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Construction Material Price Indices

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Key findings

Table 1: Contract price adjustment provisions (CPAP) work group indices

Noteworthy month-on-month changes in August 2026 were as follows:

Work group 173 – steel water pipe installations: the index increased by 3,2%, mainly driven by the following changes:

- 7,4% in the PPI for steel pipes (accounting for 40,0% of this group); and
- 4,4% in the PPI for fibreglass (accounting for 12,0% of this group).

Work group 118 – masonry: the index increased by 0,8%. There was a change of 1,7% in the index for granite (accounting for 54,0% of this group).

Work group 190 – preliminaries: the index increased by 0,8%. There was a change of 5,4% in the PPI for diesel (accounting for 15,0% of this group).

Work group 154 – roadworks: the index decreased by 2,0%, mainly driven by the following changes:

- -6,9% in the PPI for bituminous mixtures (accounting for 21,0% of this group); and
- -2,2% in the PPI for aggregate stone (accounting for 34,0% of this group).

Work group 120 – waterproofing: the index decreased by 4,4%. There was a change of -6,9% in the PPI for bituminous mixtures (accounting for 65,0% of this group).

Work group 125 – metal roofing (aluminium): the index decreased by 5,0%. There was a change of -5,5% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this group).

Tables 2 and 3: Construction input price index (CIPI)

The annual change in the total construction index was 8,3% in August 2026. The index increased by 0,2% month-on-month.

The following indices recorded noteworthy month-on-month changes:

- ready-mix concrete (3,6%);
- electrical components (1,6%);
- construction pipes, tubes and fittings (1,0%);
- nails, screws and metal fasteners (-1,5%);
- construction stone and sand (-2,3%);
- construction electric motors, generators or transformers (-3,1%); and
- bituminous mixtures (-6,9%).

Table 4: Mining and construction plant and equipment price indices

The annual change in the index for plant and equipment was -1,2% in August 2026. The index remained unchanged month-on-month.

Table 5: Mechanical and electrical engineering input price indices

The annual change in the mechanical engineering index was 0,8% in August 2026. The index increased by 0,1% month-on-month.

The annual change in the electrical engineering index was 11,7% in August 2026. The index decreased by 1,6% month-on-month.

Table 6: Civil engineering material price indices

The annual change in the total index for civil engineering material was 4,7% in August 2026. The index decreased by 0,5% month-on-month.



Risenga Maluleke
Statistician-General

Detailed results

Table 1 – Contract price adjustment provisions (CPAP) work group indices

Base: Dec 2023=100

Month and year	102	104	106	110	111	112	113	114
	Alterations	Earthworks	Piling	Concrete (excluding formwork)	Formwork	Precast concrete	Post tensioning	Reinforcement
Aug 2025	106,3	108,9	108,4	112,8	103,4	104,9	107,1	95,8
Sep 2025	106,5	109,0	108,6	112,8	103,6	105,1	107,2	96,5
Oct 2025	106,6	109,2	109,3	112,6	107,2	108,5	107,2	100,4
Nov 2025	106,5	109,2	109,6	112,7	107,2	108,2	107,2	102,3
Dec 2025	106,7	109,3	109,8	113,0	107,4	108,4	107,2	102,4
Jan 2026	106,9	108,5	109,2	113,7	107,5	108,7	107,3	102,3
Feb 2026	107,3	108,7	109,6	115,5	107,1	109,2	107,4	101,4
Mar 2026	107,9	108,9	109,6	115,8	107,5	109,4	107,5	100,8
Apr 2026	109,2	109,5	109,9	116,3	108,5	110,5	110,5	101,4
May 2026	109,9	109,8	110,7	117,6	110,9	112,1	110,7	102,8
Jun 2026	110,7	110,2	111,0	118,3	111,4	112,6	114,9	103,3
Jul 2026	110,9	110,6	111,0	117,5	111,5	112,3	108,7	102,8
Aug 2026	110,9	110,6	110,7	115,9	111,5	111,8	108,7	103,3

