



Kenya National Bureau of Statistics

CONSTRUCTION INPUT PRICE INDICES

SECOND QUARTER 2025 RELEASE

JUNE 2025

CONSTRUCTION INPUT PRICE INDICES FOR THE SECOND QUARTER 2025

The Kenya National Bureau of Statistics hereby releases Construction Input Price Indices (CIPI) for the second quarter of 2025. 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. Year-over-year inflation was 0.18 per cent in Q1 of 2025 and stood at 0.59 per cent in Q2 of 2025. The overall construction indices increased from 119.05 in Q1 of 2025 to 119.75 in Q2 of 2025. This rise was mainly attributed to the increase in the materials indices, which rose from 125.90 to 127.39. Notable indices that rose were those of Concrete & Asphalts, (2.86%), Cement (2.63%) and steel & Reinforcement Bars (1.52%). On the other hand, the Transport, fuels & lubricants index declined by 0.62 per cent, from 123.67 in Q1 of 2025 to 122.90 in Q2 of 2025, primarily due to a 1.62 per cent drop in fuel and lubricants indices, which fell from 129.63 to 127.53.

The labour indices remained relatively stable. However, there were marginal increases in the index of Machine/Plant Operators by 0.07 per cent to 107.24, Carpenter/Painter /Welder/Mechanic index from 112.00 to 112.17 and mason/foreman index from 110.63 in Q1 of 2025 to 110.65 in Q2 of 2025. The Equipment Indices remained unchanged, indicating price stability across all categories over the review period.

The Building Cost Index increased slightly by 0.78 per cent to 119.52 in Q2 of 2025. This was largely due to the increase in material indices from 121.99 Q1 of 2025 to 123.73 in Q2 of 2025. The main driver of increase in materials indices were especially in the indices of Cement & Lime (2.62%), Reinforcement Bars (1.47%), Paving blocks (1.58%), Sand (1.44%), Timber & Wood (2.50%)

among others. Building Electrical fittings indices decreased by 0.71 per cent to 114.70 in Q2 2025. The Fuel and transport index decreased by 0.34 per cent to 128.80 in Q2 of 2025 mainly due to a drop in fuel index by 1.68 per cent to 129.27. The building Equipment and Labour indices remained unchanged in the period under review.

The Civil Engineering Index increased by 0.43 per cent to 120.52 in Q2 of 2025. This was driven mainly by increase in the material indices, especially indices for cement (2.64%), quarry products (2.70%) and Concrete & Asphalts (2.86%) among other items. On the other hand, there were decreases in indices of Paving Grade Bitumen (1.34%) and Dense Bitumen Macadam (1.56%). The Transport, Fuel and lubricants indices declined slightly (-0.91%). The Equipment and labour indices remained the same over the review period.

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)
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
2025	1	119.05	(0.30)	0.18
	2	119.75	0.59	0.59

