

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%

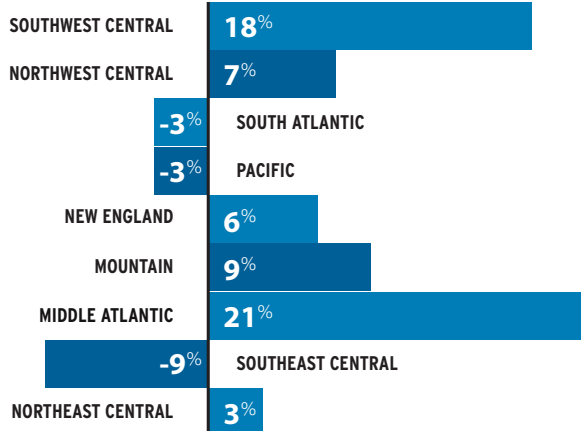
The Construction Cost Index annual escalation rose 3%, while the monthly component increased 0.4%.

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.

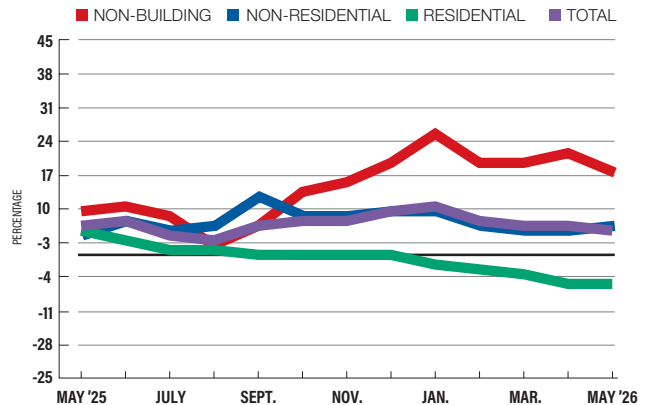
Construction Starts Regional growth trends vs. national growth trends

MIDDLE ATLANTIC STARTS UP 21%



SOURCE: DODGE CONSTRUCTION NETWORK. YEAR-TO-YEAR PERCENT CHANGE IN VALUE OF TOTAL PROJECTS STARTED FEBRUARY 2025 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 Illinois was 1.6% below the previous year's level, according to Dodge. Residential sector starts rose 7.9%, while non-residential starts declined 7%. Non-building starts decreased 6.9% in the same time period.

ILLINOIS CONSTRUCTION STARTS: \$/MIL.

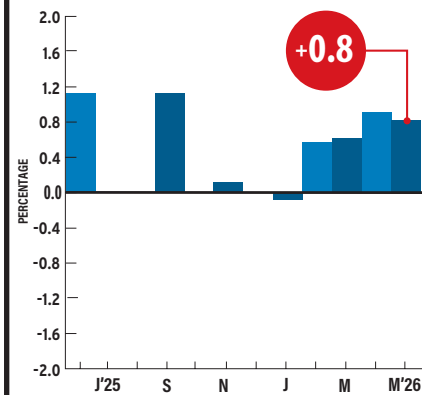
	2026 FEB.	2026 JAN.	2025 FEB.	% CHG. MONTH	% CHG. YEAR
TOTAL CONSTRUCTION	30,582,221	30,756,092	30,100,170	-0.6	+1.6
NON-RESIDENTIAL	11,020,567	10,961,151	11,852,302	+0.5	-7.0
STORES, SHOPPING CENTERS	408,649	412,959	472,757	-1.0	-13.6
OFFICE, BANK BUILDINGS	1,818,172	1,624,033	2,393,801	+12.0	-24.0
HOTELS, MOTELS	634,722	643,722	262,799	-1.4	+141.5
OTHER COMMERCIAL	2,308,857	2,372,708	2,044,674	-2.7	+12.9
MANUFACTURING BUILDINGS	445,112	452,986	2,578,908	-1.7	-82.7
EDUCATIONAL BUILDINGS	3,223,651	3,256,157	1,944,281	-1.0	+65.8
HEALTH CARE FACILITIES	725,352	739,469	495,096	-1.9	+46.5
OTHER INSTITUTIONAL	1,456,052	1,459,117	1,659,986	-0.2	-12.3
RESIDENTIAL	6,243,006	6,336,280	5,785,966	-1.5	+7.9
NON-BUILDING	13,318,648	13,458,661	12,461,902	-1.0	+6.9
HIGHWAYS, BRIDGES	6,727,209	6,865,826	5,521,012	-2.0	+21.8
ENVIRONMENTAL PUBLIC WORKS	2,340,071	2,341,021	2,397,909	0.0	-2.4
POWER, UTILITIES	2,821,572	,820,052	2,610,391	+0.1	+8.1

