



Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

FOURTH QUARTER 2024 RELEASE

DECEMBER 2024

CONSTRUCTION INPUT PRICE INDICES FOR THE FOURTH QUARTER 2024

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the fourth 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 and are referenced to the 15th day of the mid-month of the quarter.

The CIPI and inflation rates are as shown in Tables 1 and 2. The construction inflation rate was 0.87 per cent in Q4-2024. Notable, Q4 2024 recorded a decline (-0.80%) from Q3 2024, signaling a contraction in construction costs. There were general declines in the indices of material, labour, equipment, and Transport, Fuels and Lubricants in Q4-2024. The indices of quarry products, cement and hardcore decreased by 3.90, 1.94 and 2.40 per cent, respectively. Additionally, the indices of steel reinforcement bars, ballast and graded crushed stones decreased by 1.97 per cent and 2.37 per cent, respectively.

The Building Cost Index decreased by 0.89 per cent, to 118.77 in Q4 2024, indicating a decline in building-related costs. Building Cost material indices decreased by 1.59 per cent from 124.29 in Q3 2024 to 122.32 in Q4 2024. The building equipment costs indices declined from 101.16 to 100.86.

The Civil Engineering Cost Index decreased by 0.75 per cent to 120.52 in Q4-2024. Across the four categories—*materials, equipment, transport, fuel, and labor*—there was a marginal decline in costs between Q3 2024 and Q4 2024. The Civil engineering material indices declined by 0.36 per cent, from 131.29 in Q3 2024 to 130.82 in Q4 2024. Further, the Civil engineering equipment cost indices decreased by 0.81 per cent to 110.69 in Q4 2024, while Transport, Fuel and Lubricants index fell from 119.93 in Q3 2024 to 118.70 in Q4 2024.

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
	4	119.41	(0.80)	0.87

Table 2: Construction Input Price Indices

Aggregated Construction Indices			Base period Dec 2019=100					
SNo	Products	Weight	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q4-2024
1	Hardcore	4.05	106.19	109.51	111.29	113.25	114.74	112.02
2	Quarry products(waste,dust and murrum)	0.62	103.69	106.19	108.22	110.45	110.53	106.22
3	Cement	7.41	102.78	106.98	110.71	114.16	118.98	116.67
4	Sand	1.52	100.18	99.29	100.53	102.47	103.82	103.93
5	Ballast/Gravel and Graded crushed stones	5.49	100.43	101.78	103.78	106.56	107.91	105.32
6	Mix and precast chippings	2.71	126.50	130.81	131.21	127.47	128.81	128.02
7	Concrete and Asphalts	4.55	136.88	138.88	141.14	144.45	144.45	146.37
8	Timber and Wood	1.33	96.53	97.60	95.55	97.98	100.42	99.15
9	Steel and reinforced bars	6.16	165.71	166.18	168.18	163.32	170.93	167.56
10	Paving blocks	3.03	108.21	111.52	112.81	116.69	119.98	117.49
11	Culverts and Inverted block drains	2.67	100.90	103.77	105.01	109.19	111.36	111.92
12	Kerbs	1.62	105.71	105.30	106.79	107.99	110.87	112.36
13	Dense Bitumen Macadam (DBM)	5.19	163.95	170.18	170.11	162.11	157.80	155.91
14	Stones	1.17	99.01	99.81	104.28	100.32	100.89	98.92
15	Damp Proofing and Anti-termite	0.28	81.52	81.47	82.96	81.97	82.40	81.07
16	Roofing sheets	0.34	110.20	111.95	116.49	120.60	121.58	122.66
17	Doors	0.12	109.25	110.04	111.79	113.07	114.55	113.05
18	Metal doors and windows	0.13	109.96	114.83	114.83	121.05	124.03	123.29
19	Glass and glass putty	0.08	131.58	131.11	131.52	128.11	129.86	128.42
20	Locks and iron mongery	0.38	108.95	110.83	111.13	113.18	115.47	113.71
21	Tiles	0.41	110.17	107.94	104.77	101.85	103.38	106.69
22	Chip boards and MDF	0.49	95.76	96.97	94.89	92.44	92.73	93.04
23	Paints	0.89	108.53	111.08	108.41	112.47	114.74	113.25
24	Sanitary fittings	0.08	112.37	113.82	114.98	109.47	110.22	110.93
25	Water fittings	0.05	113.78	117.50	115.15	117.92	118.15	116.56
26	Water wastes	0.06	101.40	101.68	102.35	101.33	102.93	103.41
27	Electrical fittings	0.25	104.57	106.29	106.53	107.72	109.72	115.36
	Materials	51.09	121.53	124.07	125.69	125.87	127.90	126.70
1	Rollers and Related Equipment	4.57	103.75	104.66	105.49	104.36	104.36	103.97
2	Concrete mixer	3.04	103.44	103.82	103.07	104.99	104.99	104.12
3	Excavators	4.43	106.25	105.56	105.31	106.72	106.72	105.55
4	Motor graders	4.44	119.63	120.41	121.56	122.18	122.29	120.33
5	Compressors and Vibrators	3.77	104.42	105.04	102.38	101.41	101.51	101.54
	Equipment	20.26	107.08	107.52	106.38	106.51	106.53	105.92
1	Transport	5.12	116.94	119.25	118.54	119.00	118.06	117.60
2	Fuel and Lubricants	4.52	128.21	134.27	132.21	130.56	130.47	129.97
	Transport, Fuels and Lubricants	9.64	122.84	127.09	125.59	125.07	124.48	124.06
1	Casual	4.16	111.20	111.98	111.98	113.38	117.15	115.82
2	Watchman and Related workers	1.95	112.77	113.96	113.96	114.30	117.79	117.41
3	Plumber/Electrician/drivers	1.37	106.50	107.28	107.28	108.73	109.25	107.34
4	Machine /plant operators	3.29	106.86	107.37	107.44	106.78	108.18	107.14
5	Carpenter/Painter/Welder/Mechanic	2.60	107.98	108.41	108.41	109.89	112.04	111.83
6	Site agent	1.09	108.40	109.07	109.07	110.05	110.79	108.77
7	Mason/foreman	4.54	109.37	109.99	110.01	110.51	110.90	110.65
	Labour	19.01	109.55	110.27	110.28	111.10	112.83	111.85
	Construction Cost index	100.00	116.45	118.38	118.84	119.06	120.38	119.41

