Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

SECOND QUARTER 2024 RELEASE

JUNE 2024

CONSTRUCTION INPUT PRICE INDICES FOR THE SECOND QUARTER 2024

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the second 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. CIPI-Inflation rate in Q2 2024 is 3.53 per cent which is slightly lower than the previous quarter (Q1 2024 at 3.56%) but higher than the similar period previous year (Q2 2023 at 0.46%). The increase was driven by rise of the indices of cement, quarry products, sand and paints among other products. Cement indices rose by 3.12 per cent to 114.16 in Q2-2024. Hardcore increased by 1.76 per cent from 111.29 to 113.25 in Q2-2024 while Sand increased by 1.93 per cent to 102.47 in Q2-2024. Paints index increased by 3.75 per cent to 112.47. Notably, the indices of bitumen and glass products registered sharp declines. Dense Bitumen Macadam (DBM) decreased by 4.70 per cent to 162.11 in Q2-2024.

The aggregated materials indices increased from 125.69 in Q1-2024 to 125.87 in Q2-2024 while that of Equipment increased from 106.38 in Q1-2024 to 106.51 in the same period. The index of Transport and Fuels slightly decreased from 125.59 in Q1-2024 to 125.07 in Q2-2024. The overall construction cost index increased to 119.06, indicating rising costs in the construction industry.

The Building Cost Index increased from 116.98 in Q1-2024 to 117.53 in Q2-2024 as shown in Table 3. The overall increase in the Building Cost Index in Q2-2024 reflects the rise in the costs of materials, transport, fuel, and labour. Notably, the costs of materials like cement, sand, ballast, paints, paving blocks,

and roofing materials, have driven this increase. Equipment costs have shown a slight decrease, moderating the overall rise in the Building Cost Index.

The Civil Engineering Cost Index for Q2-2024 is 120.91, up from 120.84 in Q1-2024 as presented in Table 4. This represents a percentage increase of approximately 0.06. The civil engineering works cement index increased by 3.13 per cent from 110.72 to 114.18 while Concrete and Asphalts increased from 141.14 to 144.45 over the same period. Ballast, Gravel and Graded crushed stones increased by 2.30 per cent to 106.68. The index of Paving Grade Bitumen (PGB) decreased from 166.56 to 159.08. The tack coat, which is also in the same class with PGB decreased by 3.91 per cent to 153.76 in Q2-2024. The index of Steel and Reinforcement Bars also decreased from 159.08 in Q1-2024 to 154.34 in Q2-2024.

