

# Non-residential Building Construction Price Index, first quarter 2015

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The composite price index for non-residential building construction rose 0.3% in the first quarter compared with the previous quarter. The increase was mainly attributable to higher material prices.

Of the seven census metropolitan areas (CMAs) surveyed, Vancouver (+0.9%) posted the largest increase, followed by Toronto (+0.7%). Edmonton (-0.6%) and Calgary (-0.2%) reported the only decreases.

Year over year, the composite price index for non-residential building construction was up 1.2%. Of the CMAs included in the survey, Toronto (+2.1%) recorded the largest year-over-year increase, while Edmonton (-0.1%) recorded the lone decline compared with the first quarter of 2014.

## Note to readers

The Non-residential Building Construction Price Index is a quarterly series that measures the changes in contractors' selling prices of new non-residential building construction in seven census metropolitan areas: Halifax, Montréal, Ottawa–Gatineau (Ontario part), Toronto, Calgary, Edmonton and Vancouver. Three classes of structures are covered: commercial, industrial, and institutional.

Selling prices include the costs of materials, labour, equipment, provincial sales taxes where applicable, and contractors' overhead and profit. The cost of land, land assembly, design and development as well as real estate fees are excluded. Value added taxes such as the Federal Goods and Services Tax and the Harmonized Sales Tax are excluded.

With each release, data for the previous quarter may have been revised. The index is not seasonally adjusted.

**Table 1**  
**Non-residential Building Construction Price Index<sup>1</sup> – Not seasonally adjusted**

	Relative importance <sup>2</sup>	First quarter 2014	Fourth quarter 2014 <sup>r</sup>	First quarter 2015 <sup>p</sup>	Fourth quarter 2014 to first quarter 2015	First quarter 2014 to first quarter 2015
	%	(2002=100)			% change	
<b>Composite index</b>	<b>100.0</b>	<b>153.3</b>	<b>154.7</b>	<b>155.2</b>	<b>0.3</b>	<b>1.2</b>
Halifax	2.1	146.6	148.7	149.2	0.3	1.8
Montréal	16.7	145.0	145.7	146.0	0.2	0.7
Ottawa–Gatineau, Ontario part <sup>3</sup>	5.0	155.8	158.1	158.6	0.3	1.8
Toronto	37.4	153.0	155.1	156.2	0.7	2.1
Calgary	14.2	174.5	175.2	174.8	-0.2	0.2
Edmonton	11.9	172.1	172.9	171.9	-0.6	-0.1
Vancouver	12.7	147.8	149.0	150.3	0.9	1.7

<sup>r</sup> revised

<sup>p</sup> preliminary

1. Go online to view the census subdivisions that comprise the [census metropolitan areas](#) (CMAs).

2. The relative importance is calculated using a price adjusted three-year average of the value of building permits for each CMA.

3. For the Ottawa–Gatineau metropolitan area, only Ontario contractors are surveyed for the Non-residential Building Construction Price Index because of different provincial legislation and construction union contracts.

Source(s): CANSIM table [327-0043](#).



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**Available in CANSIM: tables [327-0043](#) and [327-0044](#).**

**Definitions, data sources and methods: survey numbers [2317](#) and [2330](#).**

The Non-residential Building Construction Price Index for the second quarter will be released on August 11.

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; [infostats@statcan.gc.ca](mailto:infostats@statcan.gc.ca)) or Media Relations (613-951-4636; [mediahotline@statcan.gc.ca](mailto:mediahotline@statcan.gc.ca)).