



Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

FIRST QUARTER 2026 RELEASE

MARCH 2026

CONSTRUCTION INPUT PRICE INDICES FOR THE FIRST QUARTER 2026

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the first 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. The Overall Construction Input Price Index declined from 120.15 in Q4 2025 to 119.52 in Q1 2026, representing a quarter-on-quarter decrease of 0.52 per cent. The annual rate of inflation in construction stood at 0.39 per cent in Q1 2026. The decline in the overall CIPI between Q4 2025 and Q1 2026 was mainly driven by a decline in material and transport cost indices.

The materials index decreased by 1.05 per cent, from 127.22 in Q4 2025 to 125.89 in Q1 2026, while the transport and fuel index declined by 1.28 per cent, from 127.08 in Q4 2025 to 125.45 in Q1 2026.

The key inputs that recorded a drop in the indices are concrete & asphalts (2.69%), damp proofing & anti-termite (2.51%), BRC Mesh & reinforcement bars (1.73%), dense bitumen macadam (DBM) (1.46%), Roofing materials (1.63%), mix and precoated chippings (1.10%), ballast/gravel (1.05%), and stones (1.11%), alongside a marginal decline in the indices of cement (0.00%), hardcore (0.49%), sand (0.24%), timber & wood (0.48%), and water wastes (0.98%). The reduction in fuel indices (2.58%) further contributed to the overall decline.

The equipment indices recorded an increase during the period, supported by increase in the indices of pedestrian rollers (0.66%) and compressors & vibrators (0.41%), while the indices of motor graders declined (0.35%) while those of concrete mixers and excavators remained unchanged, resulting in an

overall increase in equipment cost indices. In contrast, the labour indices increased by 0.83 per cent, driven by rise in the indices of casual workers (1.30%), carpenters/ painters/ welders/mechanics (1.31%), masons/foremen (1.14%), machine/plant operators (0.78%), and plumbers/electricians/drivers (1.48%), while the indices of watchmen and related workers remained unchanged.

The building cost indices declined by 0.22 per cent, from 120.04 in Q4 2025 to 119.77 in Q1 2026. The decrease was mainly driven by the drop in material indices by 0.70 per cent as a result reductions in indices of BRC mesh & steel reinforcement bars (1.71%), Roofing materials (1.63%), Ballast (0.73%), Stones (1.11%), mix and precoated chippings (1.10%), and Hardcore (0.49%). Additional decline was recorded in the indices of timber & wood (0.48%), water wastes (0.98%), and chip boards & MDF (1.70%). Materials that recorded increases in their indices were tiles (2.11%), Sanitary fittings (1.06%), Paints (0.54%), and electrical fittings (0.18%), while cement indices remained largely stable (0.00%).

The transport and fuel index in building declined by 1.00 per cent, from 133.52 to 132.18, mainly driven by a decrease in fuel indices (2.45%), while transport costs remained the same.

The building equipment indices increased marginally by 0.08 per cent, to 102.51 while the labour indices increased by 1.36 per cent, from 115.00 in Q4 2025 to 116.56 in Q1 2026.

The civil engineering index declined by 0.75 per cent, from 120.75 in Q4 2025 to 119.84 in Q1 2026, indicating a general easing in civil engineering construction costs during the quarter. The civil engineering materials indices decreased by 1.35 per cent, from 130.43 to 128.67 over the same period. This was mainly driven by drop in the indices of key inputs including concrete & asphalts (2.69%), BRC mesh & reinforcement bars (1.75%), ballast/gravel (1.32%), dense bitumen macadam (DBM) (1.46%), paving grade bitumen

(1.40%), mix and precoated chippings (1.10%), tack coat (0.86%), and timber & wood (0.48%), while cement remained largely stable (0.00%).

The equipment index increased marginally from 111.32 in Q4 2025 to 111.48 in Q1 2026 while the labour index increased from 108.48 in Q4 2025 to 108.81 in Q1 2026. The transport and fuel index declined by 1.58 per cent to 119.13 in Q1 2026.