Table 2: Construction Input Price Indices

Base period Q4 2019=100

SNo	Products	Weight	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Q1-2025	Q2-2025
1	Hardcore	4.05	111.29	113.25	114.74	112.02	112.23	112.28
2	Quarry products(waste,dust and murrum)	0.62	108.22	110.45	110.53	106.22	107.44	107.70
3	Cement	7.41	110.71	114.16	118.98	116.67	117.38	120.47
4	Sand	1.52	100.53	102.47	103.82	103.93	104.89	106.40
5	Ballast/Gravel and Graded crushed stones	5.49	103.78	106.56	107.91	105.32	106.21	108.01
6	Mix and precoated chippings	2.71	131.21	127.47	128.81	128.02	125.63	126.32
7	Concrete and Asphalts	4.55	141.14	144.45	144.45	146.37	144.20	148.33
8	Timber and Wood	1.33	95.55	97.98	100.42	99.15	99.86	101.52
9	Steel and reinforced bars	6.16	168.18	163.32	170.93	167.56	163.94	166.44
10	Paving blocks	3.03	112.81	116.69	119.98	117.49	118.51	119.98
11	Culverts and Inverted block drains	2.67	105.01	109.19	111.36	111.92	111.46	112.19
12	Kerbs	1.62	106.79	107.99	110.87	112.36	112.88	114.56
13	Dense Bitumen Macadam (DBM)	5.19	170.11	162.11	157.80	155.91	152.60	150.22
14	Stones	1.17	104.28	100.32	100.89	98.92	99.14	99.29
15	Damp Proofing and Anti-termite	0.28	82.96	81.97	82.40	81.07	81.89	82.69
16	Roofing sheets	0.34	116.49	120.60	121.58	122.66	122.30	122.96
17	Doors	0.12	111.79	113.07	114.55	113.05	112.69	112.92
18	Metal doors and windows	0.13	114.83	121.05	124.03	123.29	123.29	124.98
19	Glass and glass putty	0.08	131.52	128.11	129.86	128.42	127.54	127.59
20	Locks and iron mongery	0.38	111.13	113.18	115.47	113.71	114.13	116.13
21	Tiles	0.41	104.77	101.85	103.38	106.69	106.65	107.71
22	Chip boards and MDF	0.49	94.89	92.44	92.73	93.04	92.94	93.00
23	Paints	0.89	108.41	112.47	114.74	113.25	113.56	113.58
24	Sanitary fittings	0.08	114.98	109.47	110.22	110.93	112.42	112.45
25	Water fittings	0.05	115.15	117.92	118.15	116.56	116.40	117.30
26	Water wastes	0.06	102.35	101.33	102.93	103.41	102.12	103.69
27	Electrical fittings	0.25	106.53	107.72	109.72	115.36	115.52	114.70
	Materials	51.09	125.69	125.87	127.90	126.70	125.90	127.39
1	Rollers and Related Equipment	4.57	105.49	104.36	104.36	103.97	104.20	104.20
2	Concrete mixer	3.04	103.07	104.99	104.99	104.12	105.27	105.27
3	Excavators	4.43	105.31	106.72	106.72	105.55	105.75	105.75
4	Motor graders	4.44	121.56	122.18	122.29	120.33	120.29	120.29
5	Compressors and Vibrators	3.77	102.38	101.41	101.51	101.54	103.01	103.01
	Equipment	20.26	106.38	106.51	106.53	105.92	106.30	106.30
1	Transport	5.12	118.54	119.00	118.06	117.60	117.25	117.61
2	Fuel and Lubricants	4.52	132.21	130.56	130.47	129.97	129.63	127.53
	Transport, Fuels and Lubricants	9.64	125.59	125.07	124.48	124.06	123.67	122.90
1	Casual	4.16	111.98	113.38	117.15	115.82	115.04	115.04
2	Watchman and Related workers	1.95	113.96	114.30	117.79	117.41	117.62	117.62
3	Plumber/Electrician/drivers	1.37	107.28	108.73	109.25	107.34	107.48	107.48
4	Machine /plant operators	3.29	107.44	106.78	108.18	107.14	107.17	107.24
5	Carpenter/Painter/Welder/Mechanic	2.60	108.41	109.89	112.04	111.83	112.00	112.17
6	Site agent	1.09	109.07	110.05	110.79	108.77	109.11	109.11
7	Mason/foreman	4.54	110.01	110.51	110.90	110.65	110.63	110.65
	Labour	19.01	110.28	111.10	112.83	111.85	111.90	111.94
	Construction Cost index	100.00	118.84	119.06	120.38	119.41	119.05	119.75

Table 3: The Building Cost Indices

		Base Period Q4 2019=100						
S No	Product	Weight	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Q1-2025	Q2-2025
1	Cement /Lime	14.18	110.71	114.15	118.94	116.64	117.36	120.44
2	Hard core	8.37	111.29	113.25	114.74	112.02	112.23	112.28
3	Quarry products(waste,dust and murrum)	1.27	108.22	110.45	110.53	106.22	107.44	107.70
4	Sand	3.14	100.53	102.47	103.82	103.93	104.89	106.40
5	Ballast	4.50	103.25	106.44	106.61	101.51	101.53	102.07
6	Steel and reinforced bars	10.69	177.86	172.88	180.66	177.13	173.44	175.99
7	Stones	2.42	104.28	100.32	100.89	98.92	99.14	99.29
8	Damp Proofing and Anti-termite	0.58	82.96	81.97	82.40	81.07	81.89	82.69
9	Timber and Wood	2.20	95.79	98.34	101.87	100.73	101.40	103.94
10	Paving blocks	2.06	118.78	122.71	125.86	123.90	124.44	126.41
11	Roofing materials	0.70	116.49	120.60	121.58	122.66	122.30	122.96
12	Doors	0.24	111.79	113.07	114.55	113.05	112.69	112.92
13	Metal doors and windows	0.26	114.83	121.05	124.03	123.29	123.29	124.98
14	Glass and glass putty	0.16	131.52	128.11	129.86	128.42	127.54	127.59
15	Locks and iron mongery	0.78	111.13	113.18	115.47	113.71	114.13	116.13
16	Tiles	0.84	104.77	101.85	103.38	106.69	106.65	107.71
17	Chip boards and MDF	1.01	94.89	92.44	92.73	93.04	92.94	93.00
18	Paints	1.06	108.41	112.47	114.74	113.25	113.56	113.58
19	Sanitary fittings	0.16	114.98	109.47	110.22	110.93	112.42	112.45
20	Water fittings	0.11	115.15	117.92	118.15	116.56	116.40	117.30
21	Water wastes	0.12	102.35	101.33	102.93	103.41	102.12	103.69
22	Electrical fittings	0.51	106.53	107.72	109.72	115.36	115.52	114.70
	Materials	55.36	120.21	120.90	124.29	122.32	121.99	123.73
23	Equipment-Concrete Mixer	5.16	102.74	102.96	102.96	102.96	103.19	103.19
24	Equipment-Concrete poker / Vibrator	2.36	100.52	98.62	98.62	98.62	98.76	98.76
25	Equipment-Excavator and Pedestrian Roller	2.64	104.37	101.26	101.26	99.74	100.16	100.16
26	Compressors	3.04	98.96	100.00	100.00	100.00	100.94	100.94
	Equipment	13.21	101.80	101.16	101.16	100.86	101.27	101.27
27	Transport	5.99	128.03	129.33	127.70	128.46	127.72	128.47
28	Fuel	3.99	132.74	131.75	131.73	131.66	131.48	129.27
	Transport and Fuel	9.98	129.94	130.31	129.33	129.75	129.24	128.80
29	Casual	6.67	114.02	115.02	118.29	118.29	118.29	118.29
30	Watchman	2.01	115.88	116.42	121.95	121.95	121.95	121.95
31	Plumber/Electrician	0.52	108.25	111.08	112.16	112.16	112.49	112.49
32	Machine /plant operators	0.91	107.20	105.29	107.32	107.65	107.32	107.32
33	Carpenter/Painter/Welder/Mechanic	3.53	107.77	109.55	113.29	113.81	114.16	114.16
34	Mason/foreman	7.80	112.12	113.14	113.56	113.56	113.56	113.56
	Labour	21.45	112.04	113.06	115.47	115.57	115.62	115.62
	Building Cost Index	100	116.98	117.53	119.84	118.77	118.60	119.52

