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## **STATISTICAL RELEASE**

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# **Construction Material Price Indices**

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**IMPROVING LIVES THROUGH DATA ECOSYSTEMS**



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## Key findings

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

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

Work group 120 – waterproofing: the index increased by 5,9%. There was a change of 9,3% in the index for bituminous mixtures (accounting for 65,0% of this group).

Work group 154 – roadworks: the index increased by 4,5%, mainly driven by the following changes:

- 21,9% in the PPI for diesel (accounting for 5,0% of this group);
- 9,3% in the index for bituminous mixtures (accounting for 21,0% of this group);
- 3,8% in the index for aggregate stone (accounting for 34,0% of this group); and

Work group 136 – metalwork: the index increased by 4,0%, mainly driven by the following changes:

- 22,0% in the SEIFSA index for IPE's (accounting for 8,6% of this group);
- 8,2% in the SEIFSA index for squares and rectangular hollow sections (accounting for 8,6% of this group);
- 6,7% in the SEIFSA index for channels and parallel flange channels rolled in SA (accounting for 8,6% of this group);
- 4,8% in the SEIFSA index for plates HR grade S355 JO+N (accounting for 8,6% of this group);
- 1,4% in the SEIFSA index for equal angles (accounting for 8,6% of this group); and
- 1,2% in the SEIFSA index for unequal angles (accounting for 8,6% of this group).

Work group 118 – masonry: the index decreased by 0,4%. There was a change of -1,5% in the index for granite (accounting for 54,0% of this group).

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

- -5,0% in the PPI for steel pipes (accounting for 40,0% of this group); and
- -4,2% in the PPI for fibre glass (accounting for 12,0% of this group).

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

The annual change in the total construction index was 8,4% in May 2026. The index increased by 2,3% month-on-month.

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

- carpets (excluding mats and rugs) (10,1%);
- bituminous mixtures (9,3%);
- pre-mix asphalt (6,7%);
- prefabricated concrete and cement (4,1%);
- electrical cable (3,9%);
- construction bricks and tiles (3,5%);
- construction stone and sand (3,1%);
- construction tyres (-0,7%); and
- construction electric motors, generators or transformers (-0,8%).

### Table 4: Mining and construction plant and equipment price indices

The annual change in the plant and equipment index was -1,3% in May 2026. The index increased by 0,1% month-on-month.

**Table 5: Mechanical and electrical engineering input price indices**

The annual change in the mechanical engineering index was -1,5% in May 2026. The index increased by 0,2% month-on-month.

The annual change in the electrical engineering index was 14,6% in May 2026. The index increased 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 9,1% in May 2026. The index increased by 2,7% month-on-month.



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**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
May 2025	105,1	108,2	107,0	107,5	103,1	103,2	106,8	96,2
Jun 2025	105,5	108,4	106,5	106,6	103,1	102,6	106,9	94,0
Jul 2025	106,4	109,0	108,3	112,0	103,4	104,7	107,1	96,2
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	107,9	101,4
May 2026	109,9	109,8	110,7	117,6	110,9	112,1	108,1	102,8

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
May 2025	102,4	102,0	101,5	105,8	86,6	102,1	104,3	108,7
Jun 2025	102,8	103,2	101,4	105,7	86,7	100,6	104,5	108,7
Jul 2025	104,4	103,2	100,6	106,9	87,9	101,7	104,8	109,2
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

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
May 2025	104,1	107,0	101,5	100,5	104,9	108,2	102,4	105,5
Jun 2025	104,2	107,1	101,5	100,4	105,2	108,9	102,4	105,3
Jul 2025	106,6	107,3	101,4	100,0	105,6	109,3	102,9	108,2
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

**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
May 2025	103,8	107,5	105,8	107,7	108,6	105,1	107,3	101,2
Jun 2025	104,0	107,6	105,9	108,1	108,6	105,1	106,9	100,6
Jul 2025	104,4	108,2	106,2	108,5	108,7	105,6	107,1	102,7
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

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
May 2025	102,2	104,5	93,9	109,7	104,1	103,4	103,9	104,1
Jun 2025	101,4	105,0	93,9	109,3	104,4	103,4	103,7	104,0
Jul 2025	103,3	107,1	96,6	112,7	106,3	104,7	105,1	105,2
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