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	119.52	(0.52)	0.39

Table 2: Construction Input Price Indices

Base period Q4 2019=100								
SNo	Products	Weight	Q4-2024	Q1-2025	Q2-2025	Q3-2025	Q4-2025	Q1-2026
1	Hardcore	4.05	112.02	112.23	112.28	112.60	113.25	112.69
2	Quarry products(waste,dust and murrum)	0.62	106.22	107.44	107.70	107.88	107.98	107.69
3	Cement	7.41	116.67	117.38	120.47	118.79	117.63	117.62
4	Sand	1.52	103.93	104.89	106.40	110.27	110.46	110.20
5	Ballast/Gravel and Graded crushed stones	5.49	105.32	106.21	108.01	109.53	110.10	108.95
6	Mix and precoated chippings	2.71	128.02	125.63	126.32	127.51	124.87	123.49
7	Concrete and Asphalts	4.55	146.37	144.20	148.33	148.58	144.65	140.75
8	Timber and Wood	1.33	99.15	99.86	101.52	98.77	97.16	96.70
9	Steel and reinforced bars	6.16	167.56	163.94	166.44	175.09	167.57	164.67
10	Paving blocks	3.03	117.49	118.51	119.98	118.88	118.95	118.64
11	Culverts and Inverted block drains	2.67	111.92	111.46	112.19	109.18	109.22	108.64
12	Kerbs	1.62	112.36	112.88	114.56	114.01	114.59	114.16
13	Dense Bitumen Macadam (DBM)	5.19	155.91	152.60	150.22	157.33	153.92	151.67
14	Stones	1.17	98.92	99.14	99.29	100.01	100.65	99.54
15	Damp Proofing and Anti-termite	0.28	81.07	81.89	82.69	82.65	82.07	80.01
16	Roofing sheets	0.34	122.66	122.30	122.96	126.02	125.28	123.24
17	Doors	0.12	113.05	112.69	112.92	113.65	113.20	113.61
18	Metal doors and windows	0.13	123.29	123.29	124.98	125.25	123.41	123.88
19	Glass and glass putty	0.08	128.42	127.54	127.59	126.29	126.35	126.51
20	Locks and iron mongery	0.38	113.71	114.13	116.13	116.09	115.72	117.07
21	Tiles	0.41	106.69	106.65	107.71	104.86	106.94	109.20
22	Chip boards and MDF	0.49	93.04	92.94	93.00	90.12	89.82	88.29
23	Paints	0.89	113.25	113.56	113.58	115.24	114.85	115.48
24	Sanitary fittings	0.08	110.93	112.42	112.45	113.55	113.32	114.53
25	Water fittings	0.05	116.56	116.40	117.30	118.60	118.15	118.33
26	Water wastes	0.06	103.41	102.12	103.69	102.85	101.45	100.46
27	Electrical fittings	0.25	115.36	115.52	114.70	120.55	121.44	121.66
Materials		51.09	126.70	125.90	127.39	129.09	127.22	125.89
1	Rollers and Related Equipment	4.57	103.97	104.20	104.20	104.61	104.40	105.09
2	Concrete mixer	3.04	104.12	105.27	105.27	105.47	105.47	105.47
3	Excavators	4.43	105.55	105.75	105.75	106.96	106.78	106.78
4	Motor graders	4.44	120.33	120.29	120.29	120.29	120.24	119.82
5	Compressors and Vibrators	3.77	101.54	103.01	103.01	104.11	104.34	104.77
Equipment		20.26	105.92	106.30	106.30	106.98	107.01	107.14
1	Transport	5.12	117.60	117.25	117.61	120.57	120.45	120.45
2	Fuel and Lubricants	4.52	129.97	129.63	127.53	133.20	132.98	129.55
Transport, Fuels and Lubricants		9.64	124.06	123.67	122.90	127.24	127.08	125.45
1	Casual	4.16	115.82	115.04	115.04	115.50	115.38	116.88
2	Watchman and Related workers	1.95	117.41	117.62	117.62	120.44	118.13	118.13
3	Plumber/Electrician/drivers	1.37	107.34	107.48	107.48	107.46	108.41	110.02
4	Machine /plant operators	3.29	107.14	107.17	107.24	107.07	105.54	106.35
5	Carpenter/Painter/Welder/Mechanic	2.60	111.83	112.00	112.17	112.21	109.65	111.09
6	Site agent	1.09	108.77	109.11	109.11	108.46	108.89	108.89
7	Mason/foreman	4.54	110.65	110.63	110.65	110.79	110.29	111.54
Labour		19.01	111.85	111.90	111.94	112.45	111.64	112.56
Construction Cost index		100.00	119.41	119.05	119.75	121.27	120.15	119.51