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

The price of sheet metal rose 0.8% in May after increasing 0.9% in April, according to the Bureau of Labor Statistics' Producer Price Index. The annual index sits at 5.4% in May. ENR's 20-city average monthly price for hot-rolled carbon-steel plate rose 0.2% in July, while yearly prices are up 22.1%. Prices for all types of stainless-steel sheet experienced both monthly and yearly increases in July, according to ENR's data. Monthly prices for reinforcing bars stayed flat, while yearly prices are up 15.7%.

PRODUCER PRICE INDEX**SHEET METAL**

Monthly Percent Change

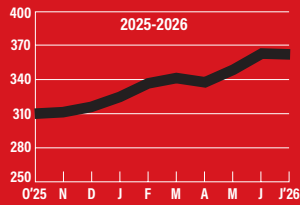


SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For July 2026**ALUMINUM SHEET**

-0.2%

PRICES FOR ALUMINUM SHEET SHOWED A DECREASE OF 0.2% IN JULY.

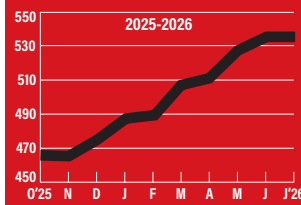


1992=100

REINFORCING BARS

0.0%

MONTHLY PRICES STAYED FLAT, WHILE YEARLY PRICES INCREASED 15.7%.

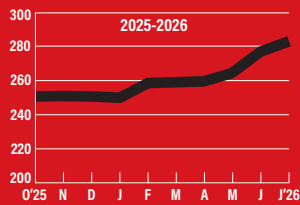


1992=100

STAINLESS-STEEL SHEET

+2.2%

MONTHLY STAINLESS-STEEL SHEET PRICES INCREASED 2.2% IN JULY.

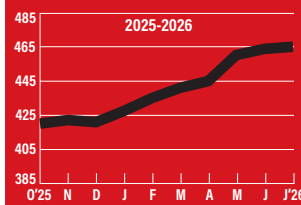


1992=100

WIDE-FLANGE

+0.3%

PRICES INCREASED 0.3% IN JULY WHILE YEARLY PRICES ARE UP 15.3%.



1992=100

20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
STANDARD STRUCTURAL SHAPES				
Average	CWT	134.31	+0.7	+11.5
Channel beams, 6" Deep, 8.2 LB/LF	CWT	116.94	+2.1	+9.7
I-beams, 6" Deep, 12.5 LB/LF	CWT	151.62	+1.0	+10.7
Wide-flange, 8" Deep, 31 LB/LF	CWT	135.96	+0.3	+15.3
REINFORCING BARS				
Grade 60, No. 4	CWT	80.27	0.0	+15.7
HOT-ROLLED CARBON-STEEL PLATE				
12 gauge, 48" x 10'	CWT	130.37	+0.2	+22.1
ALUMINUM SHEET				
3003H14, 36" x 96"	CWT	456.42	-0.2	+17.2
STAINLESS-STEEL SHEET				
14 gauge	CWT	397.81	+0.5	+11.1
16 gauge	CWT	394.94	+1.0	+10.5
20 gauge	CWT	403.97	+2.2	+11.4
STAINLESS-STEEL PLATE				
304, 1/4", 72" x 240"	CWT	408.08	+2.4	+11.9
316, 1/4", 96" x 140"	CWT	558.55	+0.7	+12.5
STEEL PILING (H-PILE)				
HP10 x 42	CWT	109.93	-4.2	+4.6

