

# CONSTRUCTION COST INDEX (CCI FOR DWELLINGS)

Euro SDMX Metadata Structure

(ESMS)

INSTAT

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<b>2. Metadata update</b>	
2.1. Metadata last certified	04.03.2026
2.2. Metadata last posted	04.03.2026
2.3. Metadata last update	04.03.2026
<b>3. Statistical presentation</b>	
3.1. Data description	<p>Construction Cost Index (CCI for dwellings) measures the price development of the production factors raw materials, labour, machinery, transports, energy and other costs that are used in building projects. All data are index data and percentage changes (quarterly and yearly). The construction cost index (for dwellings) reflects changes in the costs of construction work performed during the reference period compared with the base period.</p> <p>For the calculation of the Construction Cost Index (CCI for dwellings), the following components are compared: prices of the building materials used, hourly gross labor remuneration of construction workers, maintenance and operational costs of machinery and mechanical appliances.</p>

3.2. Classification system	<p>The classification used for these statistics is the Statistical Classification of Economic Activities (<a href="#">NACE Rev.2</a>). The expenditure classification is based on classification of EUROSTAT for Construction Cost Index. The Construction Cost Index (CCI for dwellings) have six expenditure groups:</p> <ul style="list-style-type: none"> <li>• Material Expenditures;</li> <li>• Salary Expenditures;</li> <li>• Machinery Expenditures;</li> <li>• Transport Expenditures;</li> <li>• Energy Expenditures;</li> <li>• Other costs.</li> </ul>
3.3. Sector coverage	<p>Construction Cost Index (CCI for dwellings) covers economic activities listed in sections F: “Construction” (Codes 41, 42, 43) and codes 46.73, 46.74 47.52 of Wholesales activity, according to NACE Rev.2.</p>
3.4. Statistical concepts and definitions	<p>The Construction Cost Index (CCI for dwellings) measures the price development of: construction materials, labor cost, machinery, transport, energy and other costs that are used in the construction of a typical dwelling (8-10 floors). The Material costs index measures the price development of the main construction materials.</p> <p>This group consists of three subgroups:</p> <ul style="list-style-type: none"> <li>• Construction materials;</li> <li>• Electric and communication material;</li> <li>• Hydro-sanitary materials.</li> </ul> <p>The Labour Costs Index measures the salary for engineers, techniques and workers.</p>
3.5. Statistical unit	<p>The observation units for the Construction Cost Index (CCI for dwellings) are the Business Register Enterprises that conduct the following activities: distributors of construction materials and construction building companies.</p>
3.6. Statistical population	<p>The Statistical populations for Construction Cost Index (CCI for dwellings) are all active enterprises that according to Statistical Business Register are operating in the Construction activity and in the Trade of construction materials.</p>
3.7. Reference area	<p>The Construction Cost Index (CCI for dwellings) comprises all territory of Albania.</p>
3.8. Time coverage	<p>The Construction Cost Index (CCI for dwellings) is published since year 1993.</p>

3.9. Base period	Base period for the Construction Cost Index (CCI for dwellings) is the fourth quarter 2021=100.
4. Unit of measure	Unit of measure are: <ul style="list-style-type: none"> <li>• Indices;</li> <li>• Percentage changes (quarterly and yearly).</li> </ul>
5. Reference period	The data collected from the Construction Cost Index (CCI for dwellings) are quarterly. This report refers to the reference year 2025.
<b>6. Institutional mandate</b>	
6.1. Legal acts and other agreements	The Construction Cost Index (CCI for dwellings) is part of Short-Term Statistics indicators so the legal framework is the same. <ul style="list-style-type: none"> <li>• <a href="#">National Statistical Law</a>;</li> <li>• <a href="#">Official Statistics Programme 2022-2026</a>;</li> <li>• <a href="#">Regulation (EU) 2019/2152</a> of the European Parliament and of the Council of 27 November 2019 on European Business Statistics;</li> <li>• <a href="#">Commission Implementing Regulation (EU) 2020/1197</a> of 30 July 2020 laying down technical specifications and arrangements pursuant to Regulation (EU) 2019/2152 of the European Parliament and of the Council on European business statistics.</li> </ul>
6.2. Data sharing	Construction Cost Index data are sent to EUROSTAT. INSTAT fulfill questionnaires with information for Construction Cost Index (CCI for dwellings) for some international organization like: European Commission, Enterprise and Industry Directorate-General, OECD, etc.
<b>7. Confidentiality</b>	
7.1. Confidentiality - policy	The data collected are considered as strictly confidential and used only for statistical purposes and scientific research in accordance with the National Statistical <a href="#">Law No.17/2018 “On Official Statistics”</a> , date 10.03.2018 and the <a href="#">Law No. 124/2024 on the Protection of Personal Data</a> . Article 31 of the Law on Official Statistics clearly define that all statistical information collected by INSTAT are confidential and may only be used or published in such summary tables that do not identify the information of the unit. The direct identification is called when a statistical unit is directly identified by the name, address or any officially recognized identification number. When data processing is performed in such a way as to enable the data subject to be identified, the data must be coded immediately so that the entities are no longer recognized.

