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Construction Cost Report - August 2026

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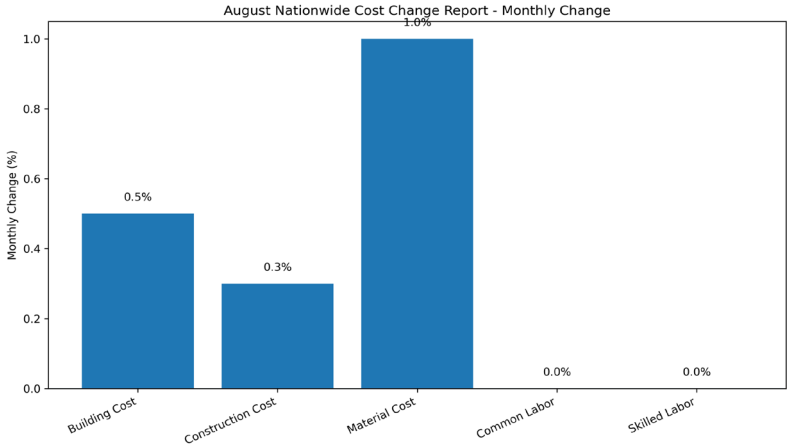
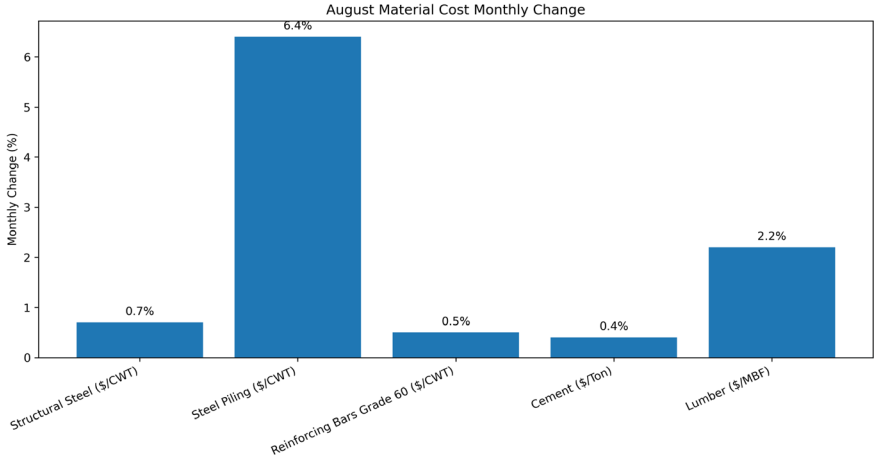
Nationwide Cost Change Report	
Description	**Monthly Change**
BUILDING COST	0.50%
CONSTRUCTION COST	0.30%
MATERIAL COST	1.00%
COMMON LABOR	0.00%
SKILLED LABOR	0.00%

Avg Commercial Construction Cost per City	
City, State	**SF $**
Atlanta, GA	$ 204.97
Boston, MA	$ 259.33
Charlotte, NC	$ 195.39
Cincinnati, OH	$ 206.23
Columbus, OH	$ 211.82
Dallas, TX	$ 193.86
Jacksonville, FL	$ 193.77
Los Angeles, CA	$ 264.54
Miami, FL	$ 201.80
New York, NY	$ 293.92
Orlando, FL	$ 196.97
Pensacola, FL	$ 194.33

		Material Cost	Monthly Change
Structural Steel ($/CWT)		$ 134.31	0.70%
Steel Piling ($/CWT)		$ 116.94	6.40%
Reinforcing Bars Grade 60 ($/CWT)		$ 80.67	0.50%
Cement ($/Ton)		$ 301.00	0.40%
Lumber ($/MBF)		$ 913.36	2.20%





Q3 vs Q2 2026 Outlook - Cost + Expectations

Overall construction costs continued to move upward entering Q3, with Building Cost increasing **+0.50%** and Construction Cost increasing **+0.30%**, indicating modest but continued escalation compared to the prior quarter.

Material costs increased **+1.00%**, making materials the primary driver of cost movement this period, while overall construction cost growth remained more controlled.

Labor markets remained flat, with both Common Labor and Skilled Labor showing **0.00%** monthly change, suggesting no measurable wage escalation at the start of Q3.

The Q3 outlook reflects a relatively stable bidding environment, though continued material movement supports close tracking of commodity pricing, procurement timing, and targeted material contingencies.

Materials - What's Driving the Noise

Steel Piling showed the largest monthly increase at **+6.40%**, indicating significant upward pressure in foundation, marine, and heavy structural support scopes.

Lumber increased **+2.20%**, reflecting continued movement in wood-based materials and potential impacts to framing, blocking, and general carpentry scopes.

Structural Steel increased **+0.70%** and Reinforcing Bars Grade 60 increased **+0.50%**, suggesting moderate upward movement in core structural materials.

Cement increased **+0.40%**, representing the most modest change among the tracked materials, while all listed material categories remained positive month-over-month.

Sources : RS Means

Sources : ENR Economics Monthly Document - https://www.enr.com/ext/resources/static_pages/Economics/2026/0824_CE_WK4.pdf