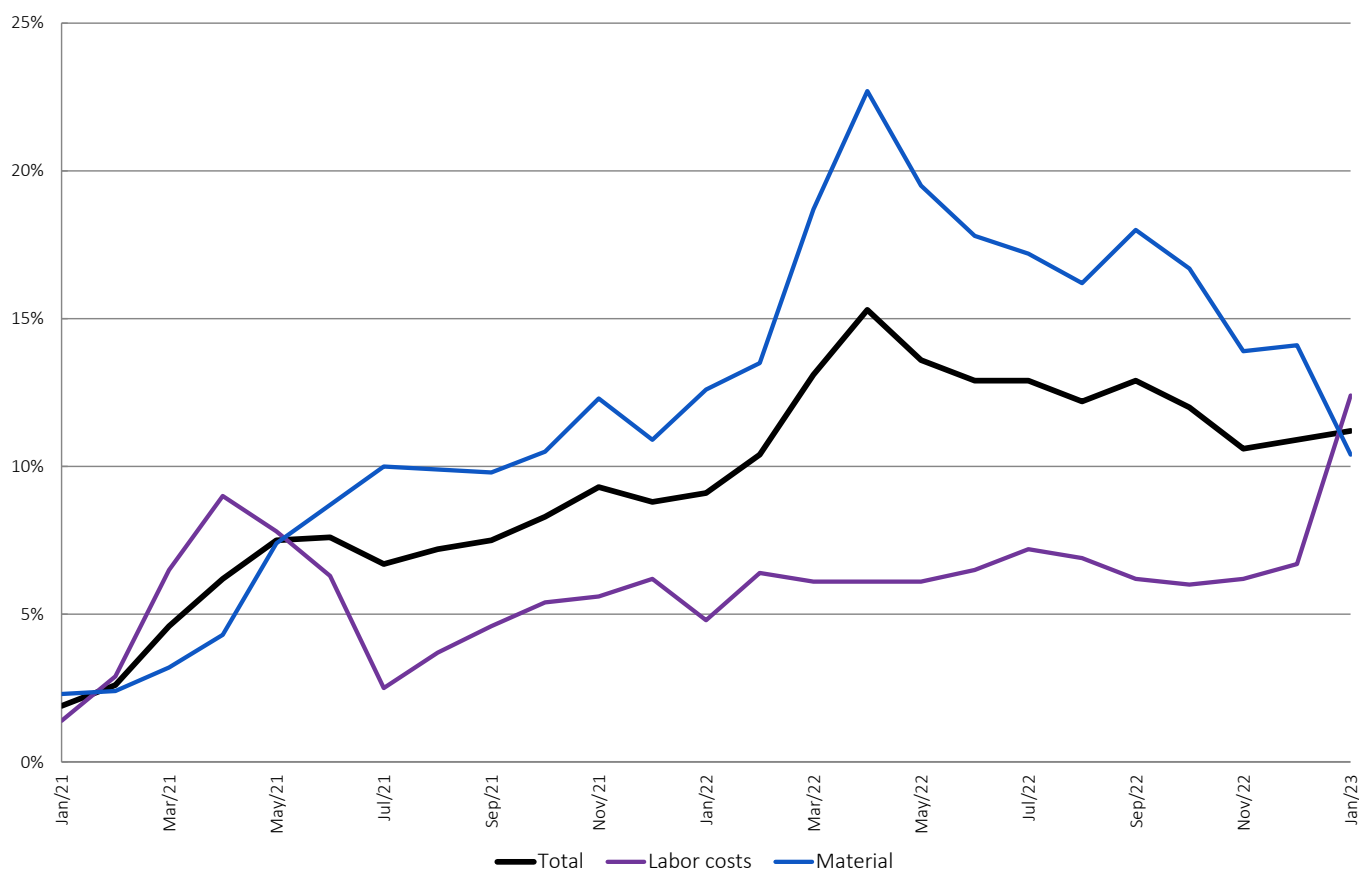DIIISTAQUE

HOUSING CONSTRUCTION COSTS ROSE BY 11.2%

In January 2023, construction costs for new residential buildings are estimated to have increased by 11.2% on a year-on-year basis, 0.3 percentage points (p.p.) more than in the previous month. The price of materials and labor costs rose 10.4% and 12.4%, respectively.

With this press release is presented a new data series based on 2021=100, with retrospective data until 2000.