<p>7.2. Confidentiality - data treatment</p>	<p>Albanian Institute of Statistics protects and does not disseminate data it has obtained or it has access to, which enable the direct or indirect identification of the statistical units that have provided them by the disclosure of individual information directly received for statistical purposes or indirectly supplied from administrative or other sources. Albania Institute of Statistics takes all appropriate preventive measures so as to render impossible the identification of individual statistical units by technical or other means that might reasonably be used by a third party. Statistical data that could potentially enable the identification of the statistical unit are disseminated by Albania Institute of Statistics if and only if:</p> <ul style="list-style-type: none"> <li>a) These data have been treated, as it is specifically set out in the Regulation, in such way that their dissemination does not prejudice statistical confidentiality or;</li> <li>b) The statistical unit has given its consent, without any reservations, for the disclosure of data.</li> </ul> <p>The confidential data that are transmitted to Albania Institute of Statistics are used exclusively for statistical purposes and the only persons who have the right to have access to these data are the personnel engaged in this task. Issues referring to the observance of statistical confidentiality are examined by the staff working in Albania Institute of Statistics. The responsibilities of this staff are to recommend on: the level of detail at which statistical data can be disseminated, so as the identification, either directly or indirectly, of the surveyed statistical unit is not possible; the anonymization criteria for the micro data provided to users; the granting to researchers access to confidential data for scientific purposes, recommend on: which detailed level the statistical data can be disseminated, so as the identification, either directly or indirectly, of the surveyed statistical unit is not possible; the anonymization criteria for the microdata provided to users; the access granting to researchers on confidential data for scientific purposes.</p>
<p><b>8. Release policy</b></p>	
<p>8.1. Release calendar</p>	<p>Notifications about the dissemination of statistics are published in the release calendar, which is available on the website. The announcements and delays are pre-announced in this calendar. In the case of delays, the date of the next publication and the explanation of the reasons for the delays are specified.</p>
<p>8.2. Release calendar access</p>	<p><a href="#">The calendar of publications</a> is available on INSTAT website.</p>
<p>8.3. User access</p>	<p>In accordance with article 34 of Law No. 17/2018 "On Official Statistics", official statistics are disseminated so that all users have an immediate and equal right and all possible forms of media are used. INSTAT and statistical agencies, having in the program the responsibilities of dissemination, seek to meet every</p>

	<p>requirement of any organization or individual for unpublished data or specific analysis. The following dissemination channels are used to release the results:</p> <ul style="list-style-type: none"> <li>• Website – <a href="#">online release</a>;</li> <li>• Written requests;</li> <li>• <a href="#">Publications</a>;</li> <li>• <a href="#">Data request</a>, section available for external users.</li> </ul>
<b>9. Frequency of dissemination</b>	The frequency of dissemination of Construction Cost Index (CCI for dwellings) data is quarterly.
<b>10. Accessibility and clarity</b>	
10.1. News release	According to the calendar of publications, every quarterly published press release regarding to Construction Cost Index (CCI for dwellings). The format of press release has not been changed; it is defined by publication sector as well as the date of release. Press releases of Construction Cost Index (CCI for dwellings) are published online at INSTATs website.
10.2. Publications	All data for the Construction Cost Index (CCI for dwellings) can be found on the INSTAT website: <a href="#">Construction Cost Index</a> .
10.3. On-line database	All information is made available in two languages: Albanian and English. Since 2011, through the Pc-Axis system, external users can access the database on the website via the following link: <a href="#">Statistical Database</a> .
10.4. Micro – data access	Construction Cost Index (CCI for dwellings) data bases at micro level are not published due to confidentiality reasons. Aggregated data is the only type of data that is provided to external users. Even the micro data are not published they can be accessed based on the article 31, point 7 of the law No. 17/2018, “On Official Statistics”.
10.5. Other	Users can submit specific requests for data from the Construction Cost Index (CCI for dwellings) survey through the INSTAT website: <a href="#">Data request</a> .
10.6. Documentation on methodology	A short explanation related to the definitions of the main concepts and methodological explanations are provided to users in the end of press releases and publications. Additional support information is given to internal users when needed or required. There is a section on the INSTAT website regarding the <a href="#">methodology</a> on the Construction Cost Index (CCI for dwellings).

