

Non-residential Building Construction Price Index, third quarter 2016

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The composite price index for non-residential building construction rose 0.4% in the third quarter compared with the previous quarter. The increase was the result of higher material prices reported by contractors in the structural and architectural trades in Vancouver.

Contractors in four of the seven census metropolitan areas surveyed reported quarterly increases. Vancouver (+1.5%) posted the largest gain. Building construction costs were unchanged in Halifax, Montréal and Ottawa–Gatineau (Ontario part).

Year over year, the composite price index for non-residential building construction rose 1.3%. The largest year-over-year increases were recorded in Vancouver (+4.7%) and Toronto (+3.2%). Edmonton (-2.6%) and Calgary (-2.5%) posted the only declines compared with the third quarter of 2015.

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 and equipment, provincial sales taxes where applicable, and contractors' overhead and profit. The costs 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 Index¹ – Not seasonally adjusted

	Relative importance ²	Third quarter 2015	Second quarter 2016 ^r	Third quarter 2016 ^p	Second quarter to third quarter 2016	Third quarter 2015 to third quarter 2016
	%	(2002=100)			% change	
Composite index	100.0	155.3	156.7	157.3	0.4	1.3
Halifax	1.0	150.6	151.6	151.6	0.0	0.7
Montréal	20.3	145.7	148.9	148.9	0.0	2.2
Ottawa–Gatineau, Ontario part ³	3.5	160.0	161.8	161.8	0.0	1.1
Toronto	29.8	157.2	161.6	162.3	0.4	3.2
Calgary	17.4	173.1	168.6	168.7	0.1	-2.5
Edmonton	14.4	170.5	165.5	166.0	0.3	-2.6
Vancouver	13.6	151.5	156.2	158.6	1.5	4.7

^r revised

^p preliminary

1. Go online to view the census subdivisions that make up 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](#).

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).