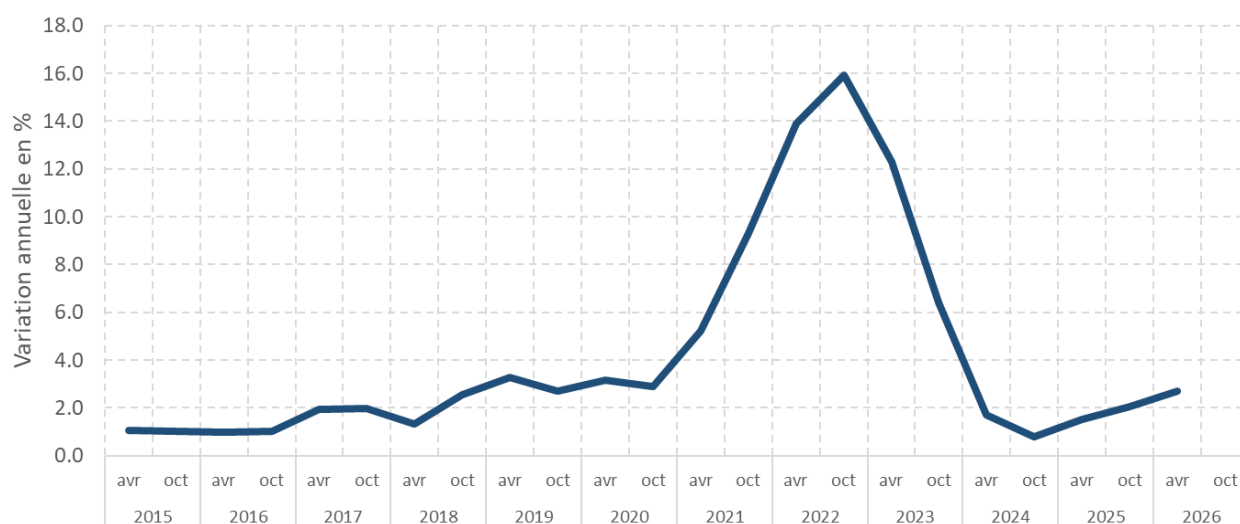




A MARKED ACCELERATION IN RESIDENTIAL CONSTRUCTION PRICES

Residential construction prices saw a marked acceleration in the first half of 2026. Following several half-years of moderate growth, the overall index rose by 2.0 per cent between October 2025 and April 2026, compared with 0.8 per cent in the previous half-year. This trend was mainly driven by the roofing and building envelope sectors, where prices rose by 3.3 per cent and 3.0 per cent respectively over the period in question. Year-on-year, residential construction prices rose by 2.6 per cent.

FIGURE 1: TREND IN THE CONSTRUCTION PRICE INDEX, 2015-2026



Source: STATEC, construction price survey

Following the resumption of the upward trend in structural work prices observed in 2025, the April 2026 index confirms a marked acceleration in the trend, with a half-yearly increase of 1.6 per cent. Earthworks stand out in particular, recording a sustained rise of 3.3 per cent, following a 0.6 per cent decline in the previous period.

Strong growth is also evident in roofing works. Between October 2025 and April 2026, prices rose by 3.3 per cent, compared with 1.4 per cent in the previous half-year. The most marked increases were seen in roof framing, as well as waterproofing and roofing systems, with prices for each rising by 4.3 per cent. Other categories also showed significant changes, notably fibre-cement roofing and guttering and downpipe, which rose by 3.6 per cent. Metal roofing followed with a 3.4 per cent rise, whilst tiled roofing rose by 2.9 per cent. Insulation work recorded the most moderate growth in the sector, with a 2.1 per cent increase over the last six months.

The building joinery sector is also experiencing a notable acceleration, with a half-yearly increase of 3.0%, compared with just 0.6% in the previous half-year. The variations observed across the different services range from 2.0% for rendering on plinths and cornices to 3.9% for garage doors. Whilst this trade had shown relatively limited growth in the previous period, the April 2026 index indicates a significant recovery in prices.

This year, the technical installations sector stands out due to the inclusion, for the first time, of new services relating to photovoltaic panels, inverters and storage batteries in the calculation of the construction price index. The sector recorded a 1.3 per cent rise between October 2025 and April 2026, the lowest increase among all trades over the last six months. This rise was mainly driven by pipework (+3.2 per cent) and lifts (+2.9 per cent). The new category covering photovoltaic panels, inverters and batteries showed a rise of 1.7 per cent, slightly above the sector average. Conversely, the smallest increases were seen in pipework, radiators, underfloor heating and ventilation, each recording a change of 0.6 per cent.