10.7. Quality documentation	Sector of Price Sector (Agriculture, Industry, Services) document all the work process and procedure for the Construction Cost Index (CCI for dwellings) for internal purposes.
<b>11. Quality management</b>	
11.1. Quality assurance	<p>INSTAT is committed to quality assurance in the production of official statistics. Based on Law no. 17/2018 "On Official Statistics", INSTAT uses statistical methods and processes in accordance with internationally accepted scientific principles and standards, and conducts continuous analysis to improve the quality and provision of up-to-date statistics. In carrying out its tasks, INSTAT follows the general principles of quality management, in accordance with the <a href="#">European Statistics Code of Practice</a>. INSTAT for quality assurance is guided by the following principles: impartiality, quality of statistical processes and products, user orientation, employee orientation, effectiveness of statistical processes and reducing the workload for respondents.</p>
11.2. Quality assessments	<p>Quality controls and validation of data are actions carried out throughout the process. The staff is involved in different stages of index calculation, such as the data collection, data control, data input and other necessary control are all well trained. This helps the staff to know the enterprises and their responsibilities and keep an updated collaboration.</p> <p>The sector checks prices every month. If we notice that a price has a big difference compared to the previous month, the interviewer is contacted to confirm this change and if it is well justified, this price is included in further calculations. Otherwise the interviewer should verify once more the collected price.</p>
<b>12. Relevance</b>	
12.1. User needs	<p>Users of Construction Cost Index (CCI for dwellings) are classified as external and internal.</p> <p>External users are:</p> <ul style="list-style-type: none"> <li>• Ministries and public administrations that uses these data for economic and social policy planning purposes;</li> <li>• Research organizations;</li> <li>• National and international NGOs;</li> <li>• Enterprises;</li> <li>• Universities, researchers, students and other similar groups.</li> </ul>

	<p>Internal users are those within the institution of INSTAT that use Construction Cost Index (CCI for dwellings) results as input for their work.</p> <p>These users are:</p> <ul style="list-style-type: none"> <li>• National Account Directory;</li> <li>• Short-term statistics unit.</li> </ul>		
12.2. User satisfaction	<p>INSTAT annually conducts the Survey for Measuring User Satisfaction, the results of which are published on the web at the link: <a href="#">User Satisfaction Survey</a>.</p>		
12.3. Completeness	<p>Construction Cost Index statistics based on Eurostat regulation consists of two statistical indicators: CCI (for dwellings) and CCI - Engineering works. The degree of completeness of the indicators produced by INSTAT is good. This calculation takes into account the ratio of indicators met by INSTAT to those required by European regulations.</p>		
<b>13. Accuracy and reliability</b>			
13.1. Overall accuracy	<p>The accuracy of Construction Cost Index (for dwellings) is generally considered to be high. There is methodological accuracy in regards of weights and prices and calculations according to European Regulations.</p>		
13.2. Sampling error	<p>The methodology for calculating the precision of Construction Cost Index is not applicable, because Construction Cost Index is based in non- probability sample.</p>		
13.3. Non - sampling error	<p>The non-sampling errors are mainly errors occurring during measurement or nonresponse. Errors are evaluated and compared to results of other periods. Phone or physical contacts to the enterprises are used to obtain the correct information and to increase the response rate.</p> <p>Unit non-response takes in consideration enterprises that are unable or unwilling to give the answers or when interviewers are unable to find the enterprises address, or when other barriers exist to complete the interview. The unit non-response rate for Construction Cost Index 2025 is 0.39 %.</p> <p>Over-coverage is possible when a unit is registered in the activity under observation, but it actually performs some other activity, which is not the subject of observation or the enterprise's status has changed, it's not active anymore. Over-coverage rate for Construction Cost Index 2025 is 1.37 %.</p>		
<b>14. Timeliness and punctuality</b>			
14.1. Timeliness	<p>Results of Construction Cost Index (CCI for dwellings) are published on INSTAT website 63 days after the end of the reference period (T+63 days).</p> <table border="1" data-bbox="438 2018 967 2063"> <tr> <td>Reference period</td> <td>12/31/2025</td> </tr> </table>	Reference period	12/31/2025
Reference period	12/31/2025		

