

# CONSTRUCTION COST INDEX FOR DWELLINGS

First quarter, 2026

Construction Cost Index for Dwellings in the first quarter 2026 reached 114.4, with the fourth quarter of 2021 as the reference period. The annual rate of Construction Cost Index for Dwellings in first quarter 2026 is 1.1 %, a year before this rate was 1.0 %.

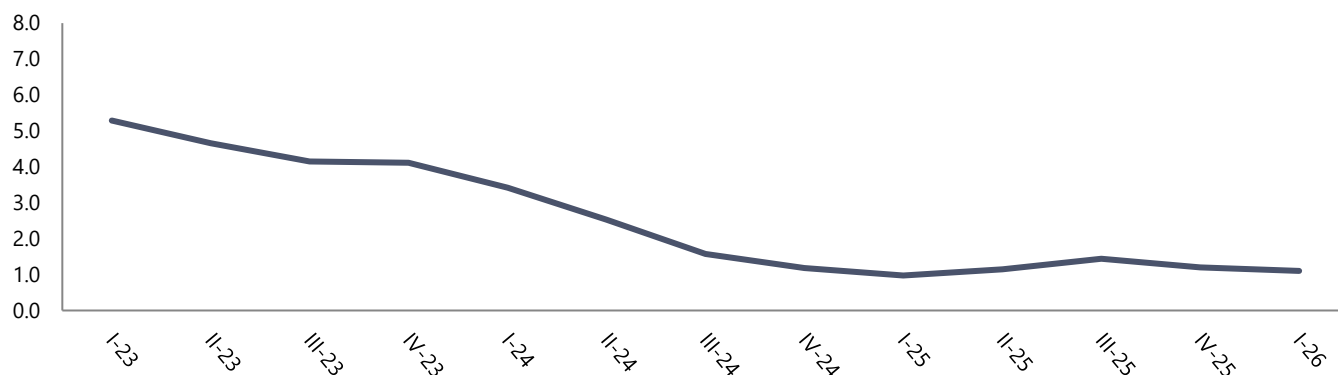
**Annual changes of main groups:** Compared to the same quarter of the previous year, the largest price increase is observed in the group "Salary expenditures" by 4.8 %, followed by "Other expenditures" group with 2.5 %, "Transport expenditures" group by 1.7 % and "Machinery expenditures" group by 1.5 %. On the other hand the group "Material expenditures" decreased by 1.0 %.

Within the "Material costs" group, the index of the "Construction materials" subgroup recorded a decrease of 1.4 %, followed by the "Hydro sanitary materials" subgroup with a decrease of 0.9%. Meanwhile, the "Electrical and communication materials" group recorded an increase of 0.5%.

**Quarterly changes of main groups:** Construction Cost Index recorded an increase of 0.3% compared with the fourth quarter of 2025. The largest price increase was observed in the "Other costs" group by 1.7%, followed by the "Salary expenditures" group by 0.6%, the "Machinery expenditures" group and the "Transport expenditures" group by 0.3%. On the other hand, the "Material costs" group recorded a decrease of 0.2%.

Within this group, the "Hydro sanitary materials" subgroup decreased by 0.8%, while the "Construction materials" subgroup decreased by 0.4%. Meanwhile, the "Electrical and communication materials" subgroup recorded an increase of 0.2%.

**FIG. 1 ANNUAL CHANGES OF CONSTRUCTION COST INDEX FOR DWELLINGS**



**Note to users:** For more information and to see detailed tables, visit the database on the official INSTAT website:

[Construction Cost Index for Dwellings](#)

# 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

## Coverage Area

The Construction Cost Index includes the activities of section F: 'Construction' (codes 41, 42, 43) and the activities of Wholesale Trade of construction materials: (codes 46.73, 46.74, 47.52) according to the Nomenclature of Economic Activities, Rev.2.

## Index calculation

For the calculation of the index, the Laspeyres type formula has been used, which is calculated according to the

$$I_0^t = \frac{\sum_k P_{t,k} Q_{0,k}}{\sum_k P_{0,k} Q_{0,k}} = \sum_k \frac{P_{0,k} Q_{0,k}}{\sum_k P_{0,k} Q_{0,k}} \times \frac{P_{t,k}}{P_{0,k}}$$

formula:

## 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.