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

Service	Weight	Index (Dec 2023=100)			% change	
		May 2025	Apr 2026	May 2026	May 2026 vs. Apr 2026	May 2026 vs. May 2025
<b>Total construction</b>	100,00	104,5	110,7	113,3	2,3	8,4
<b>Site preparation</b>	1,65	105,7	110,8	113,3	2,3	7,2
<b>Civil engineering; Building of complete structures</b>	61,86	104,5	111,4	114,0	2,3	9,1
<b>Building installation</b>	16,18	106,6	113,4	115,2	1,6	8,1
<b>Building completion</b>	17,66	102,7	106,4	109,6	3,0	6,7
<b>Renting of construction or demolition equipment with operators</b>	2,65	100,8	103,8	107,1	3,2	6,3

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

Product	Weight	Index (Dec 2023=100)			% change	
		May 2025	Apr 2026	May 2026	May 2026 vs. Apr 2026	May 2026 vs. May 2025
<b>Total construction</b>	100,00	104,5	110,7	113,3	2,3	8,4
<b>Construction stone and sand</b>	4,89	113,9	116,4	120,0	3,1	5,4
<b>Aggregate stone</b>	3,91	116,7	120,8	125,4	3,8	7,5
<b>Sand</b>	0,48	105,9	101,6	102,9	1,3	-2,8
<b>Granite</b>	0,50	99,4	96,4	95,0	-1,5	-4,4
<b>Carpets (excluding mats and rugs)</b>	2,29	112,9	119,0	131,0	10,1	16,0
<b>Builders' carpentry of wood</b>	1,39	109,9	103,4	103,4	0,0	-5,9
<b>Paints</b>	3,21	105,0	107,3	108,0	0,7	2,9
<b>Construction tyres</b>	0,48	110,1	110,3	109,5	-0,7	-0,5
<b>Construction pipes, tubes and fittings</b>	6,02	111,2	117,8	120,1	2,0	8,0
<b>Tubes, pipes, tube-fittings and pipe-fittings of copper</b>	2,45	117,8	134,3	137,3	2,2	16,6
<b>Construction plastic pipes, tubes and fittings</b>	3,57	106,5	106,5	108,3	1,7	1,7
<b>Vinyl sheeting and flooring</b>	1,32	100,0	100,0	100,0	0,0	0,0
<b>Construction bricks and tiles</b>	7,54	101,6	103,7	107,3	3,5	5,6
<b>Bricks</b>	3,35	102,7	105,2	111,4	5,9	8,5
<b>Tiles</b>	4,19	100,8	102,5	104,1	1,6	3,3
<b>Cement</b>	7,54	105,1	122,1	122,2	0,1	16,3
<b>Ready-mix concrete</b>	8,82	111,8	120,9	124,1	2,6	11,0
<b>Prefabricated concrete and cement</b>	1,83	109,1	114,5	119,2	4,1	9,3
<b>Ceiling boards</b>	0,27	110,5	118,9	118,5	-0,3	7,2
<b>Pre-mix asphalt</b>	4,62	99,1	105,1	112,1	6,7	13,1
<b>Bituminous mixtures</b>	3,24	95,7	102,4	111,9	9,3	16,9
<b>Construction structural and reinforcing steel</b>	25,39	98,8	100,9	102,9	2,0	4,1
<b>Reinforcing metal work</b>	13,73	93,2	98,8	100,4	1,6	7,7
<b>Equipment for scaffolding, shuttering and propping</b>	1,62	91,0	91,0	93,2	2,4	2,4
<b>Welded angles, shapes and sections for use in manufactured structures</b>	1,79	111,9	111,3	111,4	0,1	-0,4
<b>Steel door and window frames</b>	8,25	107,5	104,1	107,2	3,0	-0,3
<b>Construction electric motors, generators or transformers</b>	4,23	113,4	119,6	118,7	-0,8	4,7
<b>Electrical components</b>	4,07	108,7	111,1	111,1	0,0	2,2
<b>Electrical cable</b>	6,76	108,5	126,4	131,3	3,9	21,0
<b>Construction electricity distribution and control equipment</b>	4,78	107,9	132,4	132,4	0,0	22,7
<b>Nails, screws and metal fasteners</b>	1,30	104,7	104,7	104,7	0,0	0,0

