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STATISTICAL RELEASE

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Construction Material Price Indices

November 2025

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Key findings

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

Noteworthy month-on-month changes in November 2025 were as follows:

Work group 162 – electrical reticulation: the index increased by 4,0%, driven by the following changes:

- 6,0% in the SEIFSA index for copper 7.9 mm rod (accounting for 45,0% of this group); and
- 4,3% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 25,0% of this group).

Work group 125 – metal roofing (aluminium): the index increased by 3,9%. There was a change of 4,3% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this group).

Work group 129 – ceilings: the index decreased by 1,4%, driven by the following changes:

- -1,9% in the PPI for ceiling boards (accounting for 60,0% of this group); and
- -7,2% in the SEIFSA index for Iscor steel price - light section (accounting for 5,0% of this group).

Work group 116 – brick and blockwork: the index decreased by 2,5%. There was a change of -5,5% in the PPI for clay bricks (accounting for 45,0% of this group).

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

The annual change in the total construction index was 3,7% in November 2025. The index increased by 1,6% month-on-month.

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

- construction electricity distribution and control equipment (22,7%);
- construction electric motors, generators or transformers (2,0%);
- electrical cable (1,5%);
- bituminous mixtures (-1,4%); and
- ceiling boards (-1,9%).

Table 4: Mining and construction plant and equipment price indices

The annual change in the plant and equipment index was 4,4% in November 2025. The index increased by 0,1% month-on-month.

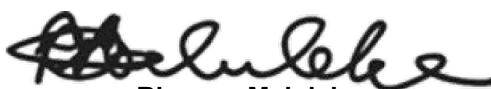
Table 5: Mechanical and electrical engineering input price indices

The annual change in the mechanical engineering index was 1,7% in November 2025. The index increased by 0,2% month-on-month.

The annual change in the electrical engineering index was 8,0% in November 2025. The index increased by 4,2% month-on-month.

Table 6: Civil engineering material price indices

The annual change in the total index for civil engineering material was 7,0% in November 2025. The index remained unchanged 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
Nov 2024	102,9	105,1	104,5	103,9	100,1	100,2	106,2	99,8
Dec 2024	103,0	105,1	104,8	104,8	100,3	100,6	106,2	100,2
Jan 2025	103,3	107,3	106,5	104,8	100,3	100,4	106,3	99,2
Feb 2025	104,2	107,8	107,6	108,1	102,1	103,5	106,5	100,2
Mar 2025	104,6	108,0	107,7	108,1	102,5	103,8	106,6	100,4
Apr 2025	104,9	108,1	107,6	108,0	102,8	103,8	106,7	99,8
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	108,5r	107,2	100,4
Nov 2025	106,5	109,2	109,6	112,7	107,2	108,2	107,2	102,3

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
Nov 2024	102,9	98,8	100,6	102,1	91,9	103,0	102,3	105,5
Dec 2024	102,8	99,3	100,5	102,1	91,9	104,7	102,5	105,6
Jan 2025	103,5	99,4	100,2	104,2	92,3	107,3	102,5	106,5
Feb 2025	103,5	100,4	100,7	105,0	94,1	107,6	102,8	106,7
Mar 2025	104,8	103,5	101,8	105,5	93,6	108,9	104,0	108,8
Apr 2025	103,9	102,6	102,8	106,0	86,6	106,3	104,4	109,4
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	110,7r
Nov 2025	102,5	101,7	100,0	105,1	85,8	106,7	109,1	109,1

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
Nov 2024	102,3	103,9	97,4	94,9	102,6	105,5	102,2	102,9
Dec 2024	102,4	104,0	97,4	94,9	102,7	105,5	101,5	103,3
Jan 2025	103,6	106,6	97,1	94,4	102,7	105,7	101,7	103,2
Feb 2025	103,8	106,8	101,0	100,2	104,0	107,2	102,1	105,0
Mar 2025	103,9	106,9	101,0	100,1	105,4	109,1	102,3	105,5
Apr 2025	104,0	107,0	101,4	100,4	105,9	109,2	102,5	105,7
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	100,6r	105,2r	109,9	102,2	108,5
Nov 2025	104,4	107,3	101,2	99,8	104,7	109,8	101,9	108,4

