



Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

FIRST QUARTER 2024 RELEASE

MARCH 2024

CONSTRUCTION INPUT PRICE INDICES FOR THE FIRST QUARTER 2024

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the first quarter of 2024. The CIPI is generated from price data collected from a representative sample of outlets of construction inputs. The data is collected quarterly, with reference to the 15th day of the mid-month of the quarter.

The CIPI and Inflation Rates are as shown in Table 1 and 2. The CIPI increased by 0.39 per cent to 118.84 in first quarter of 2024 compared to the fourth quarter of 2023. The annual rate of change in the CIPI was 3.56 per cent in first quarter of 2024, compared to the corresponding quarter in 2023. The increase in the CIPI was largely driven by the rise in the prices of cement, quarry products and roofing materials. Equipment, Transport and fuel indices dropped by 1.06 per cent and 1.18 per cent, respectively during the review period. The labour index remained relatively the same compare to the fourth quarter 2023.

In first quarter of 2024, the Building Cost Indices increased by 0.39 per cent to 116.98 in quarter one of 2024. The increase was mainly due to the rise in the prices of cement, quarry products and roofing materials. The cost index of civil engineering works describes changes in the costs incurred in the purchase of inputs for civil engineering projects. The Civil Engineering Cost Index increased marginally from 120.18 in quarter four of 2023 to 120.84 in quarter one of 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)
2019	4	100.00		
	1	101.05	1.05	
2020	2	100.00	(1.04)	
	3	102.37	2.37	
	4	102.59	0.21	2.59
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

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

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
1	Cement /Lime	14.18	104.11	102.34	102.79	106.98	110.71
2	Hard core	8.37	110.19	104.51	106.19	109.51	111.29
3	Quarry products(waste,dust and murrum)	1.27	104.60	103.43	103.69	106.19	108.22
4	Sand	3.14	96.40	99.29	100.18	99.29	100.53
5	Ballast	4.50	101.11	101.50	101.86	102.48	103.25
6	Steel and reinforced bars	10.69	172.81	172.61	175.25	175.88	177.86
7	Stones	2.42	99.91	97.76	99.01	99.81	104.28
8	Damp Proofing and Anti-termite	0.58	83.33	81.14	81.52	81.47	82.96
9	Timber and Wood	2.20	97.54	96.54	97.32	98.57	95.79
10	Paving blocks	2.06	116.22	113.35	114.32	117.54	118.78
11	Roofing materials	0.70	110.18	109.76	110.20	111.95	116.49
12	Doors	0.24	109.32	109.15	109.25	110.04	111.79
13	Metal doors and windows	0.26	103.99	108.27	109.96	114.83	114.83
14	Glass and glass putty	0.16	135.40	131.21	131.58	131.11	131.52
15	Locks and iron mongery	0.78	109.05	108.68	108.95	110.83	111.13
16	Tiles	0.84	111.79	109.47	110.17	107.94	104.77
17	Chip boards and MDF	1.01	96.62	95.23	95.76	96.97	94.89
18	Paints	1.06	106.48	109.32	108.53	111.08	108.41
19	Sanitary fittings	0.16	113.87	113.56	112.37	113.82	114.98
20	Water fittings	0.11	112.44	113.98	113.78	117.50	115.15
21	Water wastes	0.12	107.57	103.44	101.40	101.68	102.35
22	Electrical fittings	0.51	104.53	105.38	104.57	106.29	106.53
	Materials	55.36	116.27	115.64	116.59	118.29	120.21
23	Equipment-Concrete Mixer	5.16	105.39	104.49	104.49	104.49	102.74
24	Equipment-Concrete poker / Vibrator	2.36	102.14	102.14	103.94	105.49	100.52
25	Equipment-Excavator and Pedestrian Roller	2.64	100.66	100.66	102.31	102.55	104.37
26	Compressors	3.04	104.27	104.27	104.74	105.17	98.96
	Equipment	13.21	103.61	103.25	104.02	104.44	101.80
27	Transport	5.99	119.35	121.18	125.24	131.02	128.03
28	Fuel	3.99	119.38	123.90	127.81	134.80	132.74
	Transport and Fuel	9.98	119.36	122.28	126.28	132.55	129.94
29	Casual	6.67	109.65	111.71	114.02	114.02	114.02
30	Watchman	2.01	110.28	110.28	114.11	115.88	115.88
31	Plumber/Electrician	0.52	103.98	105.88	106.62	108.25	108.25
32	Machine /plant operators	0.91	105.60	106.27	107.07	107.07	107.20
33	Carpenter/Painter/Welder/Mechanic	3.53	106.61	105.77	107.07	107.77	107.77
34	Mason/foreman	7.80	109.21	110.37	110.89	112.12	112.12
	Labour	21.45	108.74	109.73	111.27	112.04	112.04
	Building Cost Index	100	113.28	113.39	114.74	116.52	116.98

Table 4: Civil Engineering Cost Indices

Base Period Dec 2019=100

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



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