	Date of publication	03/04/2026								
	Timeliness	63								
14.2. Punctuality	<p>Construction Cost Index (CCI for dwellings) data are published based on the publication calendar. Construction Cost Index (CCI for dwellings) has been punctuality in time up to 100% of publications carried out over the years.</p> <table border="1"> <tr> <td>Reference period</td> <td>12/31/2025</td> </tr> <tr> <td>Date of announcement</td> <td>03/04/2026</td> </tr> <tr> <td>Date of publication</td> <td>03/04/2026</td> </tr> <tr> <td>Time lag</td> <td>0</td> </tr> </table>		Reference period	12/31/2025	Date of announcement	03/04/2026	Date of publication	03/04/2026	Time lag	0
Reference period	12/31/2025									
Date of announcement	03/04/2026									
Date of publication	03/04/2026									
Time lag	0									
<b>15. Coherence and comparability</b>										
15.1. Comparability - geographical	<p>The Construction Cost Index (CCI for dwellings) are compiled at national level using European definitions.</p>									
15.2. Comparability - over time	<p>Construction Cost Index (CCI for dwellings) statistics are provided quarterly, annually and are comparable. Time series for Construction Cost Index (CCI for dwellings) exists from the reference year 1993. (The base period has changed: 1993=100, fourth quarter 1999=100, first quarter 2011=100 and actually it is fourth quarter 2021=100). However, when comparing the two indices it should take in account that it is not the development of prices for similar buildings that are compared but different kinds of buildings that are constructed using different techniques, materials and in periods with different legal demands. This means that not only the weighting scheme but also the methods for collecting prices and calculating the indices are different. In order to make comparisons over time the indices can be chained to compare with previous calculations of the index.</p> <p>The average construction cost index is available from 1994 to 2010 referring to the statistical database providing a time comparability of 17 years (<math>CC2 = J_{last} - J_{first} + 1 = 17</math>).</p> <p>Construction Cost Index by Expenditure Groups are available from 1994 to 2020 providing a time comparability of 27 years (<math>CC2 = J_{last} - J_{first} + 1 = 27</math>).</p> <p>Construction Cost Index by Quarters by Expenditure Groups, Variables and Quarters are available from 2002 to 2025 referring to the statistical database providing a time comparability of 24 years (<math>CC2 = J_{last} - J_{first} + 1 = 24</math>).</p> <p>The data are constantly checked to ensure their comparability over time.</p>									
15.3. Coherence - cross domain	<p>There is no comparability with other data sets.</p>									
15.4. Coherence - internal	<p>Indexes are partly comparable with Product Price Index and Consumer Price Index.</p>									

<b>16. Cost and burden</b>	<p>Persons working for Construction Cost Index (CCI For Dwellings) are:</p> <ul style="list-style-type: none"> <li>• 1 staff in central office;</li> <li>• 44 enumerators;</li> <li>• 5 operators;</li> <li>• 9 controllers.</li> </ul>
<b>17. Data revision</b>	
17.1. Data revision - policy	<p>Revision policy is done in accordance with general revision policy and errors treatment policy set by INSTAT. The same revision policy is applied to data released nationally and transmitted to Eurostat. For further information refer to:</p> <ul style="list-style-type: none"> <li>• <a href="#">Revision Policy</a>;</li> <li>• <a href="#">Errors Treatment Policy</a>.</li> </ul>
17.2. Data revision - practice	<p>Published data are not considered final and can be revising. Data are revised for a whole range or for other reasons such as: new and/or improved data sources, corrections of errors or methodological changes, but the revisions are generally rather limited in scale.</p> <p>No reviews of data on “Construction Cost Index (CCI for dwellings)” for 2025 have been conducted, subject to this report.</p>
<b>18. Statistical processing</b>	
18.1. Source data	<p>The data source for Construction Cost Index (CCI for dwellings) are:</p> <ul style="list-style-type: none"> <li>• Survey on Cost Construction (for dwellings) for the material costs;</li> <li>• Quarterly Survey of Enterprises (Module 122) Information on Machinery, Transportation and Wage Costs;</li> <li>• Producer Price Index (energy costs);</li> <li>• Consumer Price Index (other costs).</li> </ul>
18.2. Frequency of data collection	<p>Data are collected quarterly.</p>
18.3. Data collection	<p>Data collection is carried out through the Survey on Cost Construction (CCI for dwellings). From a sample of statistical units are collected the price. Completion of the information is relayed by direct interview by the interviewer with the contact person of the enterprise who is charged to declare the data.</p>
18.4. Data validation	<p>The prices collected are compared with their historical trend, price changes for similar products, and other knowledge gained by analysts. Significant price</p>

	changes are verified with the reporting unit. In INSTAT, prices are checked in the questionnaire, during the data entry process and by phone in cases when the questionnaire is not properly completed.
18.5. Data compilation	<p>National level.</p> <p>First step is collecting information from the interviewers. The purpose is to bring this information to the statistic level.</p> <p>This process follows:</p> <ul style="list-style-type: none"> <li>• Physical control of questionnaires;</li> <li>• Logical control of questionnaires (control of indicators, description and activity codification, and accurate value control);</li> <li>• Editing process of data collected (errors and modification);</li> <li>• Non-response units and the missing information need to be completed through the imputation process;</li> <li>• The Laspeyres indices are used;</li> <li>• Analysis of results by each publishing domain.</li> </ul>
18.6. Adjustment	Not applicable. No seasonal adjustments are made.
<b>19. Comment</b>	
<b>Annex</b>	