

Construction Cost Report - April 2026

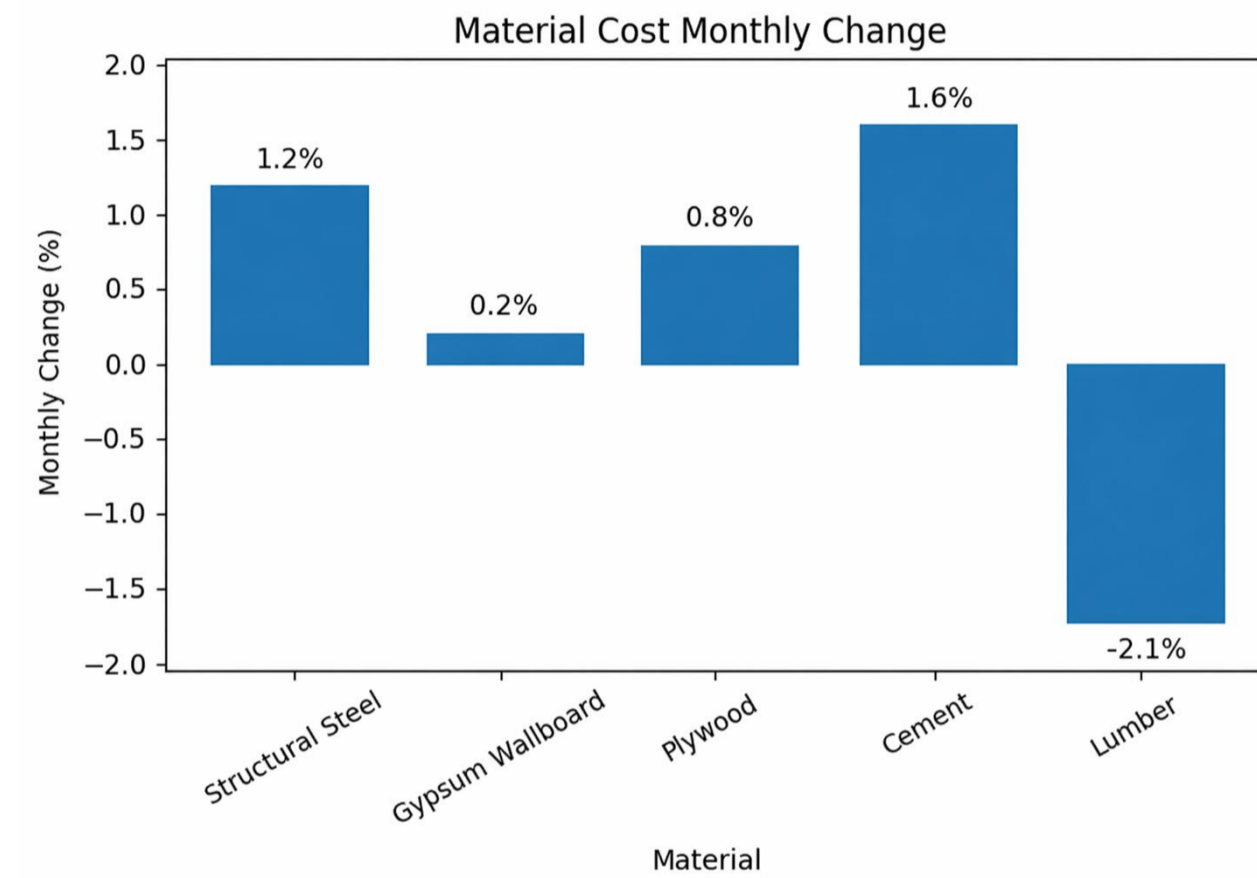
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Nationwide Cost Change Report	
Description	Monthly Change
BUILDING COST	0.00%
CONSTRUCTION COST	0.00%
MATERIAL COST	0.00%
COMMON LABOR	0.00%
SKILLED LABOR	0.00%

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	\$ 188.21
Jacksonville, FL	\$ 188.13
Los Angeles, CA	\$ 256.55
Miami, FL	\$ 195.92
New York, NY	\$ 285.36
Orlando, FL	\$ 191.23
Pensacola, FL	\$ 188.67

	Material Cost	Monthly Change
Structural Steel (\$/CWT)	\$ 126.46	1.20%
Gypsum Wallboard (\$/MSF)	\$ 492.71	0.20%
Plywood (\$/MSF)	\$ 1,109.26	0.80%
Cement (\$/Ton)	\$ 307.82	1.60%
Lumber (\$/MBF)	\$ 848.96	-2.10%

*No Change in Nationwide Cost Change



Q2 vs Q1 2026 Outlook - Cost + Expectations

Overall construction costs remained flat month-over-month, with no measurable change in building (0.00%) or construction (0.00%) cost indices—indicating a stable but potentially stagnant cost environment.

The broader materials basket showed no aggregate movement (0.00%), though underlying commodity-level activity suggests continued volatility beneath the surface.

Labor markets remain unchanged, with both common and skilled labor holding at 0.00% change—reflecting a continued pause in wage escalation across trades.

Stable pricing conditions persist, providing a predictable bidding environment, though project-specific material swings may still require targeted contingencies.

Procurement timing remains a key factor, as individual material fluctuations continue despite flat overall index movement.

Materials - What's Driving the Noise

Structural steel pricing increased (+1.20%), indicating continued upward pressure in metals, though at a more moderate pace than prior periods.

Cement costs rose (+1.60%), representing one of the more notable increases this cycle and signaling persistent pressure in core structural materials.

Plywood (+0.80%) and gypsum wallboard (+0.20%) both trended upward, suggesting steady, incremental increases across interior and wood-based products.

Despite a flat overall materials index, mixed commodity movements highlight continued volatility at the trade level—reinforcing the importance of tracking individual inputs during budgeting.