Table 4: Civil Engineering Cost Indices

		Base Period Q4 2019=100						
SNo	Product	Weights	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Q1-2025	Q2-2025
1	Paving Grade Bitumen	1.70	166.56	159.08	157.48	155.05	148.80	147.80
2	Tackcoat	0.60	160.02	153.76	142.48	142.24	140.47	138.59
3	Ballast/Gravel and Graded crushed stones	6.42	104.28	106.68	109.14	108.91	110.61	113.59
4	Mix and precoated chippings	5.27	131.21	127.47	128.81	128.02	125.63	126.32
5	Cement	1.05	110.72	114.18	119.01	116.69	117.41	120.50
6	Steel and Reinforced Bars	1.90	159.08	154.34	161.78	158.55	155.01	157.46
7	Timber and Wood	0.52	95.32	97.64	99.06	97.67	98.41	99.25
8	Concrete and Asphalts	8.83	141.14	144.45	144.45	146.37	144.20	148.33
9	Paving blocks	3.94	107.19	111.03	114.44	111.46	112.93	113.93
10	Culverts and Inverted block drains	5.19	105.01	109.19	111.36	111.92	111.46	112.19
11	Kerbs	3.15	106.79	107.99	110.87	112.36	112.88	114.56
12	Dense Bitumen Macadam (DBM)	7.76	170.11	162.11	157.80	155.91	152.60	150.22
13	Paint	0.74	108.41	112.47	114.74	113.25	113.56	113.58
	Materials	47.08	130.84	130.54	131.29	130.82	129.58	130.84
14	Rollers and Related Equipment	6.39	106.54	107.28	107.28	107.96	108.00	108.00
15	Concrete mixer	1.05	103.38	106.91	106.91	105.21	107.22	107.22
16	Excavators	8.59	105.31	106.72	106.72	105.55	105.75	105.75
17	Motor graders	8.62	121.56	122.18	122.29	120.33	120.29	120.29
18	Compressors and Vibrators	2.24	104.87	103.39	103.58	103.64	105.99	105.99
	Equipment	26.89	110.70	111.54	111.59	110.69	111.02	111.02
19	Transport	4.30	109.61	109.29	109.00	107.40	107.40	107.40
20	Fuel and Lubricants	5.02	131.70	129.43	129.29	128.38	127.89	125.89
	Transport, Fuel and Lubricants	9.32	121.51	120.14	119.93	118.70	118.44	117.36
21	Casuals	1.80	110.07	111.85	116.07	113.49	111.98	111.98
22	Watchman and Related workers	1.90	112.16	112.31	113.87	113.13	113.55	113.55
23	Laboratory technologist and Drivers	2.17	106.38	106.52	106.52	102.81	102.77	102.77
24	Machine /plant operators/drivers	5.52	107.66	108.18	108.98	106.67	107.03	107.17
25	Carpenter/Painter/Welder/Mechanic	1.73	109.01	110.22	110.87	109.97	109.97	110.30
26	Site agent/Surveyor	2.12	109.07	110.05	110.79	108.77	109.11	109.11
27	Mason/foreman	1.48	108.03	108.03	108.39	107.91	107.88	107.91
	Labour	16.71	108.62	109.26	110.35	108.35	108.39	108.48
	Civil Engineering Cost Index	100	120.84	120.91	121.43	120.52	120.01	120.52



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