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Construction Material Price Indices

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Key findings

Table 1: Contract price adjustment provisions (CPAP) work group indices

Noteworthy month-on-month changes in January 2025 were as follows:

Work group 125 – metal roofing (aluminium): the index increased by 2,5%. There was a change of 2,7% in the SEIFSA index for aluminium products 99.7 EC grade rod (accounting for 90,0% of this group).

Work group 132 – ironmongery: the index increased by 2,5%. There was a change of 3,2% in the PPI for locks and padlocks, clasps, keys and parts thereof of base metal (accounting for 78,0% of this group).

Work group 104 – earthworks: the index increased by 2,1%. There was a change of 3,9% in the index for plant and equipment (accounting for 50,0% of this group).

Work group 122 – non-metal roofing: the index increased by 2,1%. There were changes of 4,5% in the PPI for prefabricated cement and concrete (accounting for 40,0% of this group) and 0,5% in the PPI for roof tiles (accounting for 40,0% of this group).

Work group 114 – reinforcement: the index decreased by 1,0%. There was a change of -1,4% in the PPI for reinforcing metal work (accounting for 75,0% of this group).

Tables 2 and 3: Construction input price index (CIPI)

The annual change in the total construction index was 1,5% in January 2025. The index increased by 0,1% month-on-month.

The following indices recorded noteworthy month-on-month changes:

- carpets (excluding mats and rugs) (5,0%);
- prefabricated concrete and cement (4,5%);
- construction stone and sand (2,2%);
- ready-mix concrete (1,9%);
- construction electric motors, generators or transformers (1,4%);
- cement (-0,7%);
- builders' carpentry of wood (-0,9%); and
- construction structural and reinforcing steel (-0,9%).

Table 4: Mining and construction plant and equipment price indices

The annual change in the plant and equipment index was 10,8% in January 2025. The index increased by 3,9% month-on-month.

Table 5: Mechanical and electrical engineering input price indices

The annual change in the mechanical engineering index was -1,1% in January 2025. The index increased by 0,5% month-on-month.

The annual change in the electrical engineering index was 8,3% in January 2025. The index increased by 1,1% month-on-month.

Table 6: Civil engineering material price indices

The annual change in the total index (civil engineering material) was -0,8% in January 2025. The index increased by 0,1% month-on-month.

Notice of changes to the CMPI weights

The annual update of weights for the CMPI tables has been implemented in this release. Further information can be found in the 2025 CMPI sources and methods report available on the Stats SA website: (https://www.statssa.gov.za/?page_id=1854&PPN=Report-01-51-01).



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Detailed results

Table 1 – Contract price adjustment provisions (CPAP) work group indices

Base: Dec 2023=100

Month and year	102	104	106	110	111	112	113	114
	Alterations	Earthworks	Piling	Concrete (excluding formwork)	Formwork	Precast concrete	Post tensioning	Reinforcement
Jan 2024	100,1	100,3	101,9	102,0	101,1	102,3	100,0	107,3
Feb 2024	101,1	100,9	102,9	105,3	100,7	103,0	105,7	106,5
Mar 2024	101,9	101,2	103,3	104,1	101,2	103,5	105,9	110,6
Apr 2024	102,1	101,8	103,6	103,8	101,9	103,7	106,0	109,9
May 2024	102,3	102,0	103,4	103,2	102,2	103,5	106,0	108,9
Jun 2024	102,4	102,0	103,2	102,8	102,4	103,3	106,1	108,0
Jul 2024	102,8	102,3	103,1	102,9	102,3	103,1	106,2	107,0
Aug 2024	102,9	105,3	105,3	103,8	101,8	102,6	106,2	103,3
Sep 2024	103,0	105,4	104,9	103,8	101,2	101,9	106,2	100,6
Oct 2024	102,9	105,3	104,2	101,1	100,0	99,4	106,2	100,8
Nov 2024	102,9	105,1	104,5	103,9	100,1	100,2	106,2	99,8
Dec 2024	103,0	105,1	104,8	104,8	100,3	100,6	106,2	100,2
Jan 2025	103,3	107,3	106,5	104,8	100,5	100,5	106,3	99,2