Month and year	116	118	120	122	124	125	126	129
	Brick and block work	Masonry	Water proofing	Non-metal roofing	Metal roofing (steel)	Metal roofing (aluminium)	Carpentry and joinery	Ceilings
Aug 2025	104,6	103,4	100,9	104,7	87,9	105,9	104,8	108,4
Sep 2025	105,0	102,7	101,0	104,0	87,9	103,3	104,2	109,1
Oct 2025	105,1	102,3	100,9	105,1	85,8	102,7	109,1	110,7
Nov 2025	102,5	101,7	100,0	105,1	85,8	106,7	109,1	109,1
Dec 2025	103,2	100,7	99,3	105,5	85,8	106,2	109,3	109,6
Jan 2026	104,5	100,8	97,9	105,3	85,9	104,7	109,2	110,3
Feb 2026	103,2	101,3	97,2	105,4	86,7	107,9	109,4	109,7
Mar 2026	105,3	101,9	98,0	107,3	86,8	107,2	109,8	112,9
Apr 2026	104,6	102,3	106,8	111,0	91,2	121,1	110,4	116,3
May 2026	107,8	101,9	113,1	115,2	92,3	124,4	112,2	116,2
Jun 2026	105,0	101,5	114,2	114,8	92,4	123,7	112,2	116,7
Jul 2026	106,4	102,1	115,2	114,5	100,6	119,5	112,5	117,1
Aug 2026	106,5	102,9	110,1	114,7	100,6	113,5	112,5	117,2

Month and year	130	132	134	136	138	140	141	142
	Resilient floor and wall coverings	Ironmongery	Structural steelwork in buildings	Metalwork	Partitioning systems	Aluminium work	Stainless steel work	In situ finishes
Aug 2025	104,3	107,3	101,3	100,0	105,5	109,3	102,2	108,3
Sep 2025	104,4	107,3	101,4	100,1	104,6	108,9	102,2	108,5
Oct 2025	104,4	107,3	101,3	100,6	105,2	109,9	102,2	108,5
Nov 2025	104,4	107,3	101,2	99,8	104,7	109,8	101,9	108,4
Dec 2025	104,4	107,4	101,3	99,9	104,8	109,9	102,0	108,6
Jan 2026	105,8	114,8	101,4	99,9	105,1	110,4	102,1	108,9
Feb 2026	105,9	114,9	99,8	98,3	105,6	111,9	102,5	109,9
Mar 2026	106,1	118,7	100,1	98,4	106,1	112,6	102,8	110,3
Apr 2026	106,4	119,0	101,4	100,1	107,6	116,9	103,4	111,4
May 2026	109,2	119,1	105,0	104,1	109,0	117,2	103,8	112,1
Jun 2026	110,8	121,3	105,4	104,3	108,9	116,8	105,2	112,8
Jul 2026	110,9	121,4	105,5	104,4	109,5	118,5	106,6	112,7
Aug 2026	110,9	121,4	105,5	104,4	109,5	118,5	105,6	111,9

Table 1 – Contract price adjustment provisions (CPAP) work group indices (concluded)**Base: Dec 2023=100**

