

GHANA STATISTICAL SERVICE (GSS)

Statistical Bulletin

PRIME BUILDING COST INDEX

SEPTEMBER 2025

New Series (2021=100)

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Date: November 14, 2025

Prime Building Cost Index (PBCI) for SEPTEMBER 2025

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Note:

More detailed time series data are on the GSS website (www.statsghana.gov.gh)

HIGHLIGHTS SEPTEMBER 2025

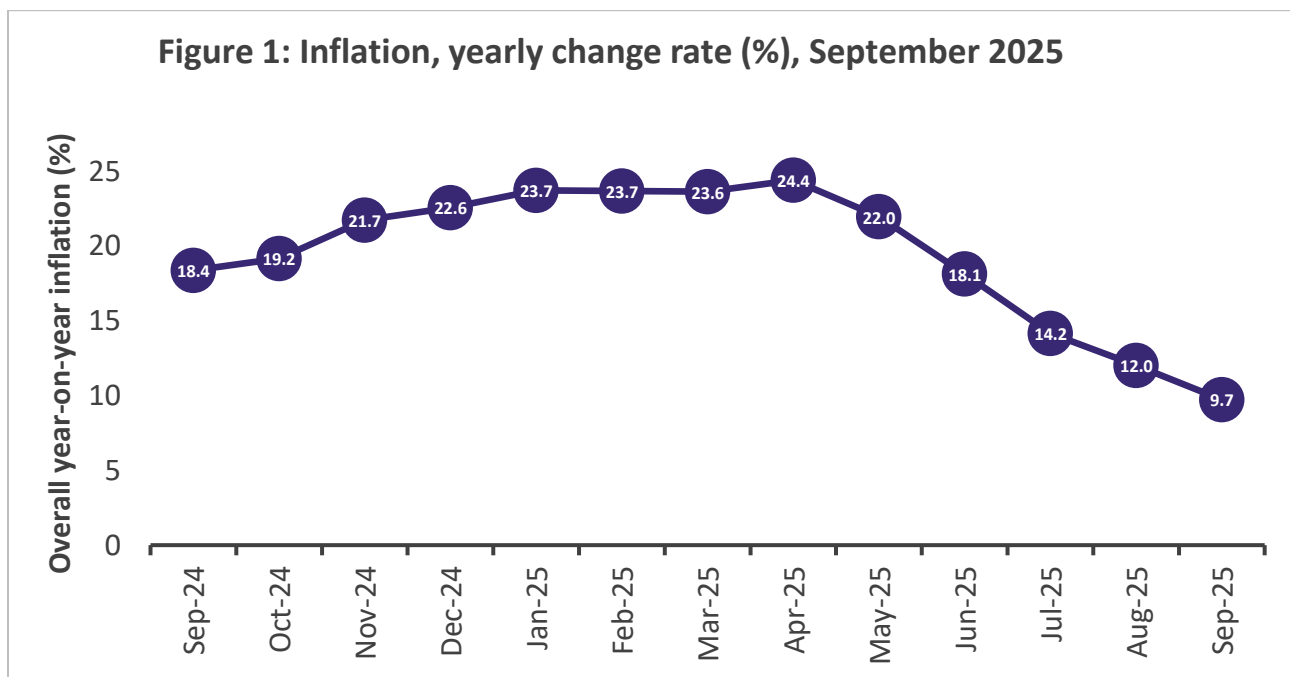
Inflation rate for September 2025 is 9.7%

The Combined Prime Building Cost Index (PBCI) measures how the overall cost of constructing buildings changes over time. It tracks the prices of key construction inputs such as building materials, labour, and equipment over time, indexed to the 2023 base year, which is set at 100.

In simple terms, the PBCI shows whether it is becoming more expensive or cheaper to build compared to a previous period.

PBCI is used by key stakeholders including investors, developers, contractors, and policy makers to negotiate contracts, adjust bids, budget effectively, and monitor inflation trends in the building sector.