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

Table 2: Construction Input Price Indices

Aggregated Construction Indices — Base period Dec 2019=100

SNo	Products	Weight	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024
1	Hardcore	4.05	110.19	104.51	106.19	109.51	111.29	113.25
2	Quarry products(waste,dust and murram)	0.62	104.60	103.43	103.69	106.19	108.22	110.45
3	Cement	7.41	104.12	102.33	102.78	106.98	110.71	114.16
4	Sand	1.52	96.40	99.29	100.18	99.29	100.53	102.47
5	Ballast/Gravel and Graded crushed stones	5.49	100.35	99.88	100.43	101.78	103.78	106.56
6	Mix and precoated chippings	2.71	123.44	124.15	126.50	130.81	131.21	127.47
7	Concrete and Asphalts	4.55	133.32	134.65	136.88	138.88	141.14	144.45
8	Timber and Wood	1.33	96.60	95.75	96.53	97.60	95.55	97.98
9	Steel and reinforced bars	6.16	163.42	163.13	165.71	166.18	168.18	163.32
10	Paving blocks	3.03	110.23	107.20	108.21	111.52	112.81	116.69
11	Culverts and Inverted block drains	2.67	104.13	100.23	100.90	103.77	105.01	109.19
12	Kerbs	1.62	104.33	104.86	105.71	105.30	106.79	107.99
13	Dense Bitumen Macadam (DBM)	5.19	159.90	161.39	163.95	170.18	170.11	162.11
14	Stones	1.17	99.91	97.76	99.01	99.81	104.28	100.32
15	Damp Proofing and Anti-termite	0.28	83.33	81.14	81.52	81.47	82.96	81.97
16	Roofing sheets	0.34	110.18	109.76	110.20	111.95	116.49	120.60
17	Doors	0.12	109.32	109.15	109.25	110.04	111.79	113.07
18	Metal doors and windows	0.13	103.99	108.27	109.96	114.83	114.83	121.05
19	Glass and glass putty	0.08	135.40	131.21	131.58	131.11	131.52	128.11
20	Locks and iron mongery	0.38	109.05	108.68	108.95	110.83	111.13	113.18
21	Tiles	0.41	111.79	109.47	110.17	107.94	104.77	101.85
22	Chip boards and MDF	0.49	96.62	95.23	95.76	96.97	94.89	92.44
23	Paints	0.89	106.48	109.32	108.53	111.08	108.41	112.47
24	Sanitary fittings	0.08	113.87	113.56	112.37	113.82	114.98	109.47
25	Water fittings	0.05	112.44	113.98	113.78	117.50	115.15	117.92
26	Water wastes	0.06	107.57	103.44	101.40	101.68	102.35	101.33
27	Electrical fittings	0.25	104.53	105.38	104.57	106.29	106.53	107.72
	Materials	**51.09**	**120.53**	**120.10**	**121.53**	**124.07**	**125.69**	**125.87**
1	Rollers and Related Equipment	4.57	102.89	102.89	103.75	104.66	105.49	104.36
2	Concrete mixer	3.04	102.27	102.21	103.44	103.82	103.07	104.99
3	Excavators	4.43	105.02	104.19	106.25	105.56	105.31	106.72
4	Motor graders	4.44	118.86	119.60	119.63	120.41	121.56	122.18
5	Compressors and Vibrators	3.77	105.19	103.33	104.42	105.04	102.38	101.41
	Equipment	**20.26**	**106.59**	**106.26**	**107.08**	**107.52**	**106.38**	**106.51**
1	Transport	5.12	113.72	114.68	116.94	119.25	118.54	119.00
2	Fuel and Lubricants	4.52	119.31	123.61	128.21	134.27	132.21	130.56
	Transport, Fuels and Lubricants	**9.64**	**116.73**	**119.31**	**122.84**	**127.09**	**125.59**	**125.07**
1	Casual	4.16	107.78	109.71	111.20	111.98	111.98	113.38
2	Watchman and Related workers	1.95	109.21	110.35	112.77	113.96	113.96	114.30
3	Plumber/Electrician/drivers	1.37	103.19	105.29	106.50	107.28	107.28	108.73
4	Machine /plant operators	3.29	104.92	106.10	106.86	107.37	107.44	106.78
5	Carpenter/Painter/Welder/Mechanic	2.60	106.01	107.09	107.98	108.41	108.41	109.89
6	Site agent	1.09	105.81	108.40	108.40	109.07	109.07	110.05
7	Mason/foreman	4.54	108.38	109.09	109.37	109.99	110.01	110.51
	Labour	**19.01**	**106.96**	**108.44**	**109.55**	**110.27**	**110.28**	**111.10**
	Construction Cost index	**100.00**	**114.76**	**115.00**	**116.45**	**118.38**	**118.84**	**119.06**

Table 3: The Building Cost Indices

Base Period Dec 2019=100

S No	Product	Weight	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024
1	Cement /Lime	14.18	104.11	102.34	102.79	106.98	110.71	114.15
2	Hard core	8.37	110.19	104.51	106.19	109.51	111.29	113.25
3	Quarry products(waste,dust and murram)	1.27	104.60	103.43	103.69	106.19	108.22	110.45
4	Sand	3.14	96.40	99.29	100.18	99.29	100.53	102.47
5	Ballast	4.50	101.11	101.50	101.86	102.48	103.25	106.44
6	Steel and reinforced bars	10.69	172.81	172.61	175.25	175.88	177.86	172.88
7	Stones	2.42	99.91	97.76	99.01	99.81	104.28	100.32
8	Damp Proofing and Anti-termite	0.58	83.33	81.14	81.52	81.47	82.96	81.97
9	Timber and Wood	2.20	97.54	96.54	97.32	98.57	95.79	98.34
10	Paving blocks	2.06	116.22	113.35	114.32	117.54	118.78	122.71
11	Roofing materials	0.70	110.18	109.76	110.20	111.95	116.49	120.60
12	Doors	0.24	109.32	109.15	109.25	110.04	111.79	113.07
13	Metal doors and windows	0.26	103.99	108.27	109.96	114.83	114.83	121.05
14	Glass and glass putty	0.16	135.40	131.21	131.58	131.11	131.52	128.11
15	Locks and iron mongery	0.78	109.05	108.68	108.95	110.83	111.13	113.18
16	Tiles	0.84	111.79	109.47	110.17	107.94	104.77	101.85
17	Chip boards and MDF	1.01	96.62	95.23	95.76	96.97	94.89	92.44
18	Paints	1.06	106.48	109.32	108.53	111.08	108.41	112.47
19	Sanitary fittings	0.16	113.87	113.56	112.37	113.82	114.98	109.47
20	Water fittings	0.11	112.44	113.98	113.78	117.50	115.15	117.92
21	Water wastes	0.12	107.57	103.44	101.40	101.68	102.35	101.33
22	Electrical fittings	0.51	104.53	105.38	104.57	106.29	106.53	107.72
	Materials	**55.36**	**116.27**	**115.64**	**116.59**	**118.29**	**120.21**	**120.90**
23	Equipment-Concrete Mixer	5.16	105.39	104.49	104.49	104.49	102.74	102.96
24	Equipment-Concrete poker / Vibrator	2.36	102.14	102.14	103.94	105.49	100.52	98.62
25	Equipment-Excavator and Pedestrian Roller	2.64	100.66	100.66	102.31	102.55	104.37	101.26
26	Compressors	3.04	104.27	104.27	104.74	105.17	98.96	100.00
	Equipment	**13.21**	**103.61**	**103.25**	**104.02**	**104.44**	**101.80**	**101.16**
27	Transport	5.99	119.35	121.18	125.24	131.02	128.03	129.33
28	Fuel	3.99	119.38	123.90	127.81	134.80	132.74	131.75
	Transport and Fuel	**9.98**	**119.36**	**122.28**	**126.28**	**132.55**	**129.94**	**130.31**
29	Casual	6.67	109.65	111.71	114.02	114.02	114.02	115.02
30	Watchman	2.01	110.28	110.28	114.11	115.88	115.88	116.42
31	Plumber/Electrician	0.52	103.98	105.88	106.62	108.25	108.25	111.08
32	Machine /plant operators	0.91	105.60	106.27	107.07	107.07	107.20	105.29
33	Carpenter/Painter/Welder/Mechanic	3.53	106.61	105.77	107.07	107.77	107.77	109.55
34	Mason/foreman	7.80	109.21	110.37	110.89	112.12	112.12	113.14
	Labour	**21.45**	**108.74**	**109.73**	**111.27**	**112.04**	**112.04**	**113.06**
	Building Cost Index	**100**	**113.28**	**113.39**	**114.74**	**116.52**	**116.98**	**117.53**