Figure 1. Construction cost index for new residential buildings (Year-on-year)

January 2021 – January 2023 (100=2021)

Note on the new Construction Cost Index for New Housing (base 100 = 2021)

With this Press release, Statistics Portugal presents a new index series (base 100=2021) for construction costs for new residential buildings. The new series replaces the previous index, which was based on 2015. The current revision is carried out under the rebasing framework provided by Regulation (EU) 2019/2152 of the European Parliament and of the Council of 27 November 2019 on European business statistics. For the new index, the basket of building materials was revised, and the weights for the formation of the Total index were also updated. Indices for the period 2000-2020 were compiled based on the monthly rates of the previous series.

CONSTRUCTION COST INDEX FOR NEW HOUSING

Month	Index (100=2021)			Year-on-Year change (%)			Month-on-Month change (%)			12-month average change (%)		
	Total	Material	Labor costs	Total	Material	Labor costs	Total	Material	Labor costs	Total	Material	Labor costs
January/19	90.57	91.36	89.31	2.3	1.3	3.9	-0.4	0.0	-1.0	2.3	1.3	3.8
February/19	90.91	91.66	89.69	2.2	1.0	4.1	0.4	0.3	0.4	2.4	1.3	4.0
March/19	91.18	91.66	90.33	2.4	1.0	4.4	0.3	0.0	0.7	2.4	1.3	4.1
April/19	91.62	91.87	91.10	2.5	1.1	4.5	0.5	0.2	0.9	2.5	1.3	4.2
May/19	91.90	92.12	91.42	2.6	1.1	4.8	0.3	0.3	0.4	2.5	1.3	4.3
June/19	92.02	91.64	92.39	2.0	0.6	4.1	0.1	-0.5	1.1	2.4	1.2	4.3
July/19	92.63	91.67	93.84	2.3	0.6	4.7	0.7	0.0	1.6	2.4	1.1	4.3
August/19	92.15	91.58	92.81	2.0	0.6	4.0	-0.5	-0.1	-1.1	2.4	1.1	4.2
September/19	92.15	91.80	92.49	2.4	0.7	4.9	0.0	0.2	-0.3	2.4	1.0	4.4
October/19	92.32	91.73	93.00	2.5	0.6	5.2	0.2	-0.1	0.6	2.4	1.0	4.5
November/19	93.42	92.12	95.10	2.6	0.9	5.1	1.2	0.4	2.3	2.4	0.9	4.6
December/19	92.96	92.22	93.85	2.2	1.0	4.0	-0.5	0.1	-1.3	2.3	0.9	4.5
January/20	94.03	93.29	94.92	3.8	2.1	6.3	1.2	1.2	1.1	2.5	0.9	4.7
February/20	94.05	93.23	95.04	3.5	1.7	6.0	0.0	-0.1	0.1	2.6	1.0	4.8
March/20	92.77	92.81	92.55	1.7	1.3	2.5	-1.4	-0.5	-2.6	2.5	1.0	4.7
April/20	91.97	92.60	90.91	0.4	0.8	-0.2	-0.9	-0.2	-1.8	2.3	1.0	4.3
May/20	92.64	92.58	92.55	0.8	0.5	1.2	0.7	0.0	1.8	2.2	0.9	4.0
June/20	93.14	92.33	94.13	1.2	0.8	1.9	0.5	-0.3	1.7	2.1	1.0	3.8
July/20	94.66	92.56	97.49	2.2	1.0	3.9	1.6	0.2	3.6	2.1	1.0	3.7
August/20	94.51	92.86	96.70	2.6	1.4	4.2	-0.2	0.3	-0.8	2.2	1.1	3.7
September/20	94.29	92.57	96.57	2.3	0.8	4.4	-0.2	-0.3	-0.1	2.1	1.1	3.7
October/20	94.49	92.93	96.52	2.4	1.3	3.8	0.2	0.4	-0.1	2.1	1.1	3.6
November/20	94.99	93.19	97.38	1.7	1.2	2.4	0.5	0.3	0.9	2.1	1.1	3.4
December/20	95.02	93.77	96.63	2.2	1.7	3.0	0.0	0.6	-0.8	2.1	1.2	3.3
January/21	95.82	95.48	96.25	1.9	2.3	1.4	0.8	1.8	-0.4	1.9	1.2	2.9
February/21	96.50	95.51	97.78	2.6	2.4	2.9	0.7	0.0	1.6	1.8	1.3	2.6
March/21	97.01	95.76	98.61	4.6	3.2	6.5	0.5	0.3	0.8	2.1	1.5	3.0
April/21	97.70	96.59	99.13	6.2	4.3	9.0	0.7	0.9	0.5	2.6	1.7	3.7
May/21	99.55	99.41	99.73	7.5	7.4	7.8	1.9	2.9	0.6	3.1	2.3	4.2
June/21	100.22	100.34	100.06	7.6	8.7	6.3	0.7	0.9	0.3	3.6	3.0	4.6
July/21	100.96	101.78	99.90	6.7	10.0	2.5	0.7	1.4	-0.2	4.0	3.7	4.5
August/21	101.30	102.09	100.28	7.2	9.9	3.7	0.3	0.3	0.4	4.4	4.4	4.4
September/21	101.40	101.66	101.06	7.5	9.8	4.6	0.1	-0.4	0.8	4.8	5.2	4.5
October/21	102.30	102.72	101.77	8.3	10.5	5.4	0.9	1.0	0.7	5.3	6.0	4.6
November/21	103.83	104.64	102.80	9.3	12.3	5.6	1.5	1.9	1.0	6.0	6.9	4.9
December/21	103.42	104.03	102.63	8.8	10.9	6.2	-0.4	-0.6	-0.2	6.5	7.7	5.1
January/22	104.58	107.48	100.86	9.1	12.6	4.8	1.1	3.3	-1.7	7.1	8.5	5.4
February/22	106.49	108.44	103.99	10.4	13.5	6.4	1.8	0.9	3.1	7.8	9.4	5.7
March/22	109.69	113.63	104.63	13.1	18.7	6.1	3.0	4.8	0.6	8.5	10.8	5.7
April/22	112.67	118.49	105.20	15.3	22.7	6.1	2.7	4.3	0.5	9.3	12.3	5.4
May/22	113.13	118.82	105.84	13.6	19.5	6.1	0.4	0.3	0.6	9.8	13.3	5.3
June/22	113.12	118.20	106.60	12.9	17.8	6.5	0.0	-0.5	0.7	10.2	14.1	5.3
July/22	113.98	119.32	107.13	12.9	17.2	7.2	0.8	0.9	0.5	10.8	14.7	5.7
August/22	113.62	118.60	107.23	12.2	16.2	6.9	-0.3	-0.6	0.1	11.2	15.2	6.0
September/22	114.43	119.94	107.37	12.9	18.0	6.2	0.7	1.1	0.1	11.6	15.9	6.1
October/22	114.59	119.83	107.87	12.0	16.7	6.0	0.1	-0.1	0.5	11.9	16.4	6.2
November/22 (*)	114.79	119.18	109.17	10.6	13.9	6.2	0.2	-0.5	1.2	12.0	16.5	6.2
December/22 (*)	114.69	118.72	109.52	10.9	14.1	6.7	-0.1	-0.4	0.3	12.1	16.7	6.3
January/23 (*)	116.34	118.68	113.35	11.2	10.4	12.4	1.4	0.0	3.5	12.3	16.5	6.9