Month and year	116	118	120	122	124	125	126	129
	Brick and block work	Masonry	Water proofing	Non metal roofing	Metal roofing (steel)	Metal roofing (aluminium)	Carpentry and joinery	Ceilings
Jan 2024	100,5	100,0	98,7	97,8	98,8	97,7	102,0	102,6
Feb 2024	99,4	100,9	99,3	99,6	98,9	98,9	101,7	103,3
Mar 2024	101,0	101,3	99,4	103,9	99,1	101,3	102,2	105,7
Apr 2024	102,0	100,0	98,6	102,6	99,1	101,3	103,4	105,7
May 2024	101,5	100,8	102,0	101,8	99,1	108,4	104,2	106,5
Jun 2024	98,9	99,7	101,8	102,8	99,1	107,3	104,4	107,0
Jul 2024	102,3	100,4	102,1	102,3	99,2	102,9	104,1	106,5
Aug 2024	101,2	100,1	101,8	102,0	99,3	99,3	104,1	106,4
Sep 2024	102,6	100,1	101,6	102,4	99,3	96,1	103,0	106,6
Oct 2024	102,3	98,9	100,2	101,5	91,9	96,0	102,2	104,0
Nov 2024	102,9	98,8	100,6	102,1	91,9	103,0	102,3	105,5
Dec 2024	102,8	99,3	100,5	102,1	91,9	104,7	102,5	105,6
Jan 2025	103,5	99,4	100,2	104,2	92,0	107,3	102,5	106,5

Month and year	130	132	134	136	138	140	141	142
	Resilient floor and wall coverings	Ironmongery	Structural steelwork in buildings	Metalwork	Partitioning systems	Aluminium work	Stainless steel work	In situ finishes
Jan 2024	101,7	103,3	101,0	101,1	102,0	100,2	100,1	100,6
Feb 2024	101,9	103,5	100,1	99,8	101,9	100,6	100,6	102,5
Mar 2024	102,1	103,7	100,1	99,7	102,3	101,0	101,0	102,3
Apr 2024	102,2	103,8	100,6	100,1	103,4	101,0	101,1	102,5
May 2024	102,2	103,8	100,7	100,2	104,8	104,9	103,0	102,3
Jun 2024	102,2	103,8	100,7	100,2	104,8	104,0	103,1	102,1
Jul 2024	102,3	103,9	100,9	100,4	104,9	104,1	103,3	102,4
Aug 2024	102,3	103,9	99,7	98,9	105,0	104,2	103,3	102,8
Sep 2024	102,4	104,0	99,5	98,7	104,2	104,7	102,2	102,9
Oct 2024	102,3	103,9	97,4	94,9	102,5	104,7	102,2	101,7
Nov 2024	102,3	103,9	97,4	94,9	102,6	105,5	102,2	102,9
Dec 2024	102,4	104,0	97,4	94,9	102,7	105,5	101,5	103,3
Jan 2025	103,6	106,6	97,6	95,0	102,7	105,7	101,7	103,2

Table 1 – Contract price adjustment provisions (CPAP) work group indices (concluded)**Base: Dec 2023=100**