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100

SNo	Product	Weights	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Q1-2024	Q2-2024
1	Paving Grade Bitumen	1.70	149.58	150.42	157.67	166.63	166.56	159.08
2	Tackcoat	0.60	143.71	144.78	151.48	160.09	160.02	153.76
3	Ballast/Gravel and Graded crushed stones	6.42	99.62	98.35	99.08	101.12	104.28	106.68
4	Mix and precoated chippings	5.27	123.44	124.15	126.50	130.81	131.21	127.47
5	Cement	1.05	104.12	102.32	102.78	106.98	110.72	114.18
6	Steel and Reinforced Bars	1.90	154.59	154.22	156.73	157.05	159.08	154.34
7	Timber and Wood	0.52	95.73	95.01	95.79	96.69	95.32	97.64
8	Concrete and Asphalts	8.83	133.32	134.65	136.88	138.88	141.14	144.45
9	Paving blocks	3.94	104.59	101.41	102.46	105.85	107.19	111.03
10	Culverts and Inverted block drains	5.19	104.13	100.23	100.90	103.77	105.01	109.19
11	Kerbs	3.15	104.33	104.86	105.71	105.30	106.79	107.99
12	Dense Bitumen Macadam (DBM)	7.76	159.90	161.39	163.95	170.18	170.11	162.11
13	Paint	0.74	106.48	109.32	108.53	111.08	108.41	112.47
	Materials	**47.08**	**124.53**	**124.30**	**126.18**	**129.50**	**130.84**	**130.54**
14	Rollers and Related Equipment	6.39	104.98	104.98	105.10	106.65	106.54	107.28
15	Concrete mixer	1.05	99.34	100.07	102.46	103.18	103.38	106.91
16	Excavators	8.59	105.02	104.19	106.25	105.56	105.31	106.72
17	Motor graders	8.62	118.86	119.60	119.63	120.41	121.56	122.18
18	Compressors and Vibrators	2.24	107.05	103.45	104.50	104.78	104.87	103.39
	Equipment	**26.89**	**109.39**	**109.09**	**109.97**	**110.42**	**110.70**	**111.54**
19	Transport	4.30	108.43	108.56	109.13	108.19	109.61	109.29
20	Fuel and Lubricants	5.02	119.25	123.34	128.59	133.78	131.70	129.43
	Transport, Fuel and Lubricants	**9.32**	**114.25**	**116.52**	**119.61**	**121.97**	**121.51**	**120.14**
21	Casuals	1.80	106.02	107.84	108.55	110.07	110.07	111.85
22	Watchman and Related workers	1.90	108.19	110.41	111.51	112.16	112.16	112.31
23	Laboratory technologist and Drivers	2.17	102.44	104.74	106.38	106.38	106.38	106.52
24	Machine /plant operators/drivers	5.52	104.29	105.94	106.67	107.66	107.66	108.18
25	Carpenter/Painter/Welder/Mechanic	1.73	105.44	108.33	108.84	109.01	109.01	110.22
26	Site agent/Surveyor	2.12	105.81	108.40	108.40	109.07	109.07	110.05
27	Mason/foreman	1.48	107.61	107.89	107.94	107.99	108.03	108.03
	Total Labour	**16.71**	**105.28**	**107.23**	**107.94**	**108.61**	**108.62**	**109.26**
	Civil Engineering Cost Index	**100**	**116.29**	**116.63**	**118.16**	**120.18**	**120.84**	**120.91**



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