Month and year	144	146	148	149	150	152	154	160
	Tiling	Drainage	Plumbing	Aluminium shop fronts and pre-glazed windows	Glazing	Painting	Roadworks	Electrical installations
Aug 2025	104,3	108,1	106,1	108,5	108,7	105,5	107,9	102,9
Sep 2025	104,4	108,4	106,2	108,3	108,7	105,5	107,4	102,2
Oct 2025	104,4	108,4	106,2	108,8	108,7	105,5	107,1	103,3
Nov 2025	104,4	108,9	106,6	108,7	108,7	105,2	107,0	106,1
Dec 2025	104,5	109,6	107,1	108,8	108,7	105,4	107,6	106,2
Jan 2026	104,6	110,8	108,0	109,1	108,7	105,8	107,2	108,4
Feb 2026	104,7	111,7	108,7	109,8	108,8	105,7	107,4	111,6
Mar 2026	105,0	111,7	111,6	110,2	108,8	107,4	108,1	110,5
Apr 2026	105,6	112,6	112,3	113,6	112,4	108,5	112,2	113,8
May 2026	105,9	114,0	113,2	114,0	112,5	109,2	117,2	116,1
Jun 2026	106,5	114,4	113,7	114,0	112,6	109,8	117,2	118,0
Jul 2026	108,1	115,0	114,4	114,7	112,6	112,2	116,4	120,8
Aug 2026	107,7	115,4	114,5	114,7	112,6	112,3	114,1	120,1

Month and year	162	170	171	172	173	180	181	190
	Electrical reticulation	Mechanical services	Ductwork installations	Refrigeration installations	Steel water pipe installations	Lump sum domestic buildings	Commercial/ industrial buildings	Preliminaries
Aug 2025	104,0	107,1	96,6	112,4	105,7	104,7	105,1	105,6
Sep 2025	102,6	106,8	96,6	111,6	104,7	104,7	105,0	105,3
Oct 2025	102,6	106,3	95,4	112,2	104,5	105,3	105,8	105,4
Nov 2025	106,7	108,0	95,4	115,6	106,2	105,1	106,1	105,2
Dec 2025	106,9	107,8	95,4	116,1	104,4	105,4	106,4	105,8
Jan 2026	109,9	108,8	95,4	119,6	105,4	106,0	106,9	104,4
Feb 2026	115,1	109,2	95,6	123,4	105,9	106,3	107,4	104,2
Mar 2026	113,6	109,5	95,6	122,3	105,3	107,2	108,1	105,0
Apr 2026	118,9	110,4	98,2	123,1	105,0	108,7	109,9	110,6
May 2026	120,8	110,5	98,9	124,1	102,6	110,9	111,7	114,9
Jun 2026	123,1	111,0	98,9	126,7	103,0	110,7	112,1	113,2
Jul 2026	124,5	113,3	106,1	129,6	106,4	111,5	112,7	111,2
Aug 2026	122,9	113,1	106,1	129,4	109,8	111,4	112,5	112,1

Table 2 – Construction input price index (CIPi): material purchases by type of service

Service		Weight	Index (Dec 2023=100)			% change	
			Aug 2025	Jul 2026	Aug 2026	Aug 2026 vs. Jul 2026	Aug 2026 vs. Aug 2025
Total construction		100,00	105,3	113,8	114,0	0,2	8,3
	Site preparation	1,65	107,2	113,3	113,2	-0,1	5,6
	Civil engineering; Building of complete structures	61,86	105,6	114,5	114,6	0,1	8,5
	Building installation	16,18	106,9	115,7	116,0	0,3	8,5
	Building completion	17,66	102,7	110,5	111,0	0,5	8,1
	Renting of construction or demolition equipment with operators	2,65	100,4	107,2	106,7	-0,5	6,3

Table 3 – Construction input price index (CIPI): material purchases for the whole industry