Month and year	144	146	148	149	150	152	154	160
	Tiling	Drainage	Plumbing	Aluminium shop fronts and pre-glazed windows	Glazing	Painting	Roadwork	Electrical installations
Jan 2024	100,1	99,8	99,9	100,1	100,0	100,6	100,9	99,4
Feb 2024	101,1	100,6	100,4	100,5	100,1	100,5	102,8	99,2
Mar 2024	101,4	101,1	99,6	101,6	102,3	101,6	103,4	100,1
Apr 2024	101,5	101,7	100,0	101,7	102,3	101,5	102,6	102,0
May 2024	101,6	104,0	102,1	103,4	102,3	101,9	103,8	106,0
Jun 2024	101,6	104,1	102,2	103,7	104,1	101,7	103,4	107,4
Jul 2024	101,8	105,1	102,9	103,9	104,1	102,0	103,3	106,2
Aug 2024	101,8	105,1	103,0	103,9	104,1	101,9	105,1	104,2
Sep 2024	101,9	105,1	102,7	104,2	104,1	101,8	104,8	102,1
Oct 2024	101,8	105,0	102,6	104,1	104,1	101,9	103,8	100,9
Nov 2024	101,8	105,0	102,6	104,5	104,1	102,0	104,0	102,3
Dec 2024	101,9	105,1	102,5	104,5	104,1	102,1	104,8	101,6
Jan 2025	102,0	105,3	102,6	104,6	104,2	102,3	106,7	101,5

Month and year	162	170	171	172	173	180	181	190
	Electrical reticulation	Mechanical services	Ductwork installations	Refrigeration installations	Steel water pipe installations	Lump sum domestic buildings	Commercial/ industrial buildings	Preliminaries
Jan 2024	99,1	99,5	99,5	101,6	99,4	100,4	100,7	99,3
Feb 2024	99,4	99,5	99,2	101,6	98,4	100,7	101,2	100,5
Mar 2024	100,5	99,9	99,3	101,9	100,4	101,3	101,8	101,6
Apr 2024	101,9	99,8	99,2	103,5	99,6	101,9	102,2	102,0
May 2024	107,9	101,0	99,2	107,7	99,4	102,5	103,1	101,9
Jun 2024	109,6	102,0	99,2	109,8	100,6	102,1	103,1	101,2
Jul 2024	106,6	103,5	101,8	110,3	103,3	102,8	103,3	101,3
Aug 2024	103,9	103,8	101,8	108,6	105,1	102,5	103,1	103,0
Sep 2024	100,4	103,7	101,7	106,0	105,8	102,4	102,6	102,4
Oct 2024	99,0	104,2	97,0	106,4	104,5	101,4	101,6	101,5
Nov 2024	102,2	104,1	97,0	107,7	105,2	101,9	102,1	101,5
Dec 2024	101,3	103,9	97,0	106,4	103,0	101,9	102,2	102,0
Jan 2025	101,9	104,5	97,0	106,4	103,2	102,4	102,7	103,4

Table 2 – Construction input price index (CIPI): material purchases by type of service

Service	Weight	Index (Dec 2023=100)			% change	
		Jan 2024	Dec 2024	Jan 2025	Jan 2025 vs. Dec 2024	Jan 2025 vs. Jan 2024
Total construction	100,00	102,8	104,2	104,3	0,1	1,5
Site preparation	1,45	103,3	104,6	105,1	0,5	1,7
Civil engineering: Building of complete structures	62,13	103,2	103,8	104,0	0,2	0,8
Building installation	16,45	100,9	106,9	106,6	-0,3	5,6
Building completion	17,33	103,0	102,8	102,9	0,1	-0,1
Renting of construction or demolition equipment with operators	2,64	100,7	102,9	102,2	-0,7	1,5

Table 3 – Construction input price index (CIPI): material purchases for the whole industry

