



Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

SECOND QUARTER 2026 RELEASE

JUNE 2026

CONSTRUCTION INPUT PRICE INDICES FOR THE SECOND QUARTER 2026

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the second quarter of 2026. CIPI measures the price changes in the inputs that are consumed/used in the construction process. The main inputs into construction projects are classified into materials, labour, equipment and transport. The indices are generated from price data collected quarterly from a representative sample of outlets that trade in construction materials.

The CIPI and inflation rates are as shown in Tables 1 and 2. Construction Input Price Indices increased by 5.73 per cent from 119.51 in the first quarter of 2026 to 126.36 in the second quarter of 2026. On a year-on-year basis, construction inflation was 5.52 per cent in the second quarter of 2026. The increase in the Construction Input Price Indices between the first quarter of 2026 and the second quarter of 2026 was primarily driven by increase in the indices of transport, fuel and construction materials. The transport, fuels and lubricants indices recorded the largest increase, rising by 21.47 per cent, largely due to a 31.16 per cent increase in the fuel and lubricants indices and a 12.34 per cent increase in transport costs.

Among construction materials, notable price increases were observed for concrete and asphalts (7.25%), cement (6.99%), ballast/gravel and graded crushed stones (6.16%), electrical fittings (6.27%), paints (8.43%), and kerbs (5.89%). The labour indices also increased by 4.38 per cent, reflecting higher wages across all labour categories, particularly carpenters, painters, welders and mechanics (7.51%). Additionally, the equipment index rose by 2.48 per cent, with increases recorded across all machinery categories over the review period.

The building cost indices increased from 119.77 in the first quarter of 2026 to 126.06 in the second quarter of 2026, representing a 5.25 per cent quarter-on-quarter increase. The increase was driven by higher prices across all major input categories, particularly transport and fuel, construction materials, and labour. The transport and fuel index recorded the highest increase, rising by 21.92 per cent, from 132.18 in the first quarter of 2026 to 161.16 in the second quarter of 2026. This was largely attributable to a 33.67 per cent increase in fuel indices and 14.18 per cent increase in transport indices.

The building materials index increased by 3.96 per cent, from 122.92 in the first quarter of 2026 to 127.79 in the second quarter of 2026, supported by notable increases in the indices of cement and lime (6.97 per cent), ballast (6.09%), sand (3.48%), steel and reinforced bars (2.73%), paints (8.43 per cent), electrical fittings (6.27%), and tiles (3.64%), among other materials.

The labour indices also contributed to the increase, with the labour index rising by 2.36 per cent to 119.31 over the review period. Notable rise in indices was observed across most labour categories, particularly masons/foremen (3.15%),

watchmen (2.48%), plumbers/electricians (2.06%) and casual workers (2.42%). In addition, the equipment index increased modestly by 1.01 per cent

The civil engineering indices increased from 119.84 in the first quarter of 2026 to 127.30 in the second quarter of 2026. This represents a 6.23 per cent quarter-on-quarter increase. This was primarily driven by increase in the transport, fuel and lubricants indices, which rose by 21.01 per cent, from 119.13 in the first quarter of 2026 to 144.15 in the second quarter of 2026.

The civil engineering materials indices also increased by 4.69 per cent, to 134.70 in the second quarter of 2026. Notable increases were recorded in the indices of concrete and asphalts (7.25%), cement (6.83%), ballast, gravel and graded crushed stones (6.22%), kerbs (5.89%), paints (8.43%), dense bitumen macadam (3.63 per cent), mix and precoated chippings (3.98%), and culverts and inverted block drains (3.62%). These materials constitute a substantial share of road and infrastructure construction costs and therefore contributed significantly to the increase in the overall index.

The civil engineering equipment index rose by 3.77 per cent, from 111.48 in the first quarter of 2026 to 115.68 in the second quarter of 2026, reflecting increased costs across all categories of construction machinery. Motor graders increased by 4.18 per cent, rollers and related equipment by 4.13 per cent, concrete mixers by 4.37 per cent, excavators by 2.79 per cent, and compressors and vibrators by 4.24 per cent.

The labour indices recorded a notable increase of 6.40 per cent, reaching 115.77 in the second quarter of 2026. The largest increase was observed among carpenters, painters, welders and mechanics (14.29%), watchmen and related workers (7.01%), machine and plant operators/drivers (6.93%), and casual workers (6.08%), indicating higher labour remuneration during the quarter.