Product		Weight	Index (Dec 2023=100)			% change		
			Aug 2025	Jul 2026	Aug 2026	Aug 2026 vs. Jul 2026	Aug 2026 vs. Aug 2025	
Total construction		100,00	105,3	113,8	114,0	0,2	8,3	
Construction stone and sand		4,89	114,2	119,7	116,9	-2,3	2,4	
		Aggregate stone	3,91	117,5	124,9	122,1	-2,2	3,9
		Sand	0,48	101,0	103,5	96,6	-6,7	-4,4
		Granite	0,50	100,9	94,6	96,2	1,7	-4,7
Carpets (excluding mats and rugs)		2,29	112,9	137,5	137,5	0,0	21,8	
Builders' carpentry of wood		1,39	110,4	102,8	102,8	0,0	-6,9	
Paints		3,21	104,0	114,7	114,9	0,2	10,5	
Construction tyres		0,48	110,2	111,2	110,5	-0,6	0,3	
Construction pipes, tubes and fittings		6,02	110,9	121,0	122,2	1,0	10,2	
		Tubes, pipes, tube-fittings and pipe-fittings of copper	2,45	117,8	142,0	144,9	2,0	23,0
		Construction plastic pipes, tubes and fittings	3,57	105,8	106,7	106,7	0,0	0,9
Vinyl sheeting and flooring		1,32	100,0	100,0	100,0	0,0	0,0	
Construction bricks and tiles		7,54	102,3	107,7	107,7	0,0	5,3	
		Bricks	3,35	104,5	110,2	110,8	0,5	6,0
		Tiles	4,19	100,5	105,8	105,2	-0,6	4,7
Cement		7,54	117,2	121,5	121,2	-0,2	3,4	
Ready-mix concrete		8,82	111,9	125,3	129,8	3,6	16,0	
Prefabricated concrete and cement		1,83	106,9	118,6	119,4	0,7	11,7	
Ceiling boards		0,27	109,4	119,3	119,4	0,1	9,1	
Pre-mix asphalt		4,62	99,1	112,3	111,8	-0,4	12,8	
Bituminous mixtures		3,24	94,5	114,2	106,3	-6,9	12,5	
Construction structural and reinforcing steel		25,39	98,4	102,7	103,2	0,5	4,9	
		Reinforcing metal work	13,73	92,3	100,2	100,7	0,5	9,1
		Equipment for scaffolding, shuttering and propping	1,62	91,3	89,5	90,7	1,3	-0,7
		Welded angles, shapes and sections for use in manufactured structures	1,79	111,9	111,5	112,7	1,1	0,7
		Steel door and window frames	8,25	107,5	107,6	107,6	0,0	0,1
Construction electric motors, generators or transformers		4,23	117,9	120,4	116,7	-3,1	-1,0	
Electrical components		4,07	111,0	113,0	114,8	1,6	3,4	
Electrical cable		6,76	109,6	133,0	133,4	0,3	21,7	
Construction electricity distribution and control equipment		4,78	107,9	132,4	132,4	0,0	22,7	
Nails, screws and metal fasteners		1,30	104,7	104,7	103,1	-1,5	-1,5	

Table 4 – Mining and construction plant and equipment price indices

Product	Weight	Index (Dec 2023=100)			% change	
		Aug 2025	Jul 2026	Aug 2026	Aug 2026 vs. Jul 2026	Aug 2026 vs. Aug 2025
Plant and equipment	100,00	111,6	110,3	110,3	0,0	-1,2
Lifting and handling equipment and parts thereof	8,02	100,8	107,9	107,9	0,0	7,0
Machinery for mining, quarrying and construction and parts thereof	20,09	101,9	98,4	98,4	0,0	-3,4
Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	13,69	100,5	98,2	98,3	0,1	-2,2
Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,40	104,8	98,7	98,7	0,0	-5,8
Lorries, trucks and vans exceeding 3,5 tons	71,89	115,5	113,9	113,9	0,0	-1,4

Table 5 – Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2023=100)			% change	
		Aug 2025	Jul 2026	Aug 2026	Aug 2026 vs. Jul 2026	Aug 2026 vs. Aug 2025
Mechanical engineering	100,00	104,1	104,8	104,9	0,1	0,8
Electrical engineering	100,00	112,8	128,1	126,0	-1,6	11,7