**Table 4 – Mining and construction plant and equipment price indices**

Product	Weight	Index (Dec 2023=100)			% change		
		May 2025	Apr 2026	May 2026	May 2026 vs. Apr 2026	May 2026 vs. May 2025	
<b>Plant and equipment</b>	100,00	111,3	109,7	109,8	0,1	-1,3	
<b>Lifting and handling equipment and parts thereof</b>	8,02	101,6	97,6	97,6	0,0	-3,9	
<b>Machinery for mining, quarrying and construction and parts thereof</b>	20,09	100,3	99,7	99,9	0,2	-0,4	
	<b>Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery</b>	13,69	98,5	99,7	99,8	0,1	1,3
	<b>Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material</b>	6,40	104,1	99,7	100,0	0,3	-3,9
<b>Lorries, trucks and vans exceeding 3,5 tons</b>	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	
		May 2025	Apr 2026	May 2026	May 2026 vs. Apr 2026	May 2026 vs. May 2025
<b>Mechanical engineering</b>	100,00	104,4	102,6	102,8	0,2	-1,5
<b>Electrical engineering</b>	100,00	110,6	124,7	126,7	1,6	14,6

**Table 6 – Civil engineering material price indices<sup>1</sup>**

Product	Index (Dec 2023=100)			% change	
	May 2025	Apr 2026	May 2026	May 2026 vs. Apr 2026	May 2026 vs. May 2025
<b>Civil engineering material - total</b>	105,6	112,2	115,2	2,7	9,1
<b>Civil engineering material (excluding bitumen)</b>	106,1	112,7	115,4	2,4	8,8
<b>Civil engineering material (excluding reinforcing metal work)</b>	106,2	113,1	116,1	2,7	9,3
<b>Civil engineering material (excluding reinforcing metal work and bitumen)</b>	106,4	113,5	116,4	2,6	9,4
<b>Civil engineering material - structures (excluding bitumen)</b>	105,6	112,0	114,6	2,3	8,5
<b>Civil engineering material - roads, general</b>	105,4	110,4	114,7	3,9	8,8
<b>Civil engineering material - roads, general (excluding bitumen)</b>	107,9	113,0	116,1	2,7	7,6
<b>Civil engineering material - roads, refurbishment</b>	105,2	111,7	116,2	4,0	10,5
<b>Civil engineering material - roads, refurbishment (excluding bitumen)</b>	108,5	114,4	117,0	2,3	7,8
<b>Civil engineering material - roads, reseal</b>	99,5	105,9	113,0	6,7	13,6
<b>Civil engineering material - roads, reseal (excluding bitumen)</b>	108,3	115,0	117,6	2,3	8,6
<b>Civil engineering material - bulk earthworks</b>	106,7	112,3	115,3	2,7	8,1
<b>Civil engineering material - bulk earthworks (excluding bitumen)</b>	107,8	113,1	115,6	2,2	7,2

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

## Glossary

<b>Construction Input Price Indices (CIPI)</b>	The index reflects material purchases in the construction industry.
<b>Contract Price Adjustment Provisions (CPAP)</b>	The CPAP work group indices are used for making adjustments based on cost fluctuations in labour, plant and materials.
<b>Contract Price Adjustment Provisions Steering Committee</b>	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.
<b>CPAP manuals</b>	The updated CPAP manuals "CPAP Application Manual" and "CPAP Work Groups Composition and Weighting of Sub-Indices" are obtainable from ASAQS' website: <a href="http://www.asaqs.co.za">www.asaqs.co.za</a> – search for CPAP, or by phoning (012) 406 3304.
<b>Respondent response rate</b>	The respondent response rate for May 2026 was 94,7%. The rate was calculated using the total number of companies where prices were collected as a percentage of the total sample.
<b>Sources for CPAP</b>	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.
<b>Tax</b>	Value-added tax (VAT) is not included in these indices.
<b>Weights</b>	Weights are updated according to the availability of new information, as follows: <ul style="list-style-type: none"> <li>• Tables 1 and 6 are updated periodically in consultation with industry expert committees.</li> <li>• 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.</li> <li>• Table 4 is updated periodically using Stats SA's large sample survey for the manufacturing industry and SARS trade data.</li> <li>• 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.</li> </ul>
<b>Revised figures</b>	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

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

## General information

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## Forthcoming issues

Issue	Expected release date
June 2026	30 July 2026
July 2026	27 August 2026
August 2026	30 September 2026

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