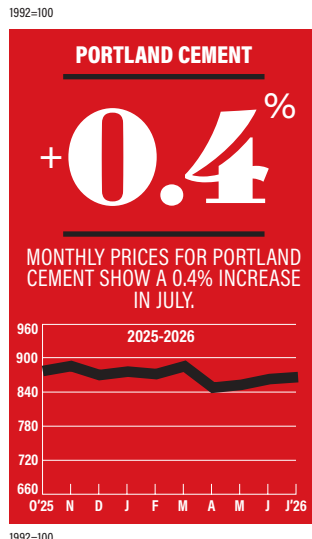
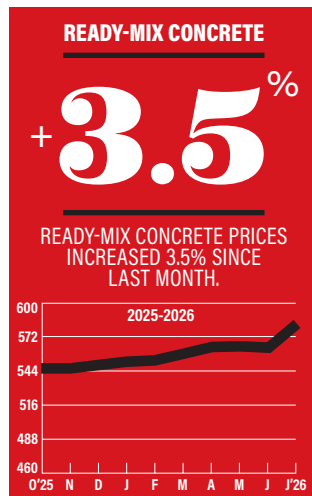
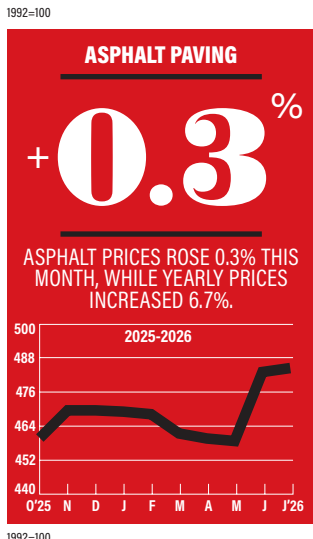
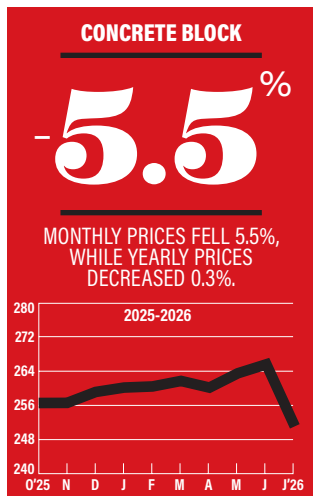
CEMENT

Monthly Percent Change



SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For July 2026



20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

ASPHALT PAVING

PG 58	TON	641.70	+0.3	+6.7
Cutback, MC800	TON	791.23	0.0	+5.4
Emulsion, RAPID SET	TON	596.44	0.0	+1.4
Emulsion, SLOW SET	TON	615.08	0.0	+1.6

PORTLAND CEMENT

Type one	TON	301.00	+0.4	-0.7
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MASONRY CEMENT

70-lb bag	TON	15.95	+3.5	+4.2
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CRUSHED STONE

Base course	TON	37.57	+1.5	+5.2
Concrete course	TON	41.47	+1.1	+3.9
Asphalt course	TON	39.18	+0.4	+5.2

SAND

Concrete	TON	39.21	+0.8	+5.1
Masonry	TON	43.57	+1.0	+7.1

READY-MIX CONCRETE

3,000 psi	CY	193.88	+3.5	+7.8
4,000 psi	CY	208.09	+3.7	+9.1
5,000 psi	CY	230.11	+2.9	+7.6

CONCRETE BLOCK

Normal weight: 8" x 8" x 16"	C	239.94	-5.5	-0.3
Lightweight: 8" x 8" x 16"	C	250.43	-1.1	-0.1
12" x 8" x 16"	C	386.57	+0.4	+4.1

SOURCE: ENR

CONSTRUCTION ECONOMICS

Asphalt, Cement, Aggregate, Concrete, Block For July 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
ASPHALT PAVING											
PG 58	TON	550	+800	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
PORTLAND CEMENT											
TYPE ONE	TON	403.62	234.9	403.62	452.13	376.17	+174	350	378.72	355.7	287.87
TYPE 1L	TON	380.43	219.7	420.64	429.79	---	---	---	485	---	---
MASONRY CEMENT											
70-LB BAG	TON	+16.69	15.98	16.28	15	14.54	+13.59	16.4	16.61	20.5	14.75
CRUSHED STONE											
BASE COURSE	TON	50	52	23	22.5	+34	+21	+34.1	28.05	60	28.5
CONCRETE COURSE	TON	60	55	26	39.29	29.56	+23.46	+43.5	33	43.5	27
ASPHALT COURSE	TON	54	58	23	22.5	44.69	+21.42	+49.5	28.05	43.5	26.66
SAND											
CONCRETE	TON	30.25	55	50	24.5	52.59	+2	-25.25	45	48	30
MASONRY	TON	36	55	50	32.5	50.84	+22.44	-34.75	64.99	48	38
READY-MIX CONCRETE											
3,000 PSI	CY	195	187.22	185	215	-176	+163.2	+259	110.69	190	184.54
4,000 PSI	CY	205	196.66	195	219	-185	+175.44	+275	120.6	200	190.9
5,000 PSI	CY	215	206.09	205	227	-194	+188.7	+290	125.55	245	199.37
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	+238	234	226	298	184	+147.9	-247	325	225	209.86
LIGHTWEIGHT: 8" x 8" x 16"	C	+240	237	186	240	225	+174	-248	370	215	245.69
12" x 8" x 16"	C	+365	325	418	541	399	+298.86	290	490	445	+285
ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
ASPHALT PAVING											
PG 58	TON	513.75	552	---	659.52	---	---	+800	585	525	550
CUTBACK, MC800	TON	1152	564	---	535.04	754.11	656.32	983.93	850	700	452
EMULSION, RAPID SET	TON	924	558	328	462.2	633.42	482.78	694.62	820	475	412
EMULSION, SLOW SET	TON	924	558	450	503.98	614.63	478.33	726.24	820	575	438
PORTLAND CEMENT											
TYPE ONE	TON	197.28	452.98	285	292.55	369	215.27	234.9	240	145	141.5
TYPE 1L	TON	194.28	---	---	509.34	252.45	198.63	219.7	240	---	---
MASONRY CEMENT											
70-LB BAG	TON	8.59	7.3	24.28	23.45	+21.5	+18.35	+16.98	13	7.18	+16.98
CRUSHED STONE											
BASE COURSE	TON	15.08	48.46	20.58	29	+73	+57	52	22.22	44	36.67
CONCRETE COURSE	TON	40	59.34	38.94	32.86	+51	+42	55	35.35	43	46.67
ASPHALT COURSE	TON	21.45	59.34	43.25	24.05	-45	+25	58	40.42	43	46.67
SAND											
CONCRETE	TON	26.5	48.4	27.23	+67.32	-46	+35	55	30	45	36.11
MASONRY	TON	30.4	44.37	42.83	+105.1	+34	+23	55	40	42	36.11
READY-MIX CONCRETE											
3,000 PSI	CY	210	222.47	161	176.64	+279.13	+218.56	187.22	191.9	195	170
4,000 PSI	CY	224.55	228.66	168	177.3	+302.82	+233.93	196.66	232.3	202	188
5,000 PSI	CY	449.55	244.78	175	+184	+322.39	+238.12	206.09	247.45	208	222
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	198	213	292	203.7	352	286.34	234	190.95	310	-178
LIGHTWEIGHT: 8" x 8" x 16"	C	198	150	419.02	238.77	385	255	237	221.1	264	-260
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, CRS2-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.