

Construction Cost Index for Dwellings

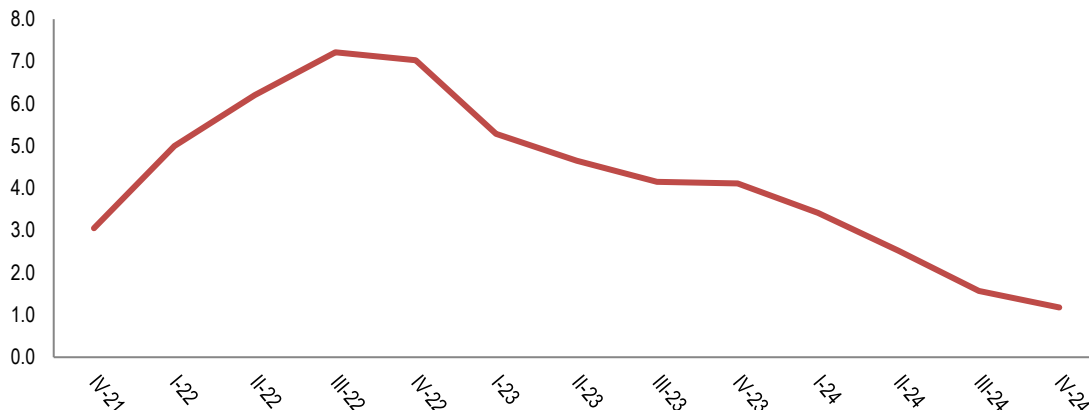
Fourth quarter, 2024

Tirana, on 4 March 2025: Construction Cost Index for Dwellings in the fourth quarter 2024 arrived 112.7 against fourth quarter 2021 as reference period. The annual rate of Construction Cost Index for Dwellings in fourth quarter 2024 is 1.2 %, a year before this rate was 4.1 %.

Yearly rates of main groups: Compared with the fourth quarter of 2023, the largest increase is observed in the group “Salary expenditures” by 4.3 %, followed by groups “Transport expenditures” by 2.3 %, “Machinery expenditures” by 2.2 %, “Other expenditures” by 2.0 % and “Energy expenditures” by 1.7 %. On the other hand prices of “Material expenditures” decreased by 0.8 %.

Within the group “Material expenditures”, the index of the subgroup “Electric materials and communication” marked the highest decrease by 1.5 %, followed by “Construction materials” and “Hydro-sanitary materials” by 0.7 % each of them.

Fig. 1 Annual changes of Construction Cost Index for Dwellings



Quarterly rates of main groups: Compared with the previous quarter, Construction Cost Index for Dwellings, in the fourth quarter of 2024 increased by 0.3 %. The largest increase is observed in “Salary expenditures” by 2.0 %, followed by groups “Other expenditures” by 0.9 %, “Machinery expenditures” by 0.8 % and “Transport expenditures” by 0.2 %. On the other hand prices of “Material expenditures” decreased by 0.2 %. Within the group “Material expenditures”, the highest decrease is observed in the subgroup “Electric materials and communication” by 0.8 %, followed by “Hydro-sanitary materials” by 0.2 % and “Construction materials” by 0.1 %.

Tab. 1 Construction Cost Index for Dwellings

Fourth quarter 2021=100

Code	Groups	Weights	I-21	I-22	II-22	III-22	IV-22	I-23	II-23	III-23	IV-23	I-24	II-24	III-24	IV-24
	Total (1+2+3+4+5+6)	100.0	100.0	102.9	104.6	106.2	107.0	108.3	109.5	110.6	111.4	112.0	112.3	112.3	112.7
1	Material expenditures (a+b+c)	47.6	100.0	102.8	104.3	106.5	107.9	108.8	109.9	110.9	111.5	111.6	111.1	110.8	110.6
	a. Construction materials	34.9	100.0	103.1	104.7	106.8	108.4	109.3	110.5	111.5	112.1	112.2	111.7	111.5	111.3
	b. Electric and communication materials	7.8	100.0	101.0	102.7	105.0	105.9	106.2	107.1	107.6	108.1	108.4	107.9	107.3	106.4
	c. Hydro - sanitary materials	4.9	100.0	103.1	104.7	107.0	107.8	109.5	110.7	111.7	112.5	112.2	112.0	111.9	111.7
2	Salary expenditures	22.3	100.0	101.4	102.2	103.6	105.0	105.9	107.3	108.6	109.7	110.6	111.3	112.1	114.4
3	Machinery expenditures	12.7	100.0	102.5	103.2	104.6	105.3	105.7	106.2	106.7	106.8	107.3	107.9	108.3	109.2
4	Transport expenditures	8.4	100.0	99.5	99.9	100.6	101.9	103.0	103.9	104.9	105.9	106.7	107.5	108.1	108.3
5	Energy expenditures	3.3	100.0	110.0	113.8	115.3	114.1	117.0	119.5	122.9	124.4	125.8	126.5	126.5	126.5
6	Other expenditures	5.8	100.0	102.7	106.0	106.8	107.9	110.3	110.9	111.1	112.1	113.4	113.3	113.3	114.3