Table 3: The Building Cost Indices

Base Period Dec 2019=100								
S No	Product	Weight	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q4-2024
1	Cement /Lime	14.18	102.79	106.98	110.71	114.15	118.94	116.64
2	Hard core	8.37	106.19	109.51	111.29	113.25	114.74	112.02
3	Quarry products(waste,dust and murram)	1.27	103.69	106.19	108.22	110.45	110.53	106.22
4	Sand	3.14	100.18	99.29	100.53	102.47	103.82	103.93
5	Ballast	4.50	101.86	102.48	103.25	106.44	106.61	101.51
6	Steel and reinforced bars	10.69	175.25	175.88	177.86	172.88	180.66	177.13
7	Stones	2.42	99.01	99.81	104.28	100.32	100.89	98.92
8	Damp Proofing and Anti-termite	0.58	81.52	81.47	82.96	81.97	82.40	81.07
9	Timber and Wood	2.20	97.32	98.57	95.79	98.34	101.87	100.73
10	Paving blocks	2.06	114.32	117.54	118.78	122.71	125.86	123.90
11	Roofing materials	0.70	110.20	111.95	116.49	120.60	121.58	122.66
12	Doors	0.24	109.25	110.04	111.79	113.07	114.55	113.05
13	Metal doors and windows	0.26	109.96	114.83	114.83	121.05	124.03	123.29
14	Glass and glass putty	0.16	131.58	131.11	131.52	128.11	129.86	128.42
15	Locks and iron mongery	0.78	108.95	110.83	111.13	113.18	115.47	113.71
16	Tiles	0.84	110.17	107.94	104.77	101.85	103.38	106.69
17	Chip boards and MDF	1.01	95.76	96.97	94.89	92.44	92.73	93.04
18	Paints	1.06	108.53	111.08	108.41	112.47	114.74	113.25
19	Sanitary fittings	0.16	112.37	113.82	114.98	109.47	110.22	110.93
20	Water fittings	0.11	113.78	117.50	115.15	117.92	118.15	116.56
21	Water wastes	0.12	101.40	101.68	102.35	101.33	102.93	103.41
22	Electrical fittings	0.51	104.57	106.29	106.53	107.72	109.72	115.36
	Materials	55.36	116.59	118.29	120.21	120.90	124.29	122.32
23	Equipment-Concrete Mixer	5.16	104.49	104.49	102.74	102.96	102.96	102.96
24	Equipment-Concrete poker / Vibrator	2.36	103.94	105.49	100.52	98.62	98.62	98.62
25	Equipment-Excavator and Pedestrian Roller	2.64	102.31	102.55	104.37	101.26	101.26	99.74
26	Compressors	3.04	104.74	105.17	98.96	100.00	100.00	100.00
	Equipment	13.21	104.02	104.44	101.80	101.16	101.16	100.86
27	Transport	5.99	125.24	131.02	128.03	129.33	127.70	128.46
28	Fuel	3.99	127.81	134.80	132.74	131.75	131.73	131.66
	Transport and Fuel	9.98	126.28	132.55	129.94	130.31	129.33	129.75
29	Casual	6.67	114.02	114.02	114.02	115.02	118.29	118.29
30	Watchman	2.01	114.11	115.88	115.88	116.42	121.95	121.95
31	Plumber/Electrician	0.52	106.62	108.25	108.25	111.08	112.16	112.16
32	Machine /plant operators	0.91	107.07	107.07	107.20	105.29	107.32	107.65
33	Carpenter/Painter/Welder/Mechanic	3.53	107.07	107.77	107.77	109.55	113.29	113.81
34	Mason/foreman	7.80	110.89	112.12	112.12	113.14	113.56	113.56
	Labour	21.45	111.27	112.04	112.04	113.06	115.47	115.57
	Building Cost Index	100	114.74	116.52	116.98	117.53	119.84	118.77

