

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

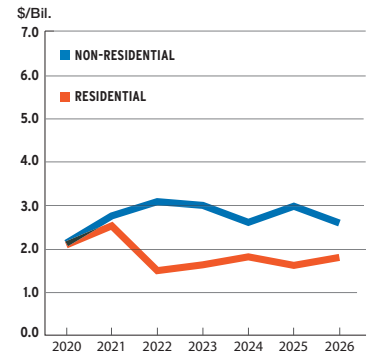
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	6801.27	+1.2%	+7.4%
CEMENT \$/TON	299.94	+1.2%	+3.1%
STEEL \$/CWT	133.42	+1.0%	+11.5%
LUMBER \$/MBF	893.34	+3.1%	+10.6%

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.

Construction starts in the Baltimore metro area are expected to fall 4.5% in 2026, to \$4.3 billion, according to Dodge Construction Network. Dodge predicts a 13.2% decrease in non-residential starts, while residential is expected to rise 11.6%. Retail and health care starts are predicted to increase, while office starts are expected to fall.



SOURCE: DODGE CONSTRUCTION NETWORK

ENR's Cost Indexes by City

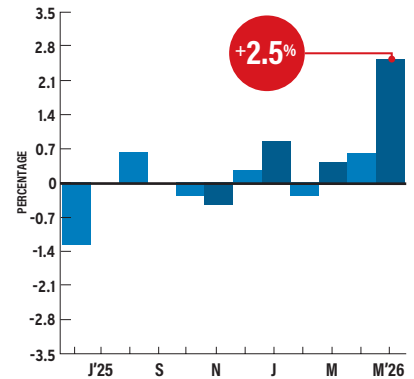
1913=100
 1967=100
 R=REVISED

	CONSTRUCTION COST		BUILDING COST		COMMON LABOR		SKILLED LABOR		MATERIALS	
	JUL '26: 1913	% CHG. YEAR	JUL '26: 1913	% CHG. YEAR	JUL '26: 1967	% CHG. YEAR	JUL '26: 1967	% CHG. YEAR	JUL '26: 1967	% CHG. YEAR
ATLANTA	8757.17	+0.2	7006.44	+0.2	825.83	0.0	829.31	0.0	1579.30	+0.4
BALTIMORE	11341.29	+5.4	8083.32	+7.7	1236.74	0.0	1041.21	0.0	1534.10	+15.0
BIRMINGHAM	9273.69	+3.9	6717.98	+5.5	978.68	0.0	894.48	0.0	1365.92	+9.7
BOSTON	18674.24	-0.1	10764.16	+0.4	1848.09	0.0	1700.94	+1.0	1390.77	-0.5
CHICAGO	22213.64	+5.0	11089.25	-2.8	2030.80	+9.2	1609.30	+1.7	1356.38	-8.5
CINCINNATI	12502.06	-1.6	7240.59	-3.5	1180.77	+3.4	1102.61	+6.4	1123.57	-13.2
CLEVELAND	14499.80	-2.0	7980.81	-2.9	1147.66	0.0	1052.09	+1.2	1220.85	-7.3
DALLAS	8062.19	+5.5	6746.21	+7.2	742.23	0.0	761.92	+1.4	1420.26	+10.7
DENVER	9544.93	+3.2	7930.68	+4.0	818.18	0.0	1077.89	+0.3	1397.91	+7.6
DETROIT	13908.87	+2.5	8335.42	+1.4	1125.91	+2.7	1178.73	+1.2	1056.34	+1.7
KANSAS CITY	14752.58	+7.0	9132.62	+12.9	1413.02	0.0	1371.10	+1.6	1453.21	+27.1
LOS ANGELES	15772.17	-1.3	9527.03	-0.6	1287.67	0.0	1311.05	+3.0	1447.98	-4.6
MINNEAPOLIS	17757.26	+6.3	9846.97	+13.4	1638.77	0.0	1529.95	+2.0	1437.63	+30.9
NEW ORLEANS	8094.99	+1.1	6773.83	+1.4	749.82	0.0	870.91	0.0	1396.56	+2.4
NEW YORK CITY	23779.76	+5.1	12938.07	+7.9	1721.88	+1.3	1638.55	+0.5	1597.23	+25.2
PHILADELPHIA	17258.18	+4.7	10360.70	+7.4	1733.73	+1.2	1540.29	+1.6	1541.06	+17.1
PITTSBURGH	13082.29	+4.6	8437.76	+7.9	1178.28	0.0	1125.45	+1.0	1199.35	+17.2
ST. LOUIS	15494.73	+3.2	9153.14	+6.3	1179.98	0.0	1146.85	+1.5	1618.17	+11.6
SAN FRANCISCO	16042.00	+5.0	11569.94	+7.0	1076.13	0.0	1339.65	0.0	1882.06	+15.7
SEATTLE	15339.98	+0.7	9621.26	+9.5	1314.48	0.0	1534.92	+14.7	1507.97	+2.7