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
Nov 2024	101,8	105,0	102,6	104,5	104,1	102,0	104,0	102,3
Dec 2024	101,9	105,1	102,5	104,5	104,1	102,1	104,8	101,6
Jan 2025	102,0	105,3	102,6	104,6	104,2	102,3	106,7	102,0
Feb 2025	102,4	106,6	103,6	105,5	104,3	103,1	108,9	103,5
Mar 2025	103,1	106,8	105,3	108,0	108,5	104,0	107,8	103,9
Apr 2025	103,7	107,4	105,8	108,1	108,5	105,0	107,0	102,9
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	109,2	106,8	108,7	108,7	105,2	107,0	106,1

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
Nov 2024	102,2	104,1	97,0	107,7	105,2	101,9	102,1	101,5
Dec 2024	101,3	103,9	97,0	106,4	103,0	101,9	102,2	102,0
Jan 2025	102,0	104,5	96,7	106,2	102,8	102,4	102,7	103,4
Feb 2025	103,9	104,3	98,2	108,0	100,4	103,5	103,9	104,6
Mar 2025	105,4	104,9	97,9	109,3	103,9	104,3	104,6	104,7
Apr 2025	104,4	104,9	93,9	110,9	104,7	104,0	104,4	104,3
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	106,3r	95,4	112,2	104,5	105,3	105,8r	105,4
Nov 2025	106,7	108,0	95,4	115,6	106,2	105,1	106,2	105,2

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

Service	Weight	Index (Dec 2023=100)			% change	
		Nov 2024	Oct 2025	Nov 2025	Nov 2025 vs. Oct 2025	Nov 2025 vs. Nov 2024
Total construction	100,00	104,1	106,3	108,0	1,6	3,7
Site preparation	1,45	104,3	108,0	109,0	0,9	4,5
Civil engineering; Building of complete structures	62,13	103,8	106,4	108,1	1,6	4,1
Building installation	16,45	106,5	108,2	111,3	2,9	4,5
Building completion	17,33	102,8	104,0	104,5	0,5	1,7
Renting of construction or demolition equipment with operators	2,64	103,0	102,9	103,8	0,9	0,8

