Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

THIRD QUARTER 2024 RELEASE

SEPTEMBER 2024

CONSTRUCTION INPUT PRICE INDICES FOR THE THIRD QUARTER 2024

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the third quarter of 2024. The indices are generated from price data collected from a representative sample of outlets that trade in construction materials. The prices are collected quarterly on the 15th day of the mid-month of the quarter for the transactions that occurred.

The CIPI and inflation rates are as shown in Table 1 and 2. The year-on-year inflation rate as measured by CIPI was 3.37 per cent in Q3-2024. This means that the general construction inputs price level was 3.37 per cent higher than it was in Q3-2023. All the indices of inputs into construction increased except for bituminous products, transport and fuels. Reinforcement Steel indices rose from 163.32 in Q2-2024 to 170.93 in Q3-2024 while the index of cement rose by 4.22 per cent to 118.98 in Q3-2024. The index of Dense Bitumen Macadam (DBM) decreased by 2.66 per cent from 162.11 in Q2-2024 to 157.80 in Q3-2024.

There was a 1.61 per cent increase in material indices between Q2-2024 and Q3-2024 while the indices of Labor and Equipment increased by 1.56 per cent and 0.02 per cent, respectively. Transport and fuels decreased by 0.47 per cent to 124.48 in Q3-2024.

The Building Cost Index increased by 1.97 per cent to 119.84 in Q3 2024, with notable contributions from materials indices (+2.80%) and labor indices (+2.13%). Transport and fuels' index decreased by 0.75 per cent to 129.33 in Q3-2024. Equipment index remained constant over the review period.

The Civil Engineering Cost Index increased from 120.91 in Q2-2024 to 121.43 in Q3-2024. Cement index increased by 4.23 per cent while the index of BRC Mesh and Reinforcement Bars increased by 4.82 per cent. There were

notable decreases in the index of tack coat and Dense Bitumen Macadam (DBM) by 7.34 per cent and 2.66 per cent, respectively.

Table 1: Construction Input Price Indices and Inflation Rates

Base Period Dec 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)
2021	1	104.35	1.71	3.26
	2	106.02	1.61	6.02
	3	106.06	0.04	3.61
	4	106.12	0.05	3.44
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

Table 2: Construction Input Price Indices

Aggregated Construction Indices — Base period Dec 2019=100

SNo	Products	Weight	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024
1	Hardcore	4.05	104.51	106.19	109.51	111.29	113.25	114.74
2	Quarry products(waste,dust and murram)	0.62	103.43	103.69	106.19	108.22	110.45	110.53
3	Cement	7.41	102.33	102.78	106.98	110.71	114.16	118.98
4	Sand	1.52	99.29	100.18	99.29	100.53	102.47	103.82
5	Ballast/Gravel and Graded crushed stones	5.49	99.88	100.43	101.78	103.78	106.56	107.91
6	Mix and precoated chippings	2.71	124.15	126.50	130.81	131.21	127.47	128.81
7	Concrete and Asphalts	4.55	134.65	136.88	138.88	141.14	144.45	144.45
8	Timber and Wood	1.33	95.75	96.53	97.60	95.55	97.98	100.42
9	Steel and reinforced bars	6.16	163.13	165.71	166.18	168.18	163.32	170.93
10	Paving blocks	3.03	107.20	108.21	111.52	112.81	116.69	119.98
11	Culverts and Inverted block drains	2.67	100.23	100.90	103.77	105.01	109.19	111.36
12	Kerbs	1.62	104.86	105.71	105.30	106.79	107.99	110.87
13	Dense Bitumen Macadam (DBM)	5.19	161.39	163.95	170.18	170.11	162.11	157.80
14	Stones	1.17	97.76	99.01	99.81	104.28	100.32	100.89
15	Damp Proofing and Anti-termite	0.28	81.14	81.52	81.47	82.96	81.97	82.40
16	Roofing sheets	0.34	109.76	110.20	111.95	116.49	120.60	121.58
17	Doors	0.12	109.15	109.25	110.04	111.79	113.07	114.55
18	Metal doors and windows	0.13	108.27	109.96	114.83	114.83	121.05	124.03
19	Glass and glass putty	0.08	131.21	131.58	131.11	131.52	128.11	129.86
20	Locks and iron mongery	0.38	108.68	108.95	110.83	111.13	113.18	115.47
21	Tiles	0.41	109.47	110.17	107.94	104.77	101.85	103.38
22	Chip boards and MDF	0.49	95.23	95.76	96.97	94.89	92.44	92.73
23	Paints	0.89	109.32	108.53	111.08	108.41	112.47	114.74
24	Sanitary fittings	0.08	113.56	112.37	113.82	114.98	109.47	110.22
25	Water fittings	0.05	113.98	113.78	117.50	115.15	117.92	118.15
26	Water wastes	0.06	103.44	101.40	101.68	102.35	101.33	102.93
27	Electrical fittings	0.25	105.38	104.57	106.29	106.53	107.72	109.72
	Materials	**51.09**	**120.10**	**121.53**	**124.07**	**125.69**	**125.87**	**127.90**
1	Rollers and Related Equipment	4.57	102.89	103.75	104.66	105.49	104.36	104.36
2	Concrete mixer	3.04	102.21	103.44	103.82	103.07	104.99	104.99
3	Excavators	4.43	104.19	106.25	105.56	105.31	106.72	106.72
4	Motor graders	4.44	119.60	119.63	120.41	121.56	122.18	122.29
5	Compressors and Vibrators	3.77	103.33	104.42	105.04	102.38	101.41	101.51
	Equipment	**20.26**	**106.26**	**107.08**	**107.52**	**106.38**	**106.51**	**106.53**
1	Transport	5.12	114.68	116.94	119.25	118.54	119.00	118.06
2	Fuel and Lubricants	4.52	123.61	128.21	134.27	132.21	130.56	130.47
	Transport, Fuels and Lubricants	**9.64**	**119.31**	**122.84**	**127.09**	**125.59**	**125.07**	**124.48**
1	Casual	4.16	109.71	111.20	111.98	111.98	113.38	117.15
2	Watchman and Related workers	1.95	110.35	112.77	113.96	113.96	114.30	117.79
3	Plumber/Electrician/drivers	1.37	105.29	106.50	107.28	107.28	108.73	109.25
4	Machine /plant operators	3.29	106.10	106.86	107.37	107.44	106.78	108.18
5	Carpenter/Painter/Welder/Mechanic	2.60	107.09	107.98	108.41	108.41	109.89	112.04
6	Site agent	1.09	108.40	108.40	109.07	109.07	110.05	110.79
7	Mason/foreman	4.54	109.09	109.37	109.99	110.01	110.51	110.90
	Labour	**19.01**	**108.44**	**109.55**	**110.27**	**110.28**	**111.10**	**112.83**
	Construction Cost index	**100.00**	**115.00**	**116.45**	**118.38**	**118.84**	**119.06**	**120.38**

