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Construction Cost Report - January 2026

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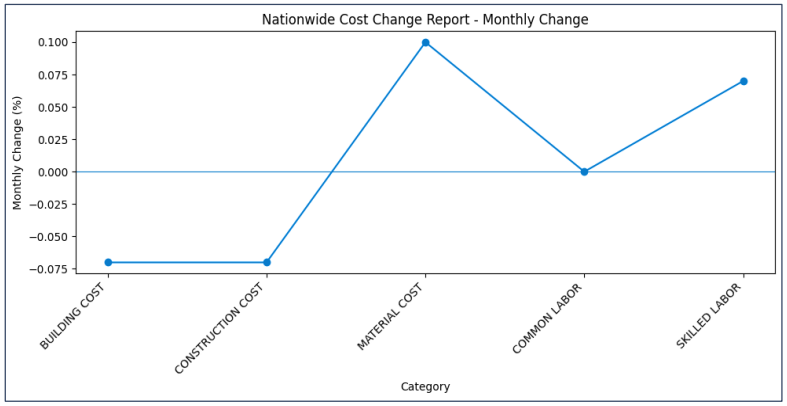
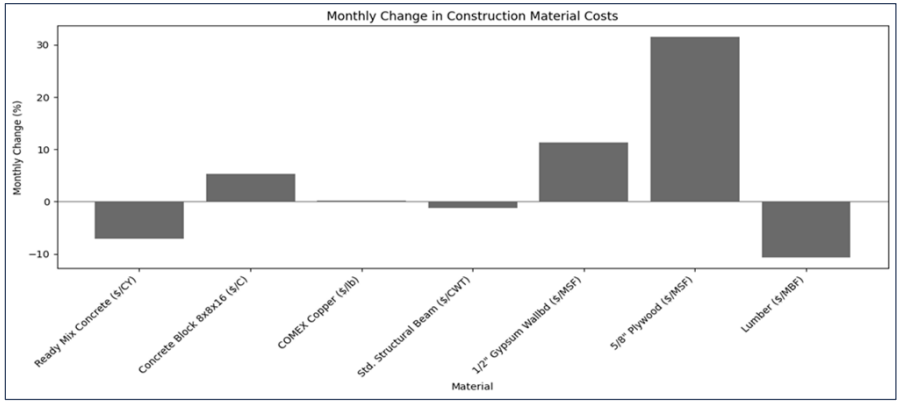
Nationwide Cost Change Report	
Description	**Monthly Change**
BUILDING COST	-0.07%
CONSTRUCTION COST	-0.07%
MATERIAL COST	0.10%
COMMON LABOR	0.00%
SKILLED LABOR	0.07%

Avg Commercial Construction Cost per City	
City, State	**SF $**
Atlanta, GA	$ 199.00
Boston, MA	$ 251.78
Charlotte, NC	$ 189.70
Cincinnati, OH	$ 200.22
Columbus, OH	$ 205.65
Dallas, TX	$ 187.21
Jacksonville, FL	$ 188.13
Los Angeles, CA	$ 256.55
Miami, FL	$ 192.36
New York, NY	$ 285.36
Orlando, FL	$ 191.23
Pensacola, FL	$ 188.67
Pittsburgh, PA	$ 223.63
San Francisco, CA	$ 286.13

Construction Material Cost			
Construction Material Cost		**Material Cost**	**Monthly Change**
Ready Mix Concrete ($/CY)		$ 179.89	-7.09%
Concrete Block 8x8x16 ($/C)		$ 2.45	5.31%
COMEX Copper ($/lb)		$ 5.64	0.18%
Std. Structural Beam ($/CWT)		$ 82.50	-1.21%
1/2" Gypsum Wallbd ($/MSF)		$ 496.37	11.36%
5/8" Plywood ($/MSF)		$ 1,080.71	31.53%
Lumber ($/MBF)		$ 786.79	-10.63%





Q1 2026 Outlook - Cost + Expectations

Overall construction costs are essentially flat month-over-month, suggesting the market is stabilizing after prior volatility.

Building and construction costs dipped slightly (-0.07%), which may indicate fewer short-term pricing shocks and more competitive bidding in some regions.

Material costs are still inching upward (+0.10%), meaning owners should plan for modest escalation—but not a major spike.

Labor remains the key swing factor: common labor is steady (0.00%), while skilled labor continues to rise (+0.07%), driven by trade availability and scheduling pressure.

Expect selective cost increases, not across-the-board escalation—certain categories (wood products, finishes, specialty items) may move faster than baseline indices.

Materials - Whats driving the Noise

Volatility is still present in specific materials, even as the overall trend stays steady (ex: plywood up, lumber down).

Early procurement and buyout timing will matter for long-lead or high-variance materials, especially for envelope and interiors.

Steel pricing remains sensitive to mill/supplier adjustments, so budget flexibility is still smart for structural framing packages.