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

Product	Weight	Index (Dec 2023=100)			% change	
		Nov 2024	Oct 2025	Nov 2025	Nov 2025 vs. Oct 2025	Nov 2025 vs. Nov 2024
Total construction	100,00	104,1	106,3	108,0	1,6	3,7
Construction stone and sand	4,95	106,9	112,3	112,9	0,5	5,6
Aggregate stone	3,96	109,1	115,4	116,2	0,7	6,5
Sand	0,49	101,0	100,5	100,5	0,0	-0,5
Granite	0,50	95,3	98,7	97,7	-1,0	2,5
Carpets (excluding mats and rugs)	1,88	107,5	112,9	112,9	0,0	5,0
Builders' carpentry of wood	1,49	105,9	104,6	104,6	0,0	-1,2
Paints	3,09	100,2	103,5	102,8	-0,7	2,6
Construction tyres	0,48	102,4	110,5	109,9	-0,5	7,3
Construction pipes, tubes and fittings	6,40	108,2	111,2	112,5	1,2	4,0
Tubes, pipes, tube-fittings and pipe-fittings of copper	2,60	114,4	117,8	121,3	3,0	6,0
Construction plastic pipes, tubes and fittings	3,79	103,9	106,5	106,5	0,0	2,5
Vinyl sheeting and flooring	1,36	100,0	100,0	100,0	0,0	0,0
Construction bricks and tiles	7,72	100,9	102,5	101,5	-1,0	0,6
Bricks	3,43	102,3	105,1	102,8	-2,2	0,5
Tiles	4,29	99,8	100,4	100,5	0,1	0,7
Cement	7,41	103,0	117,7	117,7	0,0	14,3
Ready-mix concrete	9,17	109,9	112,2	113,5	1,2	3,3
Prefabricated concrete and cement	1,89	104,4	107,9	107,8	-0,1	3,3
Ceiling boards	0,30	107,9	112,4	110,3	-1,9	2,2
Pre-mix asphalt	4,44	99,1	99,1	98,9	-0,2	-0,2
Bituminous mixtures	3,11	98,1	94,2	92,9	-1,4	-5,3
Construction structural and reinforcing steel	27,50	101,1	101,7	103,1	1,4	2,0
Reinforcing metal work	14,87	98,8	98,4	100,9	2,5	2,1
Equipment for scaffolding, shuttering and propping	1,75	96,1	92,0	92,0	0,0	-4,3
Welded angles, shapes and sections for use in manufactured structures	1,94	96,2	111,9	111,9	0,0	16,3
Steel door and window frames	8,94	107,5	107,5	107,5	0,0	0,0
Construction electric motors, generators or transformers	3,58	108,0	114,7	117,0	2,0	8,3
Electrical components	3,53	109,3	111,0	111,0	0,0	1,6
Electrical cable	6,22	104,6	107,3	108,9	1,5	4,1
Construction electricity distribution and control equipment	4,26	107,9	107,9	132,4	22,7	22,7
Nails, screws and metal fasteners	1,22	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		
		Nov 2024	Oct 2025	Nov 2025	Nov 2025 vs. Oct 2025	Nov 2025 vs. Nov 2024	
Plant and equipment	100,00	107,2	111,8	111,9	0,1	4,4	
Lifting and handling equipment and parts thereof	8,02	106,4	101,9	101,9	0,0	-4,2	
Machinery for mining, quarrying and construction and parts thereof	20,09	100,2	101,1	100,9	-0,2	0,7	
	Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	13,69	98,8	100,6	100,6	0,0	1,8
	Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,40	103,2	102,2	101,5	-0,7	-1,6
Lorries, trucks and vans exceeding 3,5 tons	71,89	109,3	115,9	116,1	0,2	6,2	

Table 5 – Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2023=100)			% change	
		Nov 2024	Oct 2025	Nov 2025	Nov 2025 vs. Oct 2025	Nov 2025 vs. Nov 2024
Mechanical engineering	100,00	101,0	102,5	102,7	0,2	1,7
Electrical engineering	100,00	107,5	111,4	116,1	4,2	8,0

Table 6 – Civil engineering material price indices¹

Product	Index (Dec 2023=100)			% change	
	Nov 2024	Oct 2025	Nov 2025	Nov 2025 vs. Oct 2025	Nov 2025 vs. Nov 2024
Civil engineering material - total	102,0	109,1	109,1	0,0	7,0
Civil engineering material (excluding bitumen)	102,2	109,8	109,9	0,1	7,5
Civil engineering material (excluding reinforcing metal work)	102,3	109,9	109,7	-0,2	7,2
Civil engineering material (excluding reinforcing metal work and bitumen)	102,8	110,3	110,2	-0,1	7,2
Civil engineering material - structures (excluding bitumen)	102,0	109,2	109,3	0,1	7,2
Civil engineering material - roads, general	102,0	106,3	106,3	0,0	4,2
Civil engineering material - roads, general (excluding bitumen)	103,2	109,9	110,1	0,2	6,7
Civil engineering material - roads, refurbishment	102,6	106,8	106,7	-0,1	4,0
Civil engineering material - roads, refurbishment (excluding bitumen)	104,1	110,9	111,2	0,3	6,8
Civil engineering material - roads, reseal	100,3	99,5	98,7	-0,8	-1,6
Civil engineering material - roads, reseal (excluding bitumen)	104,2	111,4	111,8	0,4	7,3
Civil engineering material - bulk earthworks	103,0	108,9	109,2	0,3	6,0
Civil engineering material - bulk earthworks (excluding bitumen)	103,5	110,0	110,4	0,4	6,7

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 November 2025 was 98,7%. 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: <ul style="list-style-type: none"> • 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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