Table 3: The Building Cost Indices

Base Period Dec 2019=100

S No	Product	Weight	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024
1	Cement /Lime	14.18	102.34	102.79	106.98	110.71	114.15	118.94
2	Hard core	8.37	104.51	106.19	109.51	111.29	113.25	114.74
3	Quarry products(waste,dust and murram)	1.27	103.43	103.69	106.19	108.22	110.45	110.53
4	Sand	3.14	99.29	100.18	99.29	100.53	102.47	103.82
5	Ballast	4.50	101.50	101.86	102.48	103.25	106.44	106.61
6	Steel and reinforced bars	10.69	172.61	175.25	175.88	177.86	172.88	180.66
7	Stones	2.42	97.76	99.01	99.81	104.28	100.32	100.89
8	Damp Proofing and Anti-termite	0.58	81.14	81.52	81.47	82.96	81.97	82.40
9	Timber and Wood	2.20	96.54	97.32	98.57	95.79	98.34	101.87
10	Paving blocks	2.06	113.35	114.32	117.54	118.78	122.71	125.86
11	Roofing materials	0.70	109.76	110.20	111.95	116.49	120.60	121.58
12	Doors	0.24	109.15	109.25	110.04	111.79	113.07	114.55
13	Metal doors and windows	0.26	108.27	109.96	114.83	114.83	121.05	124.03
14	Glass and glass putty	0.16	131.21	131.58	131.11	131.52	128.11	129.86
15	Locks and iron mongery	0.78	108.68	108.95	110.83	111.13	113.18	115.47
16	Tiles	0.84	109.47	110.17	107.94	104.77	101.85	103.38
17	Chip boards and MDF	1.01	95.23	95.76	96.97	94.89	92.44	92.73
18	Paints	1.06	109.32	108.53	111.08	108.41	112.47	114.74
19	Sanitary fittings	0.16	113.56	112.37	113.82	114.98	109.47	110.22
20	Water fittings	0.11	113.98	113.78	117.50	115.15	117.92	118.15
21	Water wastes	0.12	103.44	101.40	101.68	102.35	101.33	102.93
22	Electrical fittings	0.51	105.38	104.57	106.29	106.53	107.72	109.72
	Materials	**55.36**	**115.64**	**116.59**	**118.29**	**120.21**	**120.90**	**124.29**
23	Equipment-Concrete Mixer	5.16	104.49	104.49	104.49	102.74	102.96	102.96
24	Equipment-Concrete poker / Vibrator	2.36	102.14	103.94	105.49	100.52	98.62	98.62
25	Equipment-Excavator and Pedestrian Roller	2.64	100.66	102.31	102.55	104.37	101.26	101.26
26	Compressors	3.04	104.27	104.74	105.17	98.96	100.00	100.00
	Equipment	**13.21**	**103.25**	**104.02**	**104.44**	**101.80**	**101.16**	**101.16**
27	Transport	5.99	121.18	125.24	131.02	128.03	129.33	127.70
28	Fuel	3.99	123.90	127.81	134.80	132.74	131.75	131.73
	Transport and Fuel	**9.98**	**122.28**	**126.28**	**132.55**	**129.94**	**130.31**	**129.33**
29	Casual	6.67	111.71	114.02	114.02	114.02	115.02	118.29
30	Watchman	2.01	110.28	114.11	115.88	115.88	116.42	121.95
31	Plumber/Electrician	0.52	105.88	106.62	108.25	108.25	111.08	112.16
32	Machine /plant operators	0.91	106.27	107.07	107.07	107.20	105.29	107.32
33	Carpenter/Painter/Welder/Mechanic	3.53	105.77	107.07	107.77	107.77	109.55	113.29
34	Mason/foreman	7.80	110.37	110.89	112.12	112.12	113.14	113.56
	Labour	**21.45**	**109.73**	**111.27**	**112.04**	**112.04**	**113.06**	**115.47**
	Building Cost Index	**100**	**113.39**	**114.74**	**116.52**	**116.98**	**117.53**	**119.84**