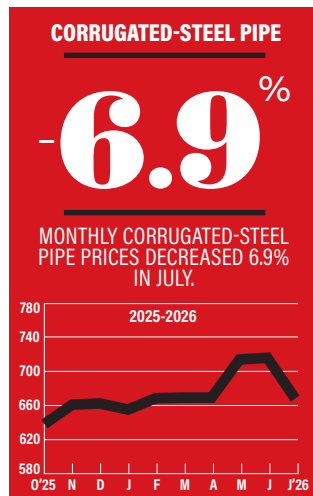
Prices for PVC pipe products rose 2.5% in May after increasing 0.6% in April, according to the Bureau of Labor Statistics' producer price index for plastic construction products, which consists largely of PVC pipe. The annual escalation reached 3.3% in May. ENR's 20-city average price for all three types of corrugated-steel pipe experienced monthly decreases in July, according to ENR's data. Monthly prices for 6-in. ductile-iron pipe declined 2.5%, while the annual price increased 3.7% since June 2025.

PRODUCER PRICE INDEX**PVC PIPE**

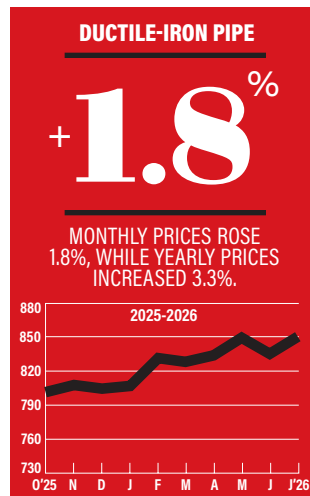
Monthly Percent Change



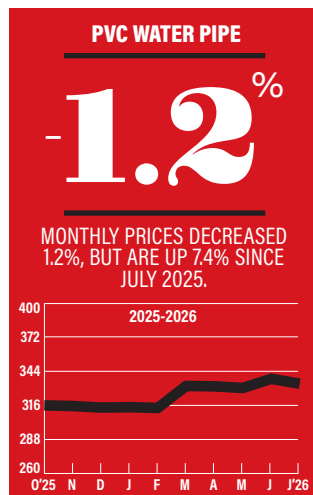
SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For July 2026

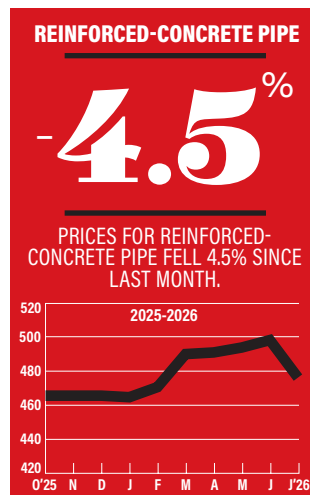
1992=100



1992=100



1992=100



1992=100

20-CITY AVERAGE

ITEM UNIT \$PRICE %MONTH %YEAR

REINFORCED-CONCRETE PIPE (RCP)

12"	FT	34.72	-5.3	+0.9
24"	FT	68.95	-4.5	+3.8
36"	FT	139.21	-5.2	+0.3
48"	FT	225.96	-4.0	-0.7

CORRUGATED-STEEL PIPE (CSP)

12"	FT	25.58	-7.6	-6.0
36"	FT	89.96	-6.9	+4.3
60"	FT	199.50	-5.8	+1.9

POLYETHYLENE PIPE (PE): UNDERDRAIN

4"	FT	1.71	-0.2	+16.0
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POLYVINYL-CHLORIDE PIPE (PVC)