Product	Weight	Index (Dec 2023=100)			% change	
		Jan 2024	Dec 2024	Jan 2025	Jan 2025 vs. Dec 2024	Jan 2025 vs. Jan 2024
Total construction	100,00	102,8	104,2	104,3	0,1	1,5
Construction stone and sand	4,95	103,4	108,8	111,2	2,2	7,5
Aggregate stone	3,96	104,5	111,1	114,4	3,0	9,5
Sand	0,49	98,5	103,2	100,2	-2,9	1,7
Granite, sandstone and other monumental and building stone	0,50	99,9	96,2	96,1	-0,1	-3,8
Carpets (excluding mats and rugs)	1,88	107,5	107,5	112,9	5,0	5,0
Builders' carpentry of wood	1,49	103,4	105,9	104,9	-0,9	1,5
Paints	3,09	101,5	100,3	100,5	0,2	-1,0
Construction tyres	0,48	95,8	101,6	102,8	1,2	7,3
Construction pipes, tubes and fittings	6,40	99,4	108,2	108,2	0,0	8,9
Tubes, pipes, tube-fittings and pipe-fittings of copper	2,60	98,4	114,4	114,4	0,0	16,3
Construction plastic pipes, tubes and fittings	3,79	100,0	103,9	103,9	0,0	3,9
Vinyl sheeting and flooring	1,36	100,0	100,0	100,0	0,0	0,0
Construction bricks and tiles	7,72	99,3	101,1	101,3	0,2	2,0
Bricks	3,43	100,6	102,6	102,9	0,3	2,3
Tiles	4,29	98,4	99,9	100,0	0,1	1,6
Cement	7,41	102,8	103,3	102,6	-0,7	-0,2
Ready-mix concrete	9,17	105,8	107,6	109,6	1,9	3,6
Prefabricated concrete and cement	1,89	100,1	104,1	108,8	4,5	8,7
Ceiling boards	0,30	104,2	108,1	109,4	1,2	5,0
Pre-mix asphalt	4,44	100,2	99,1	99,1	0,0	-1,1
Bituminous mixtures	3,11	97,7	98,0	97,5	-0,5	-0,2
Construction structural and reinforcing steel	27,50	106,1	101,4	100,5	-0,9	-5,3
Reinforcing metal work	14,87	109,7	99,2	97,8	-1,4	-10,8
Equipment for scaffolding, shuttering and propping	1,75	97,5	98,0	96,1	-1,9	-1,4
Welded angles, shapes and sections for use in manufactured structures	1,94	111,3	96,2	96,2	0,0	-13,6
Steel door and window frames	8,94	100,0	107,5	107,5	0,0	7,5
Construction electric motors, generators or transformers	3,58	101,4	109,0	110,5	1,4	9,0
Electrical components	3,53	101,5	109,3	109,3	0,0	7,7
Electrical cable	6,22	100,3	105,4	106,0	0,6	5,7
Construction electricity distribution and control equipment	4,26	100,0	107,9	107,9	0,0	7,9
Nails, screws and metal fasteners	1,22	100,0	104,7	104,7	0,0	4,7

Table 4 – Mining and construction plant and equipment price indices

Product	Weight	Index (Dec 2023=100)			% change		
		Jan 2024	Dec 2024	Jan 2025	Jan 2025 vs. Dec 2024	Jan 2025 vs. Jan 2024	
Plant and equipment	100,00	100,5	107,2	111,4	3,9	10,8	
Lifting and handling equipment and parts thereof	8,02	102,0	106,4	106,4	0,0	4,3	
Machinery for mining, quarrying and construction and parts thereof	20,09	101,5	100,1	100,9	0,8	-0,6	
	Moving, grading, levelling, scraping, excavating, tamping, compacting and extracting machinery	13,69	101,0	98,7	99,6	0,9	-1,4
	Machinery for sorting, screening, separating, washing, crushing, grinding, mixing and kneading of construction material	6,40	102,5	103,2	103,8	0,6	1,3
Lorries, trucks and vans exceeding 3,5 tons	71,89	100,0	109,3	114,8	5,0	14,8	

Table 5 – Mechanical and electrical engineering input price indices

Service	Weight	Index (Dec 2023=100)			% change	
		Jan 2024	Dec 2024	Jan 2025	Jan 2025 vs. Dec 2024	Jan 2025 vs. Jan 2024
Mechanical engineering	100,00	102,8	101,2	101,7	0,5	-1,1
Electrical engineering	100,00	100,8	108,0	109,2	1,1	8,3

