

ENR's 20-city average cost indexes, wages and material prices. Historical data for ENR's 20 cities can be found at [ENR.com/economics](https://enr.com/economics)

Construction Cost Index

+5.7%
AUG. 2022

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
CONSTRUCTION COST	13171.07	0.0%	+5.7%
COMMON LABOR	24585.29	+0.1%	+1.0%
WAGE \$/HR.	47.24	+0.1%	+1.0%

Building Cost Index

+10.4%
AUG. 2022

ANNUAL INFLATION RATE

1913=100	INDEX VALUE	MONTH	YEAR
BUILDING COST	7952.50	0.0%	+10.4%
SKILLED LABOR	11214.59	+0.3%	+3.4%
WAGE \$/HR.	61.90	+0.3%	+3.4%

Materials Cost Index

-0.2%
AUG. 2022

MONTHLY INFLATION RATE

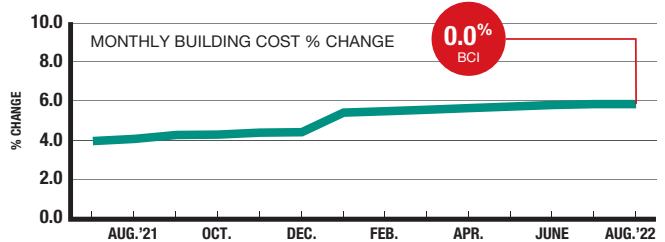
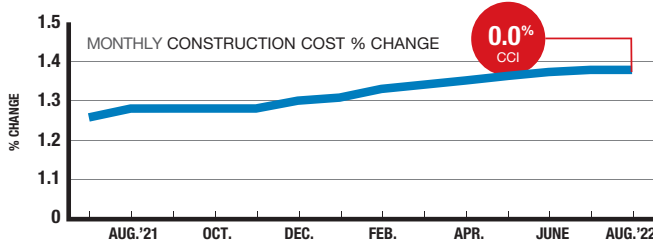
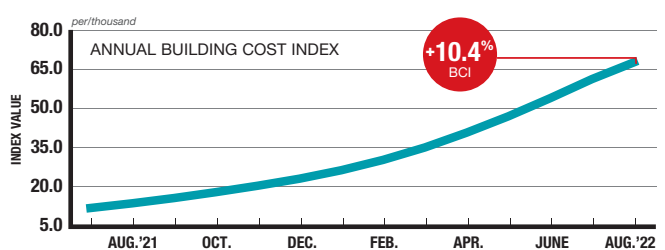
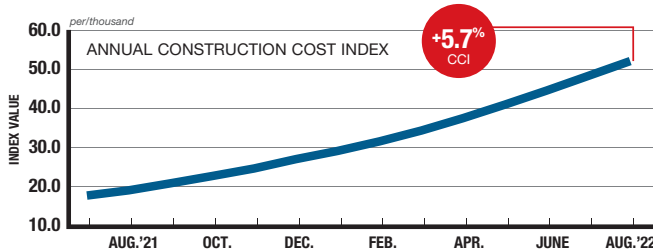
1913=100	INDEX VALUE	MONTH	YEAR
MATERIALS COST	5917.74	-0.2%	+20.0%
CEMENT \$/TON	171.96	+2.8%	+16.9%
STEEL \$/CWT	90.11	+2.8%	+28.5%
LUMBER \$/MBF	1172.56	-4.4%	+7.7%

The Construction Cost Index's annual escalation rose 5.7%, while the monthly component stayed flat.

The Building Cost Index was up 10.4% on an annual basis, while the monthly component stayed flat.

The MCI fell 0.2% since last month, while the annual escalation rate increased 20%.