Table 1: Construction Input Price Indices and Inflation Rates

Base Period Q4 2019=100

Year	Quarter	Construction Input Price Indices(CIPI)	CIPI- Inflation Rate(%) (Current Quarter/Previous Quarter)	CIPI-Inflation Rate(%) (Current Quarter/Same Quarter Previous Year)
2022	1	112.65	6.15	7.96
	2	114.47	1.62	7.97
	3	113.38	(0.95)	6.90
	4	113.65	0.24	7.10
2023	1	114.76	0.97	1.87
	2	115.00	0.21	0.46
	3	116.45	1.26	2.71
	4	118.38	1.66	4.16
2024	1	118.84	0.39	3.56
	2	119.06	0.19	3.53
	3	120.38	1.11	3.37
	4	119.41	(0.80)	0.87
2025	1	119.05	(0.30)	0.18
	2	119.75	0.59	0.59
	3	121.27	1.27	0.74
	4	120.15	(0.92)	0.62
2026	1	119.51	(0.53)	0.39
	2	126.36	5.73	5.52

Table 2: Construction Input Price Indices

Base period Q4 2019=100								
SNo	Products	Weight	Q1-2025	Q2-2025	Q3-2025	Q4-2025	Q1-2026	Q2-2026
1	Hardcore	4.05	112.23	112.28	112.60	113.25	112.69	115.02
2	Quarry products(waste,dust and murrum)	0.62	107.44	107.70	107.88	107.98	107.69	110.40
3	Cement	7.41	117.38	120.47	118.79	117.63	117.62	125.84
4	Sand	1.52	104.89	106.40	110.27	110.46	110.20	114.03
5	Ballast/Gravel and Graded crushed stones	5.49	106.21	108.01	109.53	110.10	108.95	115.66
6	Mix and precoated chippings	2.71	125.63	126.32	127.51	124.87	123.49	128.40
7	Concrete and Asphalts	4.55	144.20	148.33	148.58	144.65	140.75	150.95
8	Timber and Wood	1.33	99.86	101.52	98.77	97.16	96.70	97.22
9	Steel and reinforced bars	6.16	163.94	166.44	175.09	167.57	164.67	168.46
10	Paving blocks	3.03	118.51	119.98	118.88	118.95	118.64	119.88
11	Culverts and Inverted block drains	2.67	111.46	112.19	109.18	109.22	108.64	112.57
12	Kerbs	1.62	112.88	114.56	114.01	114.59	114.16	120.88
13	Dense Bitumen Macadam (DBM)	5.19	152.60	150.22	157.33	153.92	151.67	157.18
14	Stones	1.17	99.14	99.29	100.01	100.65	99.54	100.51
15	Damp Proofing and Anti-termite	0.28	81.89	82.69	82.65	82.07	80.01	83.75
16	Roofing sheets	0.34	122.30	122.96	126.02	125.28	123.24	125.72
17	Doors	0.12	112.69	112.92	113.65	113.20	113.61	118.81
18	Metal doors and windows	0.13	123.29	124.98	125.25	123.41	123.88	125.64
19	Glass and glass putty	0.08	127.54	127.59	126.29	126.35	126.51	128.49
20	Locks and iron mongery	0.38	114.13	116.13	116.09	115.72	117.07	118.43
21	Tiles	0.41	106.65	107.71	104.86	106.94	109.20	113.18
22	Chip boards and MDF	0.49	92.94	93.00	90.12	89.82	88.29	90.56
23	Paints	0.89	113.56	113.58	115.24	114.85	115.48	125.21
24	Sanitary fittings	0.08	112.42	112.45	113.55	113.32	114.53	115.82
25	Water fittings	0.05	116.40	117.30	118.60	118.15	118.33	120.67
26	Water wastes	0.06	102.12	103.69	102.85	101.45	100.46	102.76
27	Electrical fittings	0.25	115.52	114.70	120.55	121.44	121.66	129.29
	Materials	51.09	125.90	127.39	129.09	127.22	125.89	131.35
1	Rollers and Related Equipment	4.57	104.20	104.20	104.61	104.40	105.09	107.67
2	Concrete mixer	3.04	105.27	105.27	105.47	105.47	105.47	108.19
3	Excavators	4.43	105.75	105.75	106.96	106.78	106.78	109.76
4	Motor graders	4.44	120.29	120.29	120.29	120.24	119.82	124.83
5	Compressors and Vibrators	3.77	103.01	103.01	104.11	104.34	104.77	107.97
	Equipment	20.26	106.30	106.30	106.98	107.01	107.14	109.80
1	Transport	5.12	117.25	117.61	120.57	120.45	120.45	135.31
2	Fuel and Lubricants	4.52	129.63	127.53	133.20	132.98	129.55	169.92
	Transport, Fuels and Lubricants	9.64	123.67	122.90	127.24	127.08	125.45	152.39
1	Casual	4.16	115.04	115.04	115.50	115.38	116.88	121.88
2	Watchman and Related workers	1.95	117.62	117.62	120.44	118.13	118.13	123.73
3	Plumber/Electrician/drivers	1.37	107.48	107.48	107.46	108.41	110.02	112.38
4	Machine /plant operators	3.29	107.17	107.24	107.07	105.54	106.35	110.49
5	Carpenter/Painter/Welder/Mechanic	2.60	112.00	112.17	112.21	109.65	111.09	119.43
6	Site agent	1.09	109.11	109.11	108.46	108.89	108.89	113.74
7	Mason/foreman	4.54	110.63	110.65	110.79	110.29	111.54	115.38
	Labour	19.01	111.90	111.94	112.45	111.64	112.56	117.49
	Construction Cost index	100.00	119.05	119.75	121.27	120.15	119.51	126.36