Table 6 – Civil engineering material price indices¹

Product	Index (Dec 2023=100)			% change	
	Aug 2025	Jul 2026	Aug 2026	Aug 2026 vs. Jul 2026	Aug 2026 vs. Aug 2025
Civil engineering material - total	109,0	114,7	114,1	-0,5	4,7
Civil engineering material (excluding bitumen)	109,7	114,7	114,4	-0,3	4,3
Civil engineering material (excluding reinforcing metal work)	110,0	115,6	114,8	-0,7	4,4
Civil engineering material (excluding reinforcing metal work and bitumen)	110,4	115,7	115,2	-0,4	4,3
Civil engineering material - structures (excluding bitumen)	109,1	113,9	113,6	-0,3	4,1
Civil engineering material - roads, general	106,8	114,6	112,2	-2,1	5,1
Civil engineering material - roads, general (excluding bitumen)	110,4	115,4	114,5	-0,8	3,7
Civil engineering material - roads, refurbishment	107,4	116,4	113,2	-2,7	5,4
Civil engineering material - roads, refurbishment (excluding bitumen)	111,7	116,4	115,0	-1,2	3,0
Civil engineering material - roads, reseal	99,8	114,1	108,6	-4,8	8,8
Civil engineering material - roads, reseal (excluding bitumen)	112,1	116,8	115,4	-1,2	2,9
Civil engineering material - bulk earthworks	109,1	114,7	113,4	-1,1	3,9
Civil engineering material - bulk earthworks (excluding bitumen)	110,3	114,9	113,9	-0,9	3,3

¹ The information in this table is published in conjunction with engineering associations SAFCEC and SAICE.

Glossary

Construction Input Price Indices (CIPI)	The index reflects material purchases in the construction industry.
Contract Price Adjustment Provisions (CPAP)	The CPAP work group indices are used for making adjustments based on cost fluctuations in labour, plant and materials.
Contract Price Adjustment Provisions Steering Committee	The committee is the oversight structure for the Construction Price Adjustment Provisions published by Statistics South Africa (Stats SA) and includes representatives from the following industry associations and organisations: The Association of South African Quantity Surveyors (ASAQS), Electrical Contractors' Association (SA), Master Builders South Africa, South African Institute of Architects, Department of Public Works and Stats SA.
CPAP manuals	The updated CPAP manuals "CPAP Application Manual" and "CPAP Work Groups Composition and Weighting of Sub-Indices" are obtainable from ASAQS' website: www.asaqs.co.za – search for CPAP, or by phoning (012) 406 3304.
Respondent response rate	The respondent response rate for August 2026 was 96,0%. The rate was calculated using the total number of companies where prices were collected as a percentage of the total sample.
Sources for CPAP	The CPAP work group indices are derived from changes in the cost structures prevailing in 38 different work activities of the building industry. They are published by Stats SA monthly. The indices reported on in this publication are mainly based on a combination of PPI, SEIFSA and CPI indices for the particular month.
Tax	Value-added tax (VAT) is not included in these indices.
Weights	Weights are updated according to the availability of new information, as follows: • Tables 1 and 6 are updated periodically in consultation with industry expert committees. • Tables 2, 3 and 5 are partially updated annually using Stats SA's supply and use tables, with effect from the January statistical release each year. • Table 4 is updated periodically using Stats SA's large sample survey for the manufacturing industry and SARS trade data. • Tables 2, 3, 4 and 5 are updated on a detailed level, using Stats SA's large sample surveys for the construction and manufacturing industries, approximately every three to four years.
Revised figures	The SEIFSA data is continuously updated and therefore Stats SA allows for revisions of the CPAP work group indices. Revisions will be promptly indicated in relevant tables to maintain transparency and accuracy.

Abbreviations

CIPI	Construction Input Price Indices
CPAP	Contract Price Adjustment Provisions
CPI	Consumer Price Index
PPI	Producer Price Index
SAFCEC	South African Forum of Civil Engineering Contractors
SAICE	South African Institution of Civil Engineering
SARS	South African Revenue Service
SEIFSA	Steel and Engineering Industries Federation of Southern Africa
r	Revised figures

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