Inflation's Pulse Year-to-year and monthly percent changes for ENR's cost indexes



SOURCE: ENR

Cost Index Review

BASE YEAR	CONSTRUCTION		BUILDING		SKILLED WAGES		COMMON WAGES	
	1913	1967	1913	1967	1913	1967	1913	1967
2021								
July	12237.69	1139.28	7006.95	1037.15	10826.64	1061.48	24256.31	1170.40
Aug.	12463.13	1160.26	7201.88	1066.01	10848.29	1063.55	24353.34	1175.33
Sept.	12464.55	1160.40	7214.29	1067.84	10880.83	1066.67	24355.78	1175.39
Oct.	12464.94	1160.43	7244.90	1072.38	10978.76	1075.78	24355.78	1175.39
Nov.	12467.32	1160.65	7255.67	1073.97	11000.72	1078.06	24355.78	1175.39
Dec.	12481.82	1162.00	7289.50	1078.98	11055.72	1083.53	24355.78	1175.39
2022								
Jan.	12555.55	1168.87	7359.09	1089.28	11055.72	1083.53	24365.52	1175.83
Feb.	12683.97	1180.82	7457.68	1103.87	11112.05	1090.40	24511.71	1182.52
Mar.	12791.43	1190.83	7565.14	1119.78	11112.05	1090.40	24511.71	1182.52
Apr.	12898.96	1200.84	7677.45	1136.40	11114.27	1091.62	24511.71	1182.52
May	13004.47	1210.66	7785.64	1152.41	11125.38	1092.34	24511.71	1182.52
June	13110.50	1220.53	7889.98	1167.86	11169.88	1096.27	24560.73	1184.44
July	13167.84	1225.87	7950.39	1176.80	11181.05	1097.10	24560.73	1184.44
Aug.	13171.07	1226.17	7952.50	1171.11	11214.59	1100.06	24585.29	1186.04

INFLATION

+1.0%

Common Labor Index

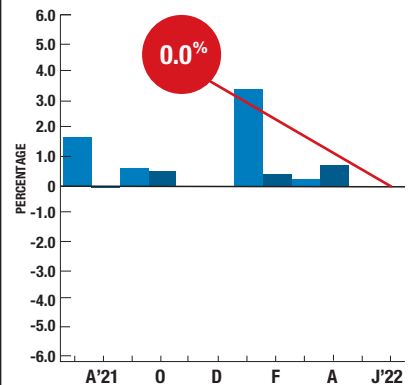
ANNUAL ESCALATION FOR COMMON LABOR REACHED 1% IN AUGUST, WHILE SKILLED LABOR EXPERIENCED A 3.4% ESCALATION IN THE SAME PERIOD.

Cement prices stayed flat for the second consecutive month in May, according to the Bureau of Labor Statistics' producer price index. Annual escalation for the index sits at 6.6%. ENR's 20-city average monthly price for masonry cement increased 2.8% in August, with a yearly rise of 14.8. All types of asphalt paving have experienced increases since August 2021, while all types of crushed stone saw both monthly and yearly upticks. Prices for concrete sand have risen 2% since July, with an increase of 43.5 since August of last year.

PRODUCER PRICE INDEX

CEMENT

Monthly Percent Change



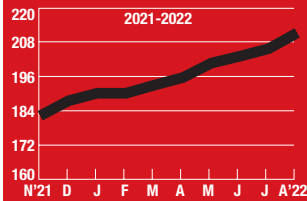
SOURCE: BUREAU OF LABOR STATISTICS

ENR's Materials Prices For August 2022

CONCRETE BLOCK

+2.7%

MONTHLY PRICES ROSE 2.7%, WHILE YEARLY PRICES ROSE 18.9%.

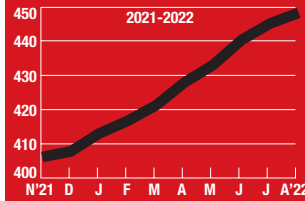


1992=100

READY-MIX CONCRETE

+0.7%

READY-MIX CONCRETE PRICES INCREASED 0.7% SINCE LAST MONTH.

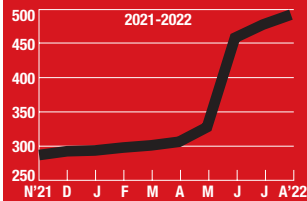


1992=100

ASPHALT PAVING

+3.1%

ASPHALT PRICES ROSE 3.1% THIS MONTH, WHILE YEARLY PRICES ARE UP 38.6%.