Table 3: The Building Cost Indices

Base Period Q4 2019=100								
S No	Product	Weight	Q1-2025	Q2-2025	Q3-2025	Q4-2025	Q1-2026	Q2-2026
1	Cement /Lime	14.18	117.36	120.44	118.77	117.60	117.60	125.80
2	Hard core	8.37	112.23	112.28	112.60	113.25	112.69	115.02
3	Quarry products(waste,dust and murrum)	1.27	107.44	107.70	107.88	107.98	107.69	110.40
4	Sand	3.14	104.89	106.40	110.27	110.46	110.20	114.03
5	Ballast	4.50	101.53	102.07	104.37	104.70	103.94	110.27
6	Steel and reinforced bars	10.69	173.44	175.99	184.87	177.12	174.09	178.85
7	Stones	2.42	99.14	99.29	100.01	100.65	99.54	100.51
8	Damp Proofing and Anti-termite	0.58	81.89	82.69	82.65	82.07	80.01	83.75
9	Timber and Wood	2.20	101.40	103.94	101.07	99.19	98.71	99.32
10	Paving blocks	2.06	124.44	126.41	125.23	124.83	124.27	125.55
11	Roofing materials	0.70	122.30	122.96	126.02	125.28	123.24	125.72
12	Doors	0.24	112.69	112.92	113.65	113.20	113.61	118.81
13	Metal doors and windows	0.26	123.29	124.98	125.25	123.41	123.88	125.64
14	Glass and glass putty	0.16	127.54	127.59	126.29	126.35	126.51	128.49
15	Locks and iron mongery	0.78	114.13	116.13	116.09	115.72	117.07	118.43
16	Tiles	0.84	106.65	107.71	104.86	106.94	109.20	113.18
17	Chip boards and MDF	1.01	92.94	93.00	90.12	89.82	88.29	90.56
18	Paints	1.06	113.56	113.58	115.24	114.85	115.48	125.21
19	Sanitary fittings	0.16	112.42	112.45	113.55	113.32	114.53	115.82
20	Water fittings	0.11	116.40	117.30	118.60	118.15	118.33	120.67
21	Water wastes	0.12	102.12	103.69	102.85	101.45	100.46	102.76
22	Electrical fittings	0.51	115.52	114.70	120.55	121.44	121.66	129.29
	Materials	55.36	121.99	123.73	125.59	123.80	122.92	127.79
23	Equipment-Concrete Mixer	5.16	103.19	103.19	103.19	103.19	103.19	103.79
24	Equipment-Concrete poker / Vibrator	2.36	98.76	98.76	103.27	103.27	103.27	105.63
25	Equipment-Excavator and Pedestrian Roller	2.64	100.16	100.16	100.76	100.66	101.07	101.60
26	Compressors	3.04	100.94	100.94	100.94	102.02	102.02	103.21
	Equipment	13.21	101.27	101.27	102.20	102.43	102.51	103.55
27	Transport	5.99	127.72	128.47	132.82	132.82	132.82	151.45
28	Fuel	3.99	131.48	129.27	134.77	134.55	131.24	175.43
	Transport and Fuel	9.98	129.24	128.80	133.61	133.52	132.18	161.16
29	Casual	6.67	118.29	118.29	119.56	118.96	118.96	121.84
30	Watchman	2.01	121.95	121.95	126.72	121.98	121.98	125.01
31	Plumber/Electrician	0.52	112.49	112.49	110.82	111.26	114.58	116.94
32	Machine /plant operators	0.91	107.32	107.32	106.59	104.17	105.82	106.46
33	Carpenter/Painter/Welder/Mechanic	3.53	114.16	114.16	114.25	113.10	116.07	117.12
34	Mason/foreman	7.80	113.56	113.56	113.28	112.18	114.71	118.32
	Labour	21.45	115.62	115.62	116.31	115.00	116.56	119.31
	Building Cost Index	100	118.60	119.52	121.29	120.04	119.77	126.06

