

Press release: 13 243-009/24

Moderate increase in residential construction costs in 2023

Costs for road construction and sanitary engineering higher, for bridge construction lower than in 2022

Vienna, 2023-01-15 – In 2023, construction costs for residential buildings were 1.1% higher than in the previous year, according to preliminary data by Statistics Austria. Costs increased by 3.2% in road construction and by 3.7% in sanitary engineering on average compared to 2022. In bridge construction, they decreased by 1.5% in the same period.

The construction cost index for construction for **residential buildings**, reached 122.9 index points on average in 2023. This represents an increase of 1.1% over 2022. In comparison, the construction cost index of 2022 increased by 10.1% over 2021. For the month of December 2023, the construction cost index amounted to 123.2 points, representing an increase of 2.5% year-on-year (see Table 1). Compared to the previous month of November 2023, costs for construction of **residential buildings** increased by 0.2% (see Table 2).

The index for **road construction** increased to 130.8 index points on average in 2023 (+3.2% in annual comparison), the index for **bridge construction** changed to 125.6 points (–1.5% over 2022), and the index for **sanitary engineering** reached 126.1 points (+3.7% in annual comparison).

Regarding December 2023 the index for **road construction** reached 133.1 index points (+5.2% in annual and –0.8% in a monthly comparison). The index for **bridge construction** reached 125.6 index points, which represents an increase of 1.6% compared to December 2022 and a decrease of 0.2% against November 2023. The index for **sanitary engineering** reached 127.5 points (+4.4% in annual and –0.3% in monthly comparison).

Compared to 2022, the product groups dominated by steel products recorded strong cost decreases, which was particularly reflected in the cost decreases in bridge construction. Furthermore, besides the significant wage increases in 2023 (+7.0% in residential building sector and +7.3% in all civil engineering sectors compared to the year 2022) also the costs of precast concrete parts as well as ready-mixed concrete and mortar increased significantly, affecting all construction sectors. In the sector of residential buildings, the material group ready-mixed plaster, floor screed, tile cement was a considerable cost driver. In addition, there were strong cost increases in the product groups cast iron goods and pipes, plastic pipes as well as concrete pipes, which mainly influenced sanitary engineering.

Detailed results and further information on the construction cost index can be found on our [website](#).

Table 1: Construction cost indices, overall costs, compared to previous year, base 2020

Month/Year	Residential buildings		Road construction		Bridge construction		Sanitary engineering	
	Index	Compared to same month of previous year in %	Index	Compared to same month of previous year in %	Index	Compared to same month of previous year in %	Index	Compared to same month of previous year in %
Overall index 2021	110.4	10.4	108	8.0	114.2	14.2	107.7	7.7

Month/Year	Residential buildings		Road construction		Bridge construction		Sanitary engineering	
	Index	Compared to same month of previous year in %	Index	Compared to same month of previous year in %	Index	Compared to same month of previous year in %	Index	Compared to same month of previous year in %
January 2022	115.0	11.9	113.9	12.5	119.0	14.5	112.9	11.0
February 2022	115.8	11.5	115.1	12.5	119.5	13.2	114.0	11.0
March 2022	121.1	15.2	125.8	21.7	128.5	20.4	119.9	15.6
April 2022	124.0	16.0	128.2	21.5	132.5	21.1	121.8	16.1
May 2022	125.9	13.9	129.4	20.3	134.4	17.6	124.2	15.8
June 2022	124.4	10.7	130.0	19.5	132.2	12.8	124.4	14.1
July 2022	123.4	8.5	130.7	18.8	129.9	9.1	124.4	13.1
August 2022	122.7	7.3	130.5	18.5	128.3	7.3	123.7	12.4
September 2022	122.9	7.6	131.5	19.1	128.4	7.6	124.0	12.4
October 2022	122.4	7.5	130.7	16.8	128.5	8.1	124.4	12.3
November 2022	121.1	6.5	127.8	13.4	125.5	5.9	122.8	10.6
December 2022	120.2	5.8	126.5	12.5	123.6	4.9	122.1	10.0
Overall Index 2022	121.6	10.1	126.7	17.3	127.5	11.6	121.6	12.9
January 2023	121.6	5.7	127.1	11.6	123.7	3.9	122.7	8.7
February 2023	121.9	5.3	127.2	10.5	124.0	3.8	123.1	8.0
March 2023	121.7	0.5	127.0	1.0	123.8	-3.7	123.0	2.6
April 2023	121.8	-1.8	127.2	-0.8	123.8	-6.6	123.1	1.1
May 2023	125.0	-0.7	131.1	1.3	127.8	-4.9	127.2	2.4
June 2023	124.2	-0.2	131.1	0.8	126.7	-4.2	127.1	2.2
July 2023	123.2	-0.2	131.3	0.5	125.9	-3.1	127.1	2.2
August 2023	123.1	0.3	132.0	1.1	126.2	-1.6	127.8	3.3
September 2023	123.3	0.3	133.6	1.6	126.8	-1.2	128.4	3.5
October 2023	123.1	0.6	134.4	2.8	126.4	-1.6	128.4	3.2
November 2023 ¹	123.0	1.6	134.2	5.0	125.9	0.3	127.9	4.2
December 2023 ¹	123.2	2.5	133.1	5.2	125.6	1.6	127.5	4.4
Overall Index 2023¹	122.9	1.1	130.8	3.2	125.6	-1.5	126.1	3.7