SOURCE: ENR

PLATTS* STEEL SPOT MARKET PRICES: JUNE 2026

Reinforcing bar, No. 5	TON	946.25	+0.9	+15.7
Plate	TON	1280.00	+3.2	+7.8
Hot-rolled coil	TON	1127.38	+4.7	+31.2

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 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
STANDARD STRUCTURAL SHAPES											
AVERAGE	CWT	137	100.57	70.73	117.51	203.97	72.5	65	177.55	+119.58	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	+81.7	85.18
I-BEAMS, 6" DEEP, 12.5 LB/LF	CWT	156	115	80.95	139.43	226.64	91.2	61	237.12	+149.47	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	+127.58	85.01
REINFORCING BARS											
GRADE 60, No. 4	CWT	90.12	67.35	75	64.11	74.51	105.06	58.5	79.5	+100.7	56.06
HOT-ROLLED CARBON-STEEL PLATE											
12 GAUGE, 48" x 10'	CWT	88.57	84	85	123.48	98	126	58.14	208	+84.11	205.43
BUILDING SHEET AND PLATE											
ALUM. SHEET, 3003H14, 36" x 96"	CWT	378.71	370.36	466.66	395.84	201.25	350.2	258	610	+405.5	298.26
STAINLESS-STEEL SHEET											
14 GAUGE	CWT	223.99	384	283.96	352.64	698.1	294	298	318.26	+307.43	446.44
16 GAUGE	CWT	225.33	339.04	283.95	352.78	745	179	301	363.25	+301.26	360.15
20 GAUGE	CWT	229.3	361.88	290.62	383.99	576	187	310	512.35	+263.39	288.97
STAINLESS-STEEL PLATE											
304, ¼", 72" x 240"	CWT	254.29	356.34	459.99	486.15	505	188	184	572	+288.2	414
316, ¼", 96" x 140"	CWT	378.06	535.04	523.44	520.86	645	465	453	582.05	+757.18	431
STEEL PILING: H-PILE											
HP10 x 42	CWT	81.9	95	71.76	106	216	129	91.98	203.25	+118.59	80

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
STANDARD STRUCTURAL SHAPES											
AVERAGE	CWT	+151.77	210	115	141.33	166	134.67	100.57	+195.01	+193	129.33
CHANNEL BEAMS, 6" DEEP, 8.2 LB/LF	CWT	+151.68	210	+104	124.95	137	118	86.41	+165	+173	81
I-BEAMS, 6" DEEP, 12.5 LB/LF	CWT	+165.14	210	+154	139.13	185	149	115	+202.35	216	155
WIDE-FLANGE, 8" DEEP, 31 LB/LF	CWT	+138.48	210	-119	159.92	176	137	100.3	+217.67	190	152
REINFORCING BARS											
GRADE 60, No. 4	CWT	+118.32	72.19	68.4	86.86	88	79	67.35	+125.28	71	64.15
HOT-ROLLED CARBON-STEEL PLATE											
12 GAUGE, 48" x 10'	CWT	+132.51	230	+89	81	164	216	84	+135.11	218	-94
BUILDING SHEET AND PLATE											
ALUM. SHEET, 3003H14, 36" x 96"	CWT	+760.01	450	465.03	395.45	565	565	370.36	+363.68	-938	+521
STAINLESS-STEEL SHEET											
14 GAUGE	CWT	+475.64	580	385.42	386.27	405	290	384	+509.03	+583	-199
16 GAUGE	CWT	+508.9	580	402.28	375.1	385	324	339.04	+550.73	+544	+215
20 GAUGE	CWT	+555.06	580	+457	381.1	390	332	361.88	+514.93	+592	+222
STAINLESS-STEEL PLATE											
304, ¼", 72" x 240"	CWT	+460.33	595	321	319.15	645	456	365.34	+355.73	+659	+277
316, ¼", 96" x 140"	CWT	+596.27	595	300	301.25	695	536	535.04	+804.78	+994	-523
STEEL PILING: H-PILE											
HP10 x 42	CWT	+119.86	76.5	92	161.32	108	105	95	+153.18	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.