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100								
SNo	Product	Weights	Q3-2023	Q4-2023	Q1-2024	Q2-2024	Q3-2024	Q4-2024
1	Paving Grade Bitumen	1.70	157.67	166.63	166.56	159.08	157.48	155.05
2	Tackcoat	0.60	151.48	160.09	160.02	153.76	142.48	142.24
3	Ballast/Gravel and Graded crushed stones	6.42	99.08	101.12	104.28	106.68	109.14	108.91
4	Mix and precoated chippings	5.27	126.50	130.81	131.21	127.47	128.81	128.02
5	Cement	1.05	102.78	106.98	110.72	114.18	119.01	116.69
6	Steel and Reinforced Bars	1.90	156.73	157.05	159.08	154.34	161.78	158.55
7	Timber and Wood	0.52	95.79	96.69	95.32	97.64	99.06	97.67
8	Concrete and Asphalts	8.83	136.88	138.88	141.14	144.45	144.45	146.37
9	Paving blocks	3.94	102.46	105.85	107.19	111.03	114.44	111.46
10	Culverts and Inverted block drains	5.19	100.90	103.77	105.01	109.19	111.36	111.92
11	Kerbs	3.15	105.71	105.30	106.79	107.99	110.87	112.36
12	Dense Bitumen Macadam (DBM)	7.76	163.95	170.18	170.11	162.11	157.80	155.91
13	Paint	0.74	108.53	111.08	108.41	112.47	114.74	113.25
	Materials	47.08	126.18	129.50	130.84	130.54	131.29	130.82
14	Rollers and Related Equipment	6.39	105.10	106.65	106.54	107.28	107.28	107.96
15	Concrete mixer	1.05	102.46	103.18	103.38	106.91	106.91	105.21
16	Excavators	8.59	106.25	105.56	105.31	106.72	106.72	105.55
17	Motor graders	8.62	119.63	120.41	121.56	122.18	122.29	120.33
18	Compressors and Vibrators	2.24	104.50	104.78	104.87	103.39	103.58	103.64
	Equipment	26.89	109.97	110.42	110.70	111.54	111.59	110.69
19	Transport	4.30	109.13	108.19	109.61	109.29	109.00	107.40
20	Fuel and Lubricants	5.02	128.59	133.78	131.70	129.43	129.29	128.38
	Transport, Fuel and Lubricants	9.32	119.61	121.97	121.51	120.14	119.93	118.70
21	Casuals	1.80	108.55	110.07	110.07	111.85	116.07	113.49
22	Watchman and Related workers	1.90	111.51	112.16	112.16	112.31	113.87	113.13
23	Laboratory technologist and Drivers	2.17	106.38	106.38	106.38	106.52	106.52	102.81
24	Machine /plant operators/drivers	5.52	106.67	107.66	107.66	108.18	108.98	106.67
25	Carpenter/Painter/Welder/Mechanic	1.73	108.84	109.01	109.01	110.22	110.87	109.97
26	Site agent/Surveyor	2.12	108.40	109.07	109.07	110.05	110.79	108.77
27	Mason/foreman	1.48	107.94	107.99	108.03	108.03	108.39	107.91
	Labour	16.71	107.94	108.61	108.62	109.26	110.35	108.35
	Civil Engineering Cost Index	100	118.16	120.18	120.84	120.91	121.43	120.52



Abdulkadir A. Awes
For: DIRECTOR GENERAL