Finishing works prices also showed stronger growth than in the previous half-year, with an overall increase of 2.0%. Linoleum and plastic floor coverings stood out in particular, with a 4.7 per cent rise. These were followed by fitted wardrobes (+3.6 per cent), wall coverings and suspended ceilings (+3.1 per cent) and interior doors (+3.0 per cent). Conversely, tiling and marble work helped to moderate the sector's overall performance, with increases of 1.3% and 1.1% respectively. Screeds and renders also showed a more modest rise, limited to 1.4%.

Methodological revision of the construction price index

To ensure it remains representative, the construction price index is subject to periodic revisions. Updating the weighting scheme and the classification system allows the index to better reflect developments in current construction techniques and practices, as well as the cost structure observed in the market.

The Eco&Stat publication No. 145, '1', which has just been published by STATEC, sets out in detail the main changes made to the nomenclature and weighting scheme, which are applied from the 2026 edition of the construction price index onwards. Among the major changes is the inclusion of the item 'photovoltaic panels, inverters and storage batteries' within electrical installations, to reflect the growing importance of this equipment in construction projects. Furthermore, the revision of the weighting scheme aims to ensure a more accurate representation of the current structure of construction costs and to enhance the index's representativeness.

¹ [Eco&Stat No. 145 Methodological review of the construction price index in 2026](#)

TABLE 1: RATE OF CHANGE IN APRIL 2026

THE 18 SECTORS IN THE INDEX AND THEIR AGGREGATES	WEIGHTING (%)	HALF-YEARLY	ANNUAL
		(APRIL 2026 / OCTOBER 2025)	(APRIL 2026 / APRIL 2025)
1 – STRUCTURAL WORK	36.2	+1.6%	+2.2%
1.1 – EARTHWORKS	4.4	+3.3%	+2.7%
1.2 – STRUCTURAL WORK	31.9	+1.4%	+2.1%
2 – ROOFING	7.5	+3.3%	+4.7%
2.1 – TIMBER FRAMING	3.1	+3.3%	+4.9%
2.2 – ROOFING	3.7	+3.2%	+4.3%
2.3 – ZINC WORK	0.7	+3.4%	+6.0%
3 – BUILDING CLOSURES	18.6	+3.0%	+3.6%
3.1 – EXTERNAL JOINERY	8.0	+2.9%	+4.0%
3.2 – FACADE	10.6	+3.0%	+3.3%
4 – TECHNICAL INSTALLATIONS	20.8	+1.3%	+1.6%
4.1 – SANITARY INSTALLATIONS	5.7	+1.2%	+2.2%
4.2 – HEATING AND VENTILATION SYSTEMS	7.5	+0.8%	+1.9%
4.3 – ELECTRICAL INSTALLATIONS	7.0	+1.9%	+0.6%
4.4 – LIFTS	0.7	+2.9%	+1.1%
5 – FINISHING WORKS	16.9	+2.0%	+2.7%
5.1 – TILING	3.1	+1.3%	+1.6%
5.2 – MARBLE WORK	0.3	+1.1%	+1.8%
5.3 – FLOOR COVERINGS	1.7	+2.7%	+3.8%
5.4 – INTERIOR JOINERY AND METALWORK	4.8	+2.8%	+3.9%
5.5 – PLASTERING	2.9	+1.6%	+1.7%
5.6 – PAINTING	2.0	+2.2%	+3.2%
5.7 – SCREEDS AND RENDERS	2.1	+1.4%	+1.4%
OVERALL INDEX	100.0	+2.0%	+2.6%

Source: STATEC, construction price survey

The general composite index for April 2026, expressed on a base of 100 in 1970, stands at 1,195.69 points. This index is used to index almost all fire insurance policies, as well as for numerous other applications such as updating quotations or off-plan sales contracts.

The construction price index measures changes in prices, excluding VAT, for work carried out in residential construction, excluding the cost of land. It reflects not only changes in the prices of materials and labour, but also those linked to productivity and the profit margins of construction companies. Indices and rates of change are compiled every six months for the construction sector as a whole, as well as for the various trades and service groups within it.

This index is published twice a year: in January for data from October of the previous year, and in July for data from April. It is available on the statistics portal under the heading '[Short-term indicators, series A2](#)'.

The results of the index for October 2026 will be published on 14 January 2027, following the half-yearly meeting of the Technical Advisory Committee on the Construction Price Index.

For further information

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STATEC would like to thank all the staff who contributed to the production of this publication.

The publication (Short-term Indicators – A2) can be downloaded free of charge from [the Statistics Portal – Short-term Indicators](#)

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