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Construction Cost Report - May 2026

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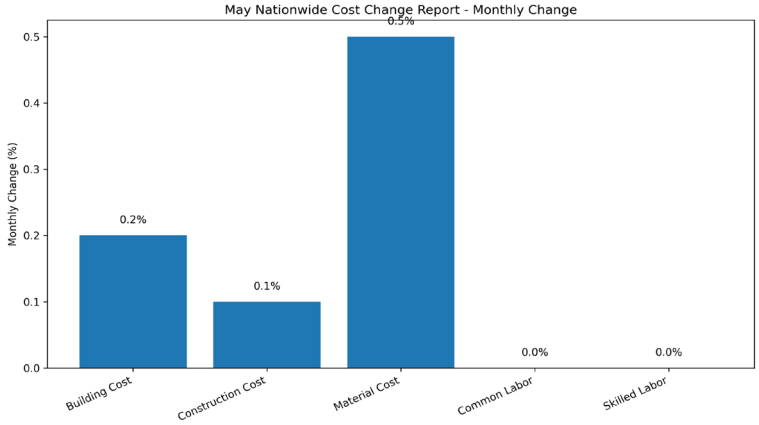
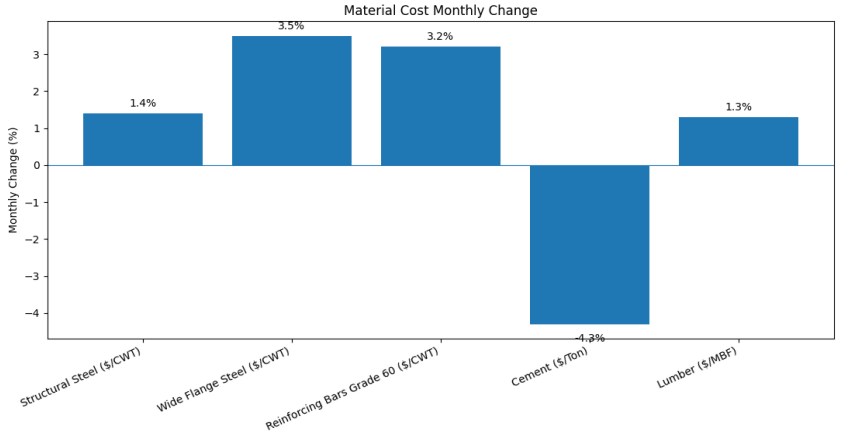
Nationwide Cost Change Report	
Description	**Monthly Change**
BUILDING COST	0.20%
CONSTRUCTION COST	0.10%
MATERIAL COST	0.50%
COMMON LABOR	0.00%
SKILLED LABOR	0.00%

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)		$ 128.24	1.40%
Wide Flange Steel ($/CWT)		$ 134.50	3.50%
Reinforcing Bars Grade 60 ($/CWT)		$ 79.09	3.20%
Cement ($/Ton)		$ 294.54	-4.30%
Lumber ($/MBF)		$ 859.97	1.30%





Q2 vs Q1 2026 Outlook - Cost + Expectations

Overall construction cost movement remained minimal month-over-month, with Building Cost increasing **+0.20%** and Construction Cost increasing **+0.10%**, indicating a largely stable cost environment.

Material costs increased **+0.50%**, representing the primary source of movement for the May reporting period, though escalation remained modest.

Labor markets remained flat, with both Common Labor and Skilled Labor showing **0.00%** monthly change, suggesting no measurable wage escalation this cycle.

The May market reflects a steady and predictable cost environment, with only limited material-driven movement and stable labor conditions.

Materials - What's Driving the Noise

Steel-related materials are showing continued upward movement, with Structural Steel increasing +1.40%, Wide Flange Steel increasing +3.50%, and Reinforcing Bars increasing +3.20% month-over-month.

Wide Flange Steel and Reinforcing Bars represent the most notable material increases this cycle, indicating continued pressure on structural framing and reinforced concrete systems.

Cement pricing decreased -4.30%, providing some offset to the broader materials basket and suggesting short-term relief in select concrete-related inputs.

Lumber increased +1.30%, reflecting moderate upward movement, while the overall material cost index remains comparatively controlled at +0.50% despite volatility within individual commodities.

Sources : RS Means

Sources : ENR Economics Monthly Document - https://www.enr.com/ext/resources/static_pages/Economics/2026/0525_CE_WK4.pdf