Notes: (*) Preliminary. Further information on the process of period revisions of CCINH figures for the last three months can be obtained from the explanatory notes. The series beginning in January 2000 can be obtained through a file released simultaneously with this press release.

CONSTRUCTION COST INDEX FOR NEW HOUSING – January 2023

EXPLANATORY NOTES

CONSTRUCTION COST INDEX FOR NEW HOUSING

The Construction Cost Index for New Housing (CCINH) is a derived statistic that aims to measure the cost of construction of residential buildings in Portugal. The CCINH is a statistic covered by Regulation (EU) 2019/2152 of the European Parliament and of the Council of 27 November 2019 on European business statistics.

The current CCINH series (base 100 = 2021), which starts in January 2000, replaces the previous index series (base 100 = 2015). The CCINH is released monthly around 40 days after the end of the index reference period. In addition to the total, Statistics Portugal presents separate series for the cost of labor and the cost of building materials.

More details on the methodology of the CCINH can be found on INE's website (only available in Portuguese).

Revisions

The information used in the production of the labor cost index comes from an administrative data source, which is subject to a regular update. Due to this, the CCINH is released with a first estimate for the reference month n, a second estimate for month n-1, a third estimate for month n-2 and the final value for month n-3.

Seasonal adjustment

The results are seasonally adjusted, since a seasonal pattern was identified in the labor cost series. For the treatment of seasonality, the JDemetra program, which is available from Eurostat's webpage, is used.

Month-on-month growth change

The monthly rate is the change in the index of a certain month compared with the index of the previous month expressed as a percentage. Although up to date, this measure can be affected by transient effects.

Year-on-year growth change

The year-on-year rate is the change in the index of a certain month compared with the index of the same month in the previous year expressed as a percentage.

12-month average change

The 12-month average rate is the change in the average index of one year compared with the average index of the previous year expressed as a percentage. This moving average is less sensitive to transient changes in prices.

Date of the next press release - April 10th 2023