Table 3: The Building Cost Indices

Base Period Q4 2019=100								
S No	Product	Weight	Q4-2024	Q1-2025	Q2-2025	Q3-2025	Q4-2025	Q1-2026
1	Cement /Lime	14.18	116.64	117.36	120.44	118.77	117.60	117.60
2	Hard core	8.37	112.02	112.23	112.28	112.60	113.25	112.69
3	Quarry products(waste,dust and murrum)	1.27	106.22	107.44	107.70	107.88	107.98	107.69
4	Sand	3.14	103.93	104.89	106.40	110.27	110.46	110.20
5	Ballast	4.50	101.51	101.53	102.07	104.37	104.70	103.94
6	Steel and reinforced bars	10.69	177.13	173.44	175.99	184.87	177.12	174.09
7	Stones	2.42	98.92	99.14	99.29	100.01	100.65	99.54
8	Damp Proofing and Anti-termite	0.58	81.07	81.89	82.69	82.65	82.07	80.01
9	Timber and Wood	2.20	100.73	101.40	103.94	101.07	99.19	98.71
10	Paving blocks	2.06	123.90	124.44	126.41	125.23	124.83	124.27
11	Roofing materials	0.70	122.66	122.30	122.96	126.02	125.28	123.24
12	Doors	0.24	113.05	112.69	112.92	113.65	113.20	113.61
13	Metal doors and windows	0.26	123.29	123.29	124.98	125.25	123.41	123.88
14	Glass and glass putty	0.16	128.42	127.54	127.59	126.29	126.35	126.51
15	Locks and iron mongery	0.78	113.71	114.13	116.13	116.09	115.72	117.07
16	Tiles	0.84	106.69	106.65	107.71	104.86	106.94	109.20
17	Chip boards and MDF	1.01	93.04	92.94	93.00	90.12	89.82	88.29
18	Paints	1.06	113.25	113.56	113.58	115.24	114.85	115.48
19	Sanitary fittings	0.16	110.93	112.42	112.45	113.55	113.32	114.53
20	Water fittings	0.11	116.56	116.40	117.30	118.60	118.15	118.33
21	Water wastes	0.12	103.41	102.12	103.69	102.85	101.45	100.46
22	Electrical fittings	0.51	115.36	115.52	114.70	120.55	121.44	121.66
	Materials	55.36	122.32	121.99	123.73	125.59	123.80	122.92
23	Equipment-Concrete Mixer	5.16	102.96	103.19	103.19	103.19	103.19	103.19
24	Equipment-Concrete poker / Vibrator	2.36	98.62	98.76	98.76	103.27	103.27	103.27
25	Equipment-Excavator and Pedestrian Roller	2.64	99.74	100.16	100.16	100.76	100.66	101.07
26	Compressors	3.04	100.00	100.94	100.94	100.94	102.02	102.02
	Equipment	13.21	100.86	101.27	101.27	102.20	102.43	102.51
27	Transport	5.99	128.46	127.72	128.47	132.82	132.82	132.82
28	Fuel	3.99	131.66	131.48	129.27	134.77	134.55	131.24
	Transport and Fuel	9.98	129.75	129.24	128.80	133.61	133.52	132.18
29	Casual	6.67	118.29	118.29	118.29	119.56	118.96	118.96
30	Watchman	2.01	121.95	121.95	121.95	126.72	121.98	121.98
31	Plumber/Electrician	0.52	112.16	112.49	112.49	110.82	111.26	114.58
32	Machine /plant operators	0.91	107.65	107.32	107.32	106.59	104.17	105.82
33	Carpenter/Painter/Welder/Mechanic	3.53	113.81	114.16	114.16	114.25	113.10	116.07
34	Mason/foreman	7.80	113.56	113.56	113.56	113.28	112.18	114.71
	Labour	21.45	115.57	115.62	115.62	116.31	115.00	116.56
	Building Cost Index	100	118.77	118.60	119.52	121.29	120.04	119.77