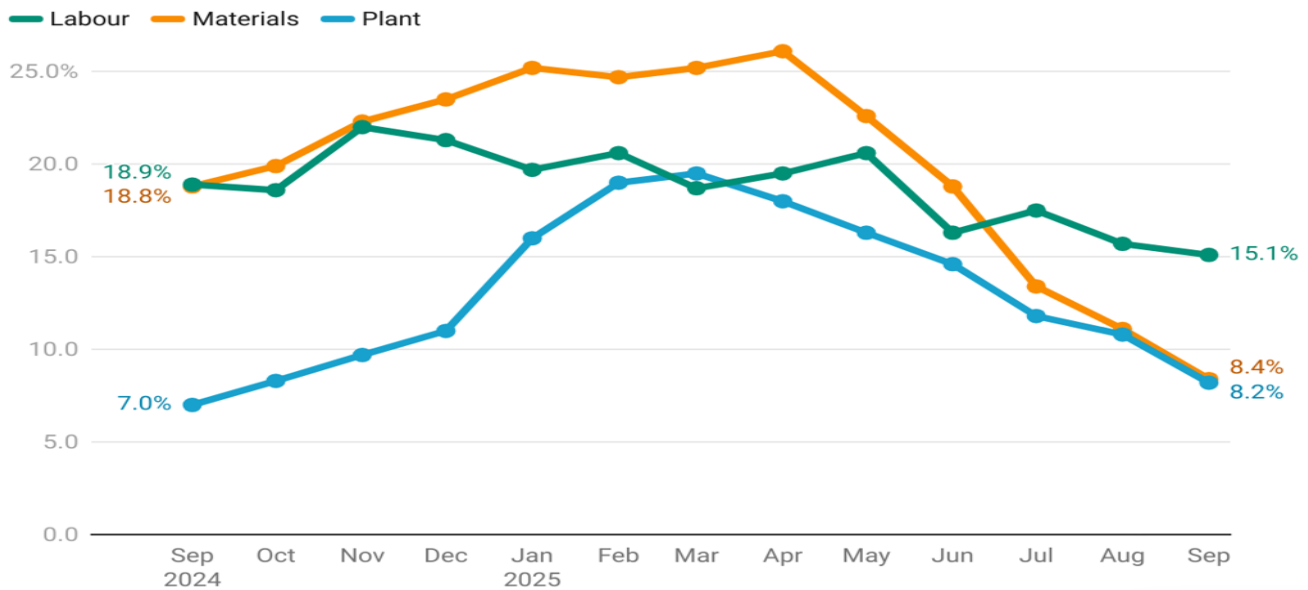
The year-on-year inflation rate as measured by the PBCI was **9.7** percent in September 2025 (Figure 1). This rate of inflation for September 2025 is the percentage change in the Prime building Cost Index (PBCI) over the twelve-month period, from September 2024 to September 2025. The monthly change rate for September 2025 is **-0.4** percent (see table 1).



Group Inflation for September 2025

At the group level, the **Labour** inflation rate recorded a year-on-year inflation rate of **15.1** percent in September 2025. **Material** recorded a year-on-year inflation rate of **8.4** percent in September 2025 while the **Plant** recorded a year-on-year inflation rate of **8.2** percent.

Figure 2: Year-on-year inflation by group, September 2024 to September 2025



Sub-group Differentials

At the sub-group level, **Steel** recorded the highest year-on-year inflation rate of **19.0** percent while **Reinforcement** recorded the lowest year-on-year inflation rate of **-4.9** percent. Eight sub-groups out of the 23 sub-groups recorded an inflation rate above the national average of **9.7** percent (see figure 3).