Table 6 – Civil engineering material price indices¹

Product	Index (Dec 2023=100)			% change	
	Jan 2024	Dec 2024	Jan 2025	Jan 2025 vs. Dec 2024	Jan 2025 vs. Jan 2024
Civil engineering material - total	103,6	102,7	102,8	0,1	-0,8
Civil engineering material (excluding bitumen)	103,9	102,9	103,1	0,2	-0,8
Civil engineering material (excluding reinforcing metal work)	103,2	103,0	103,2	0,2	0,0
Civil engineering material (excluding reinforcing metal work and bitumen)	103,1	103,5	103,8	0,3	0,7
Civil engineering material - structures (excluding bitumen)	103,7	102,8	102,9	0,1	-0,8
Civil engineering material - roads, general	102,3	103,7	104,0	0,3	1,7
Civil engineering material - roads, general (excluding bitumen)	103,5	105,1	105,8	0,7	2,2
Civil engineering material - roads, refurbishment	101,7	104,0	104,4	0,4	2,7
Civil engineering material - roads, refurbishment (excluding bitumen)	103,2	106,1	107,0	0,8	3,7
Civil engineering material - roads, reseal	99,5	100,6	100,6	0,0	1,1
Civil engineering material - roads, reseal (excluding bitumen)	102,9	105,7	106,5	0,8	3,5
Civil engineering material - bulk earthworks	102,6	104,5	104,9	0,4	2,2
Civil engineering material - bulk earthworks (excluding bitumen)	102,9	105,2	105,7	0,5	2,7

¹ The information in this table is published in conjunction with engineering associations SAFCEC and SAICE.

Glossary

Construction Input Price Indices (CIPI)	The index reflects material purchases in the construction industry.
Contract Price Adjustment Provisions (CPAP)	The CPAP work group indices are used for making adjustments based on cost fluctuations in labour, plant and materials.
Contract Price Adjustment Provisions Steering Committee	The committee is the oversight structure for the Construction Price Adjustment Provisions published by Statistics South Africa (Stats SA) and includes representatives from the following industry associations and organisations: The Association of South African Quantity Surveyors (ASAQS), Electrical Contractors' Association (SA), Master Builders South Africa, South African Institute of Architects, Department of Public Works and Stats SA.
CPAP manuals	The updated CPAP manuals "CPAP Application Manual" and "CPAP Work Groups Composition and Weighting of Sub-Indices" are obtainable from ASAQS' website: www.asaqs.co.za – search for CPAP, or by phoning (012) 406 3304.
Respondent response rate	The respondent response rate for January 2025 was 98,7%. The rate was calculated using the total number of companies where prices were collected as a percentage of the total sample.
Sources for CPAP	The CPAP work group indices are derived from changes in the cost structures prevailing in 38 different work activities of the building industry. They are published by Stats SA monthly. The indices reported on in this publication are mainly based on a combination of PPI, SEIFSA and CPI indices for the particular month.
Tax	Value-added tax (VAT) is not included in these indices.
Weights	Weights are updated according to the availability of new information, as follows: <ul style="list-style-type: none"> • Tables 1 and 6 are updated periodically in consultation with industry expert committees. • Tables 2, 3 and 5 are partially updated annually using Stats SA's supply and use tables, with effect from the January statistical release each year. • Table 4 is updated periodically using Stats SA's large sample survey for the manufacturing industry and SARS trade data. • Tables 2, 3, 4 and 5 are updated on a detailed level, using Stats SA's large sample surveys for the construction and manufacturing industries, approximately every three to four years.
Revised figures	The SEIFSA data is continuously updated and therefore Stats SA allows for revisions of the CPAP work group indices. Revisions will be promptly indicated in relevant tables to maintain transparency and accuracy.

Abbreviations

CIPI	Construction Input Price Indices
CPAP	Contract Price Adjustment Provisions
CPI	Consumer Price Index
PPI	Producer Price Index
SAFCEC	South African Forum of Civil Engineering Contractors
SAICE	South African Institution of Civil Engineering
SARS	South African Revenue Service
SEIFSA	Steel and Engineering Industries Federation of Southern Africa
r	Revised figures