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100

SNo	Product	Weights	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024
1	Paving Grade Bitumen	1.70	150.42	157.67	166.63	166.56	159.08	157.48
2	Tackcoat	0.60	144.78	151.48	160.09	160.02	153.76	142.48
3	Ballast/Gravel and Graded crushed stones	6.42	98.35	99.08	101.12	104.28	106.68	109.14
4	Mix and precoated chippings	5.27	124.15	126.50	130.81	131.21	127.47	128.81
5	Cement	1.05	102.32	102.78	106.98	110.72	114.18	119.01
6	Steel and Reinforced Bars	1.90	154.22	156.73	157.05	159.08	154.34	161.78
7	Timber and Wood	0.52	95.01	95.79	96.69	95.32	97.64	99.06
8	Concrete and Asphalts	8.83	134.65	136.88	138.88	141.14	144.45	144.45
9	Paving blocks	3.94	101.41	102.46	105.85	107.19	111.03	114.44
10	Culverts and Inverted block drains	5.19	100.23	100.90	103.77	105.01	109.19	111.36
11	Kerbs	3.15	104.86	105.71	105.30	106.79	107.99	110.87
12	Dense Bitumen Macadam (DBM)	7.76	161.39	163.95	170.18	170.11	162.11	157.80
13	Paint	0.74	109.32	108.53	111.08	108.41	112.47	114.74
	Materials	**47.08**	**124.30**	**126.18**	**129.50**	**130.84**	**130.54**	**131.29**
14	Rollers and Related Equipment	6.39	104.98	105.10	106.65	106.54	107.28	107.28
15	Concrete mixer	1.05	100.07	102.46	103.18	103.38	106.91	106.91
16	Excavators	8.59	104.19	106.25	105.56	105.31	106.72	106.72
17	Motor graders	8.62	119.60	119.63	120.41	121.56	122.18	122.29
18	Compressors and Vibrators	2.24	103.45	104.50	104.78	104.87	103.39	103.58
	Equipment	**26.89**	**109.09**	**109.97**	**110.42**	**110.70**	**111.54**	**111.59**
19	Transport	4.30	108.56	109.13	108.19	109.61	109.29	109.00
20	Fuel and Lubricants	5.02	123.34	128.59	133.78	131.70	129.43	129.29
	Transport, Fuel and Lubricants	**9.32**	**116.52**	**119.61**	**121.97**	**121.51**	**120.14**	**119.93**
21	Casuals	1.80	107.84	108.55	110.07	110.07	111.85	116.07
22	Watchman and Related workers	1.90	110.41	111.51	112.16	112.16	112.31	113.87
23	Laboratory technologist and Drivers	2.17	104.74	106.38	106.38	106.38	106.52	106.52
24	Machine /plant operators/drivers	5.52	105.94	106.67	107.66	107.66	108.18	108.98
25	Carpenter/Painter/Welder/Mechanic	1.73	108.33	108.84	109.01	109.01	110.22	110.87
26	Site agent/Surveyor	2.12	108.40	108.40	109.07	109.07	110.05	110.79
27	Mason/foreman	1.48	107.89	107.94	107.99	108.03	108.03	108.39
	Total Labour	**16.71**	**107.23**	**107.94**	**108.61**	**108.62**	**109.26**	**110.35**
	Civil Engineering Cost Index	**100**	**116.63**	**118.16**	**120.18**	**120.84**	**120.91**	**121.43**



Macdonald G. Obudho, PhD, EBS, MBS.
DIRECTOR GENERAL