

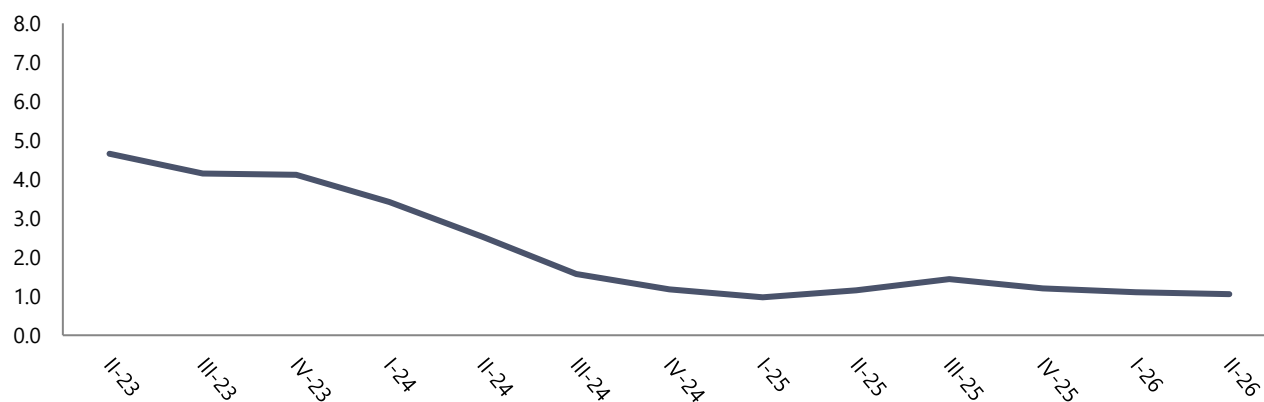
CONSTRUCTION COST INDEX FOR DWELLINGS

Q2 - 2026

The Construction Cost Index in the second quarter of 2026 reached 114.7, compared to the fourth quarter of 2021 as the base period. The annual change of the Construction Cost Index in the second quarter of 2026 is 1.1 %, unchanged compared to the same period of the previous year.

Annual changes of main groups: Compared to the same quarter last year, the biggest price increase is seen in the 'Salary Expenditures' group at 4.3 %, followed by the 'Other Costs' group at 3.0 %, 'Transport Expenditures' at 1.5 %, and the 'Machinery Expenditures' group at 1.2 %. On the other hand, the 'Material Expenditures' group recorded a decrease of 0.6 %. Within the 'Material Expenditures' group, the 'Construction Materials' subgroup saw a decrease of 0.9 %, followed by the 'Hydro-Sanitary Materials' subgroup with 0.7 % and the 'Electrical and Communication Materials' group with 0.1 %.

FIG. 1 ANNUAL CHANGES OF CONSTRUCTION COST INDEX FOR DWELLINGS



Note to users:

- Detailed data are available in INSTAT's statistical database: [Construction Cost Index for Dwellings](#)
- Detailed data are available in INSTAT's statistical database: Movement of Citizens in Albania • In accordance with the Error Treatment Policy, INSTAT promptly corrects any errors identified in published official statistics. Users are informed immediately and transparently of the corrections and resulting changes, in line with the principles of impartiality, transparency and quality of official statistics. The full Error Treatment Policy is available at: https://www.instat.gov.al/media/2939/the_errors_treatment_policy.pdf

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 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 formula:

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

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.