Sewer, 4"	FT	3.36	-5.6	-10.8
8"	FT	14.69	-2.6	-1.4
Water, 6"	FT	12.69	-1.6	+23.3
8"	FT	18.29	-1.2	+7.4
12"	FT	38.10	-1.7	+17.1

DUCTILE-IRON PIPE (DIP)

6"	FT	34.93	-0.3	+3.7
8"	FT	48.66	+1.8	+3.3
12"	FT	75.48	-0.1	+5.1

COPPER WATER TUBING: TYPE L

1/2"	FT	4.10	+1.0	+8.1
1 1/2"	FT	18.45	-2.3	+16.5

SOURCE: ENR

Sewer, Water and Drain Pipe 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
REINFORCED-CONCRETE PIPE (RCP)											
12"	FT	34.25	26.61	41.81	12.94	29.05	38.76	29	-58	41.44	17.6
24"	FT	64.47	59.9	57.51	31.28	71.2	92	90	-85	64.23	41.97
36"	FT	130.22	175	131.58	67.47	152.25	168	145	-132	145.04	89.54
48"	FT	198	220.05	231.96	112.92	387.8	265.2	230	-229	233.1	149.73
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	22.26	29	23.25	12.55	35.4	28.84	22	-18.72	41.44	17.6
36"	FT	66.91	127.4	69.83	44.51	127.4	103	53	-67.38	207.20	52.3
60"	FT	148.5	260	153.69	101.62	260	216.3	165	-213.86	227.92	-152
POLYETHYLENE PIPE (PE): UNDERDRAIN											
4"	FT	1.6	1.38	0.94	0.9	1.1	1.75	0.98	+1.67	3.63	-0.61
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	-3.74	2.59	2.82	2.99	4.57	4.08	6.5	-3.5	2.08	+2.4
8"	FT	-15.74	6.5	8.27	10.5	27.47	11.3	53.99	-11.41	13.83	9.9
WATER, 6"	FT	-8.53	17.4	5.3	6.05	23.03	18.36	24	-5.6	20.46	+8
8"	FT	-15.47	24.13	8.27	10.5	32.47	28	23	-7.6	30.04	+11
12"	FT	-34.65	51.4	15.44	24.2	63.01	49	42	-14.5	40.04	+19
DUCTILE-IRON PIPE (DIP)											
6"	FT	-32	40.85	32	33.5	34.2	34	27.34	60	29.01	+32.97
8"	FT	-41	57.5	43	48	46.4	47	48.6	80	39.37	+42.89
12"	FT	-62	86	66	75	97.87	82	75	135	60.09	+70.71
COPPER WATER TUBING: TYPE L											
½"	FT	4.18	4	4.28	5.81	3.17	3.5	6.78	-3.23	2.35	2.61
1½"	FT	22.41	14.95	24.15	32.76	15.33	15	17.58	-14.43	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	-22.5	68	50	26.2	33.6	38.35	26.1
24"	FT	49.28	51.75	66.08	-42.75	129	108	59.9	57.75	79.07	66.6
36"	FT	89.81	105.8	151.2	-84.55	248	215	175	81.9	179.06	142.1
48"	FT	155.31	171.35	281.12	-148.2	415	345	224.45	152.25	290.47	237.65
CORRUGATED-STEEL PIPE (CSP)											
12"	FT	15.7	23.93	20.25	42.3	37	24	29	21	20.82	26.5
36"	FT	57.76	83.65	66.07	103.5	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	+1.38	1.58	2.59	1.5
POLYVINYL-CHLORIDE PIPE (PVC)											
SEWER, 4"	FT	1.38	4.89	2.65	4.25	-3.5	3.07	2.59	4.2	2.6	2.22
8"	FT	7.38	11.77	11.1	18.47	-18.29	8.59	6.5	12.6	21.67	9.76
WATER, 6"	FT	8.04	11.02	12.49	7.2	15.75	11.63	17.4	10.5	13.15	4.55
8"	FT	10.6	17.14	23.44	8.95	24.5	24.96	24.13	12.6	20.22	7.11
12"	FT	35.68	30.39	49.54	46	48	44.57	51.4	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	-2.78	+5.05	4.1	4	5.52	4.43	4.11
1½"	FT	13.36	13.4	27.12	-13.74	-25.01	20.4	14.95	12.46	18.25	22.61

+ 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 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.