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Construction Cost Report - September 2026

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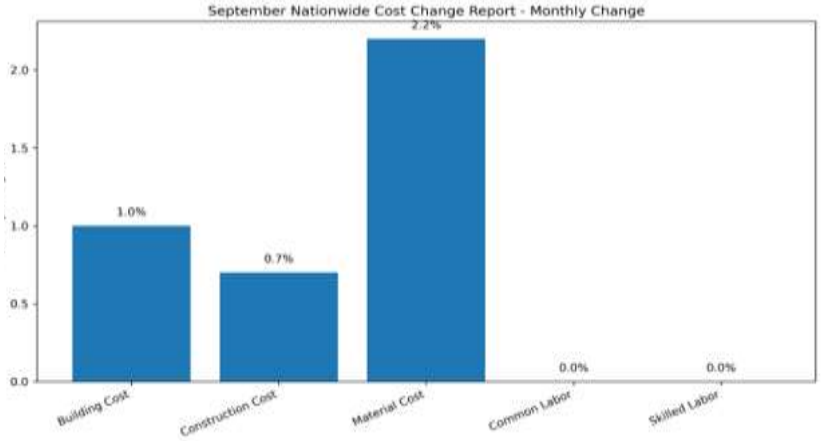
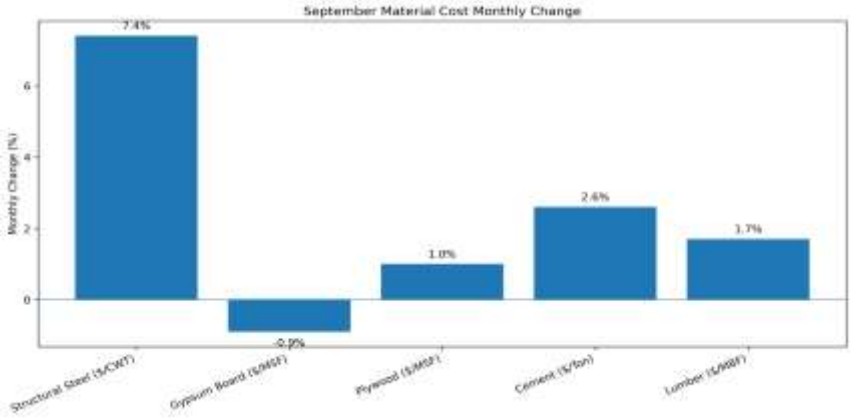
Nationwide Cost Change Report	
Description	**Monthly Change**
BUILDING COST	1.00%
CONSTRUCTION COST	0.70%
MATERIAL COST	2.20%
COMMON LABOR	0.00%
SKILLED LABOR	0.00%

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)		$ 144.24	7.40%
Gypsum Board ($/MSF)		$ 518.96	-0.90%
Plywood ($/MSF)		$ 1,117.97	1.00%
Cement ($/Ton)		$ 308.97	2.60%
Lumber ($/MBF)		$ 928.76	1.70%





Q3 vs Q2 2026 Outlook - Cost + Expectations

Overall construction costs continued to rise in September, with Building Cost increasing **+1.00%** and Construction Cost increasing **+0.70%**, indicating continued upward pressure through Q3.

Material costs increased **+2.20%**, making materials the primary driver of cost movement this cycle and signaling a stronger escalation trend than the broader building and construction indices.

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

The September outlook reflects a material-driven cost environment, reinforcing the need for active procurement tracking, commodity monitoring, and targeted material contingencies.

Materials - What's Driving the Noise

Structural Steel showed the largest increase at **+7.40%**, indicating significant upward pressure in structural framing and steel-related scopes.

Cement increased **+2.60%**, reflecting continued movement in core concrete-related materials and potential impacts to structural and site-related work.

Lumber increased **+1.70%** and Plywood increased **+1.00%**, showing continued upward movement in wood-based materials.

Gypsum Board decreased **-0.90%**, providing some offset to the broader material escalation, though the overall material basket remains upward due to stronger steel and cement movement.

Sources : RS Means

Sources : ENR Economics Monthly Document - https://www.enr.com/ext/resources/static_pages/Economics/2026/0921_CE_WK3_combined.pdf