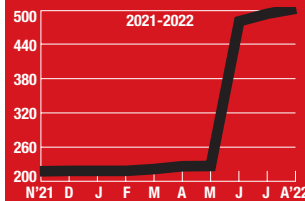


1992=100

PORTLAND CEMENT

+1.8%

MONTHLY PRICES FOR PORTLAND CEMENT ROSE 1.8% IN AUGUST.



1992=100

20-CITY AVERAGE

ITEM	UNIT	\$PRICE	%MONTH	%YEAR
ASPHALT PAVING				
PG 58	TON	616.05	+3.1	+38.6
Cutback, MC800	TON	407.60	+0.1	+5.5
Emulsion, RAPID SET	TON	377.73	-0.3	+4.7
Emulsion, SLOW SET	TON	391.84	-0.2	+5.1
PORTLAND CEMENT				
Type one	TON	174.97	+1.8	+16.3
MASONRY CEMENT				
70-lb bag	TON	12.77	+2.8	+14.8
CRUSHED STONE				
Base course	TON	16.64	+0.2	+22.3
Concrete course	TON	16.82	+1.1	+25.6
Asphalt course	TON	18.23	+1.2	+27.6
SAND				
Concrete	TON	16.15	+2.0	+43.5
Masonry	TON	16.90	+0.6	+21.6
READY-MIX CONCRETE				
3,000 psi	CY	147.43	+0.7	+13.1
4,000 psi	CY	156.40	+0.9	+8.9
5,000 psi	CY	190.38	+0.6	+4.1
CONCRETE BLOCK				
Normal weight: 8" x 8" x 16"	C	202.60	+2.7	+18.9
Lightweight: 8" x 8" x 16"	C	182.38	+1.4	+12.7
12" x 8" x 16"	C	280.11	+2.1	+24.1

SOURCE: ENR

Asphalt, Cement, Aggregate, Concrete, Block For August 2022

City prices reflect quotes from single sources and can be volatile. They are not meant to be the prevailing price for a city. Data are a mix of list and transaction prices and may include ENR estimates. Do not compare prices between locations. Use city information to analyze national trends.

ITEM	UNIT	ATLANTA	BALTIMORE	BIRMINGHAM	BOSTON	CHICAGO	CINCINNATI	CLEVELAND	DALLAS	DENVER	DETROIT
ASPHALT PAVING											
PG 58	TON	519.53	+800	480.16	+605.81	+547.39	+715	+725	569.65	558.62	+732
CUTBACK, MC800	TON	398.8	—	392.58	448.09	+442.27	—	378	456.36	417.40	388
EMULSION, RAPID SET	TON	362.56	—	357.49	425.32	-408.94	—	369	421.20	385.95	355.5
EMULSION, SLOW SET	TON	380.19	—	378.70	439.83	-425.00	—	388	415.42	422.31	411
PORTLAND CEMENT											
TYPE ONE	TON	+165.62	-174.70	145.11	182.35	157.65	172.55	+159.40	169.73	177.56	+163.5
MASONRY CEMENT											
70-LB BAG	TON	13.00	+14.80	10.95	13.04	11.82	+13.95	+12.58	+12.14	12.45	+14.20
CRUSHED STONE											
BASE COURSE	TON	12.91	13.10	+11.22	+13.69	14.37	12.75	13.50	+14.86	15.29	14.00
CONCRETE COURSE	TON	14.06	14.15	+12.47	+14.30	12.98	+12.80	12.50	+13.85	+1698	12.90
ASPHALT COURSE	TON	15.20	+14.80	+13.19	+15.88	14.19	—	+12.70	+16.03	18.05	+12.90
SAND											
CONCRETE	TON	12.53	15.10	12.21	+14.15	+11.04	+14.40	14	14.38	13.67	14.10
MASONRY	TON	13.77	16.90	13.14	+15.23	+12.76	15.00	14.5	14.40	14.86	14.95
READY-MIX CONCRETE											
3,000 PSI	CY	139.40	+139.50	+128.03	176.79	163.15	136.00	-134.00	155.08	146.74	-130
4,000 PSI	CY	148.19	+144.00	+139.57	183.63	172.94	142	-140	163.46	152.10	-141.00
5,000 PSI	CY	188.72	174.00	+168.94	228.30	221.48	162.00	+175	200.97	205.71	177.50
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	-196.35	+258.00	155.40	204.26	198.91	+182.00	-218	205.00	+190	+188.00
LIGHTWEIGHT: 8" x 8" x 16"	C	+187.61	+180.00	148.94	190.59	185.83	+165	178	187.00	-181.43	+174
12" x 8" x 16"	C	-233.28	+358.00	189.16	281.64	282.25	+278	+345	270.00	+236.69	+248