Table 4: Civil Engineering Cost Indices

Base Period Q4 2019=100

SNo	Product	Weights	Q1-2025	Q2-2025	Q3-2025	Q4-2025	Q1-2026	Q2-2026
1	Paving Grade Bitumen	1.70	148.80	147.80	152.31	148.49	146.41	151.85
2	Tackcoat	0.60	140.47	138.59	144.22	139.37	138.18	142.12
3	Ballast/Gravel and Graded crushed stones	6.42	110.61	113.59	114.39	115.17	113.66	120.73
4	Mix and precoated chippings	5.27	125.63	126.32	127.51	124.87	123.49	128.40
5	Cement	1.05	117.41	120.50	118.82	117.65	117.64	125.88
6	Steel and Reinforced Bars	1.90	155.01	157.46	165.89	158.59	155.82	158.70
7	Timber and Wood	0.52	98.41	99.25	96.60	95.26	94.80	95.24
8	Concrete and Asphalts	8.83	144.20	148.33	148.58	144.65	140.75	150.95
9	Paving blocks	3.94	112.93	113.93	112.90	113.43	113.34	114.55
10	Culverts and Inverted block drains	5.19	111.46	112.19	109.18	109.22	108.64	112.57
11	Kerbs	3.15	112.88	114.56	114.01	114.59	114.16	120.88
12	Dense Bitumen Macadam (DBM)	7.76	152.60	150.22	157.33	153.92	151.67	157.18
13	Paint	0.74	113.56	113.58	115.24	114.85	115.48	125.21
	Materials	47.08	129.58	130.84	132.38	130.43	128.67	134.70
14	Rollers and Related Equipment	6.39	108.00	108.00	108.22	107.92	108.87	113.37
15	Concrete mixer	1.05	107.22	107.22	107.62	107.62	107.62	112.32
16	Excavators	8.59	105.75	105.75	106.96	106.78	106.78	109.76
17	Motor graders	8.62	120.29	120.29	120.29	120.24	119.82	124.83
18	Compressors and Vibrators	2.24	105.99	105.99	105.99	105.93	106.77	111.30
	Equipment	26.89	111.02	111.02	111.48	111.32	111.48	115.68
19	Transport	4.30	107.40	107.40	109.05	108.83	108.83	120.14
20	Fuel and Lubricants	5.02	127.89	125.89	131.72	131.50	127.95	164.73
	Transport, Fuel and Lubricants	9.32	118.44	117.36	121.26	121.04	119.13	144.15
21	Casuals	1.80	111.98	111.98	111.68	112.02	114.92	121.91
22	Watchman and Related workers	1.90	113.55	113.55	114.54	114.51	114.51	122.54
23	Laboratory technologist and Drivers	2.17	102.77	102.77	104.30	105.74	105.74	108.10
24	Machine /plant operators/drivers	5.52	107.03	107.17	107.52	106.82	106.86	114.27
25	Carpenter/Painter/Welder/Mechanic	1.73	109.97	110.30	110.30	106.40	106.40	121.60
26	Site agent/Surveyor	2.12	109.11	109.11	108.46	108.89	108.89	113.74
27	Mason/foreman	1.48	107.88	107.91	108.44	108.50	108.56	112.61
	Labour	16.71	108.39	108.48	108.83	108.48	108.81	115.77
	Civil Engineering Cost Index	100	120.01	120.52	121.79	120.75	119.84	127.30



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