Tab. 2 Annual changes of Construction Cost Index for Dwellings

														%
% Code	Groups	IV-21/IV-20	I-22/I-21	II-22/II-21	III-22/III-21	IV-22/IV-21	I-23/I-22	II-23/II-22	III-23/III-22	IV-23/IV-22	I-24/I-23	II-24/II-23	III-24/III-23	IV-24/IV-23
	Total (1+2+3+4+5+6)	3.1	5.1	6.2	7.2	7.0	5.3	4.7	4.2	4.1	3.4	2.5	1.6	1.2
1	Material expenditures (a+b+c)	4.1	6.0	6.6	8.0	7.9	5.9	5.4	4.1	3.3	2.5	1.1	-0.1	-0.8
	a. Construction materials	4.1	6.5	6.9	8.2	8.4	6.0	5.5	4.4	3.4	2.6	1.1	-0.1	-0.7
	b. Electric and communication materials	4.1	3.5	4.7	6.2	5.9	5.2	4.3	2.5	2.1	2.1	0.8	-0.3	-1.5
	c. Hydro - sanitary materials	3.6	6.8	7.8	8.8	7.8	6.2	5.8	4.4	4.4	2.5	1.2	0.2	-0.7
2	Salary expenditures	2.9	2.5	2.9	4.6	5.0	4.4	4.9	4.8	4.5	4.4	3.8	3.2	4.3
3	Machinery expenditures	0.6	3.8	4.1	4.4	5.3	3.2	2.9	2.0	1.5	1.5	1.6	1.5	2.2
4	Transport expenditures	4.5	2.1	1.2	2.3	1.9	3.5	4.0	4.2	3.9	3.7	3.5	3.1	2.3
5	Energy expenditures	1.5	11.7	15.5	15.5	14.1	6.3	5.0	6.6	9.0	7.5	5.9	2.9	1.7
6	Other expenditures	3.1	3.5	6.7	7.9	7.9	7.5	4.6	4.1	3.9	2.7	2.1	2.0	2.0

Tab. 3 Quarterly changes of Construction Cost Index for Dwellings

														%
Code	Groups	IV-21/III-21	I-22/IV-21	II-22/I-22	III-22/II-22	IV-22/III-22	I-23/IV-22	II-23/I-23	III-23/II-23	IV-23/III-23	I-24/IV-23	II-24/I-24	III-24/II-24	IV24/III-24
	Total (1+2+3+4+5+6)	1.0	2.9	1.7	1.5	0.8	1.2	1.1	1.0	0.7	0.5	0.2	0.1	0.3
1	Material expenditures (a+b+c)	1.3	2.8	1.5	2.1	1.3	0.8	1.0	0.9	0.5	0.1	-0.4	-0.3	-0.2
	a. Construction materials	1.3	3.1	1.5	2.1	1.5	0.8	1.1	1.0	0.5	0.1	-0.4	-0.2	-0.1
	b. Electric and communication materials	1.1	1.0	1.6	2.2	0.9	0.3	0.8	0.5	0.4	0.3	-0.5	-0.6	-0.8
	c. Hydro - sanitary materials	1.6	3.1	1.5	2.2	0.8	1.5	1.2	0.9	0.8	-0.3	-0.1	-0.1	-0.2
2	Salary expenditures	0.9	1.4	0.8	1.4	1.3	0.9	1.3	1.2	1.0	0.8	0.7	0.7	2.0
3	Machinery expenditures	-0.2	2.5	0.7	1.4	0.7	0.4	0.5	0.5	0.1	0.4	0.6	0.3	0.8
4	Transport expenditures	1.6	-0.5	0.4	0.7	1.3	1.0	0.9	1.0	1.0	0.8	0.8	0.6	0.2
5	Energy expenditures	0.1	10.0	3.4	1.4	-1.0	2.5	2.2	2.9	1.2	1.1	0.6	0.0	0.0
6	Other expenditures	1.0	2.7	3.3	0.7	1.0	2.3	0.5	0.2	0.8	1.2	-0.1	0.0	0.9

Methodology

The Construction Cost Index (for dwellings) (CCI) starting in the first quarter of 2024 will be calculated with the new base. Fourth quarter 2021 will serve as the baseline period for index calculation (fourth quarter 2021 = 100).

CCI measures the price development of the production factors raw materials labour, machinery, transports, energy and other costs that are used in building projects. The CCI is an important economic indicator for the construction sector. The main users of Construction Cost Index is used as a deflator for the calculation of Gross Domestic Product and various volume indexes used by Government Institutions, Central Bank of Albania other Non-Governmental Organizations, World Bank, International Monetary Foundation etc. The weight of the material basket is calculated based on estimated cost for the construction of a multi-storey dwelling taken from construction firms. The new basket contains 71 items of which 66 are construction materials. The prices for construction materials are collected from 237 distributors and retailers of construction materials. The data for salaries, machineries and transport are collected in 97 biggest construction companies concentrated mostly in Tirana. The selection of companies is based on the volume of construction companies realized over a period of one year. The expenditure classification is based on classification of EUROSTAT for Construction Cost Index. The new CCI have six expenditure groups:

- Material Expenditures
- Salary Expenditures
- Machinery Expenditures
- Transport Expenditures
- Energy Expenditures
- Other expenditures

Revision

Indexes may be revised due to several reasons: additional information, the methodological changes, change of base period, etc.

Measure of index

The annual rate measures the price change between current quarter and the same quarter of the previous year.

The quarterly change measures the price between current quarter and previous quarter.