ITEM	UNIT	KANSAS CITY	LOS ANGELES	MINNEAPOLIS	NEW ORLEANS	NEW YORK	PHILADELPHIA	PITTSBURGH	ST. LOUIS	SAN FRANCISCO	SEATTLE
ASPHALT PAVING											
PG 58	TON	+729	370	+750	+498.80	530.75	+536.20	+770	+738	—	529.11
CUTBACK, MC800	TON	342	380	378	386.26	408.29	-410.05	377.04	388.5	502.70	442.46
EMULSION, RAPID SET	TON	322	350	328	371.03	389.56	-379.81	314.2	378	486.2	394.30
EMULSION, SLOW SET	TON	338	325	312.7	390.42	404.10	-400.48	314.2	404	486.2	417.61
PORTLAND CEMENT											
TYPE ONE	TON	+166.80	250.30	168.20	167.95	+169.72	176.34	+183.82	+175.9	190	182.25
MASONRY CEMENT											
70-LB BAG	TON	+12.76	6.95	+14.40	11.69	-12.16	11.87	+14.70	+17.28	12.97	11.70
CRUSHED STONE											
BASE COURSE	TON	13.60	37.40	13.40	13.83	-14.55	14.92	13.90	13.30	49.00	13.08
CONCRETE COURSE	TON	16.4	43.97	12.25	12.00	+13.34	13.68	+12.55	11.85	51.00	12.40
ASPHALT COURSE	TON	16.4	43.97	+12.95	15.53	+16.36	17.56	+12.85	+13.00	51.00	13.81
SAND											
CONCRETE	TON	13.50	32.07	13.75	+12.18	+12.42	13.17	13.80	13.70	+49.50	13.73
MASONRY	TON	15.10	43.97	14.20	+14.04	+14.15	15.00	13.80	14.00	33.88	14.30
READY-MIX CONCRETE											
3,000 PSI	CY	+137.00	174.69	+138.00	140.66	158.29	150.08	135.00	133.80	170	+162.42
4,000 PSI	CY	+143.80	180.68	+142.80	148.72	167.33	+172.95	+146.00	146.20	177	+175.61
5,000 PSI	CY	176.44	196.39	174.80	196.05	198.60	208.43	175.33	+178	183	+217.86
CONCRETE BLOCK											
NORMAL WEIGHT: 8" x 8" x 16"	C	+214	176	178	197.42	194.15	210.15	+228	+215	247	+196.27
LIGHTWEIGHT: 8" x 8" x 16"	C	170	163	+158	200.18	185.24	192.68	180	172	263	+185.09
12" x 8" x 16"	C	-268	394	195	+275.00	261.32	272.24	+308	+228	400	267.58

+ OR - DENOTES PRICE HAS RISEN OR FALLEN SINCE PREVIOUS REPORT. QUOTES ARE DELIVERED PRICES FOR PORTLAND AND MASONRY CEMENT, CONCRETE BLOCK AND READY-MIX CONCRETE. PRICES FOR CRUSHED STONE AND SAND ARE FOB PLANT. SOME PRICES MAY INCLUDE TAXES OR DISCOUNTS. FURTHER PRODUCT SPECIFICATIONS INCLUDE RAPID-SET EMULSION, CRS2; SLOW-SET EMULSION, CSS1H; BASE COURSE, 1½" DOWN TO DUST, UNWASHED; CONCRETE COURSE, 1½" THROUGH #4, WASHED; ASPHALT COURSE, ½" THROUGH #4, UNWASHED; CONCRETE SAND, 2NS MEDIUM CLEAN; MASONRY SAND, 2NS FINE CLEAN; CONCRETE BLOCK, 2 CORE. QUANTITIES ARE GENERALLY TRUCKLOADS.