S: STATISTICS AUSTRIA.

1) preliminary results: t+75 final results.

Table 2: Construction cost indices, overall costs, compared to previous month, base 2020

Month/Year	Residential buildings		Road construction		Bridge construction		Sanitary engineering	
	Index	Compared to previous month in %	Index	Compared to previous month in %	Index	Compared to previous month in %	Index	Compared to previous month in %
Overall index 2021	110.4		108		114.2		107.7	
January 2022	115.0	1.2	113.9	1.3	119.0	1.0	112.9	1.7
February 2022	115.8	0.7	115.1	1.1	119.5	0.4	114.0	1.0
March 2022	121.1	4.6	125.8	9.3	128.5	7.5	119.9	5.2
April 2022	124.0	2.4	128.2	1.9	132.5	3.1	121.8	1.6
May 2022	125.9	1.5	129.4	0.9	134.4	1.4	124.2	2.0
June 2022	124.4	-1.2	130.0	0.5	132.2	-1.6	124.4	0.2
July 2022	123.4	-0.8	130.7	0.5	129.9	-1.7	124.4	0.0
August 2022	122.7	-0.6	130.5	-0.2	128.3	-1.2	123.7	-0.6

Month/Year	Residential buildings		Road construction		Bridge construction		Sanitary engineering	
	Index	Compared to previous month in %	Index	Compared to previous month in %	Index	Compared to previous month in %	Index	Compared to previous month in %
September 2022	122.9	0.2	131.5	0.8	128.4	0.1	124.0	0.2
October 2022	122.4	-0.4	130.7	-0.6	128.5	0.1	124.4	0.3
November 2022	121.1	-1.1	127.8	-2.2	125.5	-2.3	122.8	-1.3
December 2022	120.2	-0.7	126.5	-1.0	123.6	-1.5	122.1	-0.6
Overall Index 2022	121.6		126.7		127.5		121.6	
January 2023	121.6	1.2	127.1	0.5	123.7	0.1	122.7	0.5
February 2023	121.9	0.2	127.2	0.1	124.0	0.2	123.1	0.3
March 2023	121.7	-0.2	127.0	-0.2	123.8	-0.2	123.0	-0.1
April 2023	121.8	0.1	127.2	0.2	123.8	0.0	123.1	0.1
May 2023	125.0	2.6	131.1	3.1	127.8	3.2	127.2	3.3
June 2023	124.2	-0.6	131.1	0.0	126.7	-0.9	127.1	-0.1
July 2023	123.2	-0.8	131.3	0.2	125.9	-0.6	127.1	0.0
August 2023	123.1	-0.1	132.0	0.5	126.2	0.2	127.8	0.6
September 2023	123.3	0.2	133.6	1.2	126.8	0.5	128.4	0.5
October 2023	123.1	-0.2	134.4	0.6	126.4	-0.3	128.4	0.0
November 2023 ¹	123.0	-0.1	134.2	-0.1	125.9	-0.4	127.9	-0.4
December 2023 ¹	123.2	0.2	133.1	-0.8	125.6	-0.2	127.5	-0.3
Overall Index 2023¹	122.9		130.8		125.6		126.1	

S: STATISTICS AUSTRIA.

1) preliminary results: t+75 final results.

Information on methodology: In the base year of an index period, the mean annual index number is standardised to the value 100.0. This index period is defined as the base year. The mean index number of the construction cost index for the year 2020 is therefore 100.0.

If you have any questions on this topic. please contact:

Lukas Karbun, phone: +43 1 711 28-7432 | e-mail: lukas.karbun@statistik.gv.at

Media owner, producer and publisher:

STATISTICS AUSTRIA | Federal Institution under Public Law | Guglgasse 13 | 1110 Vienna | www.statistik.at

Press: phone: +43 1 711 28-7777 | e-mail: presse@statistik.gv.at

© STATISTICS AUSTRIA