

Non-residential Building Construction Price Index, third quarter 2015

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The composite price index for non-residential building construction declined 0.4% in the third quarter compared with the previous quarter. This was the first quarterly decline since the first quarter of 2010. The decrease was mainly the result of lower material prices reported by contractors in the structural trades.

Of the seven census metropolitan areas surveyed, Calgary and Edmonton recorded the largest decreases (both -1.3%), followed by Montréal (-0.6%). Halifax, Toronto and Vancouver reported the only increases (all +0.3%).

Year over year, the composite price index for non-residential building construction rose 0.5%. The largest year-over-year increase was recorded in Toronto (+1.8%), while Edmonton (-1.6%) and Calgary (-1.2%) both reported decreases compared with the third quarter of 2014.

Note to readers

The Non-residential Building Construction Price Index is a quarterly series that measures 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 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.

Next release

The Non-residential Building Construction Price Index for the fourth quarter of 2015 will be released on February 9, 2016.

Table 1
Non-residential Building Construction Price Index¹ – Not seasonally adjusted

	Relative importance ²	Third quarter 2014	Second quarter 2015 ^r	Third quarter 2015 ^p	Second quarter to third quarter 2015	Third quarter 2014 to third quarter 2015
	%	(2002=100)			% change	
Composite index	100.0	154.5	155.9	155.3	-0.4	0.5
Halifax	1.7	148.7	150.2	150.6	0.3	1.3
Montréal	21.1	145.3	146.6	145.7	-0.6	0.3
Ottawa–Gatineau, Ontario part ³	4.2	158.5	160.0	160.0	0.0	0.9
Toronto	30.5	154.4	156.8	157.2	0.3	1.8
Calgary	15.7	175.2	175.3	173.1	-1.3	-1.2
Edmonton	13.7	173.2	172.8	170.5	-1.3	-1.6
Vancouver	13.1	149.5	151.1	151.5	0.3	1.3

^r revised

^p 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](#).

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; STATCAN.infostats-infostats.STATCAN@canada.ca) or Media Relations (613-951-4636; STATCAN.mediahotline-ligneinfomedias.STATCAN@canada.ca).