There's A Better Way To Build.

Construction Cost Report - February 2026

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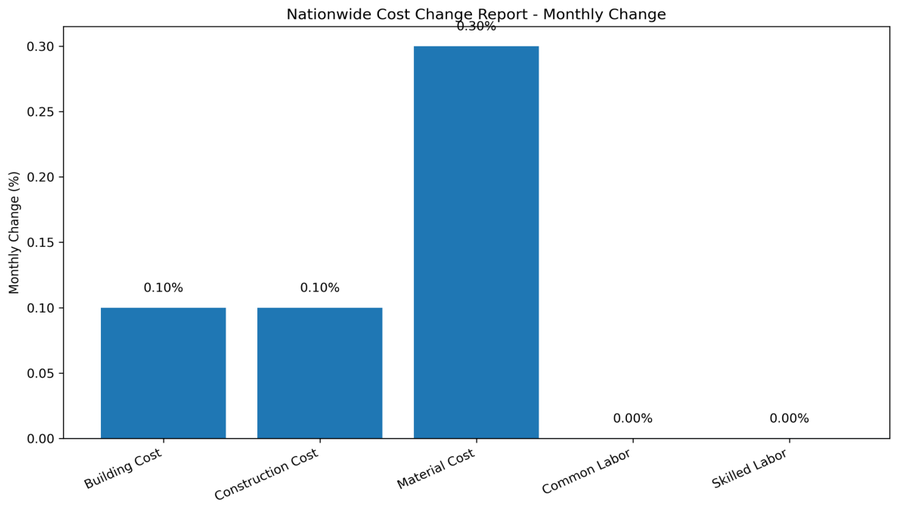
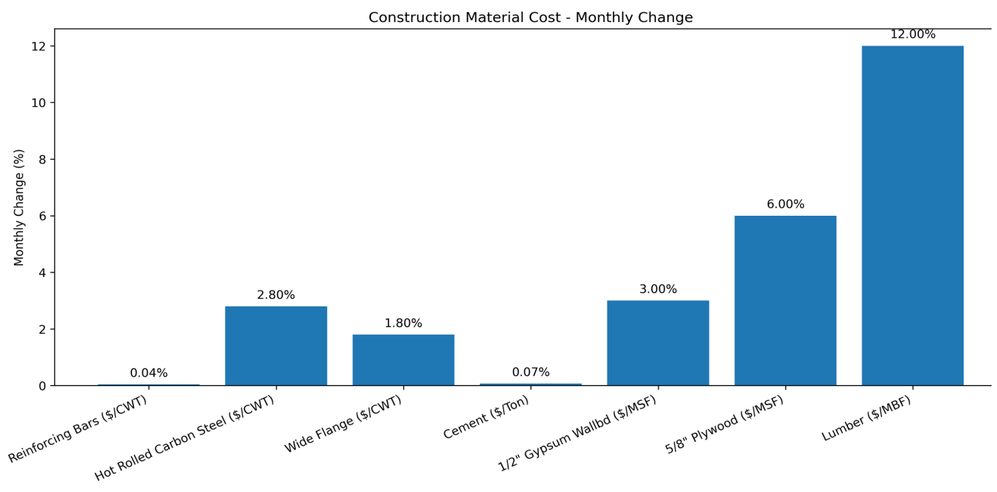
Nationwide Cost Change Report	
Description	**Monthly Change**
BUILDING COST	0.10%
CONSTRUCTION COST	0.10%
MATERIAL COST	0.30%
COMMON LABOR	0.00%
SKILLED LABOR	0.00%

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	$ 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**
Reinforcing Bars ($/CWT)		$ 73.38	0.04%
Hot Rolled Carbon Steel ($/CWT)		$ 117.85	2.80%
Wide Flange ($/CWT)		$ 127.00	1.80%
Cement ($/Ton)		$ 304.53	0.07%
1/2" Gypsum Wallbd ($/MSF)		$ 510.00	3.00%
5/8" Plywood ($/MSF)		$ 1,250.00	6.00%
Lumber ($/MBF)		$ 880.00	12.00%





Q1 2026 Outlook - Cost + Expectations

Overall construction costs should remain relatively stable quarter-to-quarter, with fewer sharp swings—though pricing will still vary by trade and region.

The broader materials basket is likely to trend slightly upward, but “noisy” categories (wood products, select metals/electrical, and specialty finishes) may move faster than headline indices.

Common labor is expected to stay mostly level, while skilled trades continue to apply upward pressure—especially where staffing constraints impact sequencing and productivity.

Owners with well-defined drawings and procurement packages should see better bid tension; incomplete scopes will attract larger allowances, contingencies, and longer lead assumptions.

Anticipate selective increases driven by lead times and buyout timing—early procurement (critical equipment/materials) and clear substitutions can protect Q1 budgets without over-carrying contingency.

Materials - Whats driving the Noise

Lumber pricing has been swinging upward again heading into early 2026, and that volatility tends to spill into plywood/OSB and other wood-based products (even when project demand is steady).

Copper and copper-heavy electrical components have been a key driver of recent materials pressure, with forecasts and market commentary pointing to elevated copper pricing in early 2026 and ongoing supply/investment

Recent Producer Price Index (PPI) reporting highlights tariffs showing up more clearly in construction input prices, with steel/aluminum among the categories most impacted—keeping the overall materials basket noisy even when some commodities cool off.