Table 4: Civil Engineering Cost Indices

Base Period Q4 2019=100

SNo	Product	Weights	Q4-2024	Q1-2025	Q2-2025	Q3-2025	Q4-2025	Q1-2026
1	Paving Grade Bitumen	1.70	155.05	148.80	147.80	152.31	148.49	146.41
2	Tackcoat	0.60	142.24	140.47	138.59	144.22	139.37	138.18
3	Ballast/Gravel and Graded crushed stones	6.42	108.91	110.61	113.59	114.39	115.17	113.66
4	Mix and precoated chippings	5.27	128.02	125.63	126.32	127.51	124.87	123.49
5	Cement	1.05	116.69	117.41	120.50	118.82	117.65	117.64
6	Steel and Reinforced Bars	1.90	158.55	155.01	157.46	165.89	158.59	155.82
7	Timber and Wood	0.52	97.67	98.41	99.25	96.60	95.26	94.80
8	Concrete and Asphalts	8.83	146.37	144.20	148.33	148.58	144.65	140.75
9	Paving blocks	3.94	111.46	112.93	113.93	112.90	113.43	113.34
10	Culverts and Inverted block drains	5.19	111.92	111.46	112.19	109.18	109.22	108.64
11	Kerbs	3.15	112.36	112.88	114.56	114.01	114.59	114.16
12	Dense Bitumen Macadam (DBM)	7.76	155.91	152.60	150.22	157.33	153.92	151.67
13	Paint	0.74	113.25	113.56	113.58	115.24	114.85	115.48
	Materials	47.08	130.82	129.58	130.84	132.38	130.43	128.67
14	Rollers and Related Equipment	6.39	107.96	108.00	108.00	108.22	107.92	108.87
15	Concrete mixer	1.05	105.21	107.22	107.22	107.62	107.62	107.62
16	Excavators	8.59	105.55	105.75	105.75	106.96	106.78	106.78
17	Motor graders	8.62	120.33	120.29	120.29	120.29	120.24	119.82
18	Compressors and Vibrators	2.24	103.64	105.99	105.99	105.99	105.93	106.77
	Equipment	26.89	110.69	111.02	111.02	111.48	111.32	111.48
19	Transport	4.30	107.40	107.40	107.40	109.05	108.83	108.83
20	Fuel and Lubricants	5.02	128.38	127.89	125.89	131.72	131.50	127.95
	Transport, Fuel and Lubricants	9.32	118.70	118.44	117.36	121.26	121.04	119.13
21	Casuals	1.80	113.49	111.98	111.98	111.68	112.02	114.92
22	Watchman and Related workers	1.90	113.13	113.55	113.55	114.54	114.51	114.51
23	Laboratory technologist and Drivers	2.17	102.81	102.77	102.77	104.30	105.74	105.74
24	Machine /plant operators/drivers	5.52	106.67	107.03	107.17	107.52	106.82	106.86
25	Carpenter/Painter/Welder/Mechanic	1.73	109.97	109.97	110.30	110.30	106.40	106.40
26	Site agent/Surveyor	2.12	108.77	109.11	109.11	108.46	108.89	108.89
27	Mason/foreman	1.48	107.91	107.88	107.91	108.44	108.50	108.56
	Labour	16.71	108.35	108.39	108.48	108.83	108.48	108.81
	Civil Engineering Cost Index	100	120.52	120.01	120.52	121.79	120.75	119.84



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