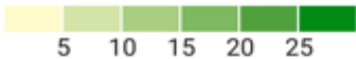
Figure 3: Year-on-year inflation by sub-group, September 2025



Table 1. Prime Building Cost Index, September 2025

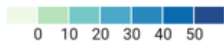
Month/Year	Index 2023 = 100	Inflation (%)	
		Year-on-year	Month-on-month
JAN_2024	103.0	6.3	0.5
FEB_2024	104.9	8.3	1.9
MAR_2024	106.2	9.1	1.2
APR_2024	107.1	8.5	0.8
MAY_2024	110.2	11.1	2.9
JUN_2024	113.2	13.4	2.7
JUL_2024	116.5	16.2	2.9
AUG_2024	118.1	17.6	1.4
SEP_2024	120.0	18.4	1.7
OCT_2024	121.2	19.2	1.0
NOV_2024	123.9	21.7	2.2
DEC_2024	125.5	22.6	1.3
JAN_2025	127.4	23.7	1.5
FEB_2025	129.8	23.7	1.9
MAR_2025	131.3	23.6	1.1
APR_2025	133.2	24.4	1.5
MAY_2025	134.4	22.0	0.9
JUN_2025	133.7	18.1	-0.5
JUL_2025	133.0	14.2	-0.6
AUG_2025	132.3	12.0	-0.5
SEP_2025	131.7	9.7	-0.4

Table 2: Year-on-year inflation by group, September 2025



Month / Year	Combined	Labour	Materials	Plant
JAN_2024	6.3%	11.6%	5.1%	2.8%
FEB_2024	8.3%	13.7%	7.3%	1.3%
MAR_2024	9.1%	15.3%	8.0%	1.0%
APR_2024	8.5%	16.3%	6.9%	1.6%
MAY_2024	11.1%	17.1%	10.1%	2.2%
JUN_2024	13.4%	20.8%	12.2%	2.2%
JUL_2024	16.2%	18.2%	16.3%	4.0%
AUG_2024	17.6%	18.1%	18.1%	5.4%
SEP_2024	18.4%	18.9%	18.8%	7.0%
OCT_2024	19.2%	18.6%	19.9%	8.3%
NOV_2024	21.7%	22.0%	22.3%	9.7%
DEC_2024	22.6%	21.3%	23.5%	11.0%
JAN_2025	23.7%	19.7%	25.2%	16.0%
FEB_2025	23.7%	20.6%	24.7%	19.0%
MAR_2025	23.6%	18.7%	25.2%	19.5%
APR_2025	24.4%	19.5%	26.1%	18.0%
MAY_2025	22.0%	20.6%	22.6%	16.3%
JUN_2025	18.1%	16.3%	18.8%	14.6%
JUL_2025	14.2%	17.5%	13.4%	11.8%
AUG_2025	12.0%	15.7%	11.1%	10.8%
SEP_2025	9.7%	15.1%	8.4%	8.2%

Table 3: Year-on-year inflation by sub-group, September 2024 to September 2025



Sub-group	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25
Skilled Labour	19.8%	18.5%	22.6%	21.3%	18.1%	18.1%	15.1%	16.6%	18.8%	15.3%	17.0%	15.0%	14.6%
Unskilled Labour	17.4%	18.8%	21.1%	21.3%	22.3%	25.1%	24.9%	24.4%	23.9%	18.1%	18.3%	16.9%	15.8%
Bathroom Accessories	16.5%	18.7%	20.2%	21.0%	21.2%	22.3%	22.0%	22.7%	20.1%	14.7%	11.7%	10.0%	8.5%
Burglar Proofing	17.7%	18.7%	19.6%	22.0%	23.7%	22.0%	20.8%	22.6%	20.1%	13.8%	11.3%	2.9%	1.4%
Cement	53.8%	52.3%	53.6%	54.7%	56.4%	34.3%	35.6%	38.9%	35.6%	24.2%	8.0%	1.3%	-1.3%
Coarse Aggregate	24.4%	25.7%	26.6%	26.7%	28.1%	29.1%	32.0%	32.0%	27.3%	26.2%	13.3%	10.8%	9.6%
Door	15.0%	15.5%	15.5%	16.9%	17.0%	17.5%	18.0%	17.2%	15.4%	13.1%	11.9%	10.0%	8.3%
Electrical Work	12.9%	13.5%	15.2%	15.4%	16.0%	17.1%	16.1%	15.6%	13.8%	10.9%	7.9%	5.5%	3.7%
Filling	31.8%	34.7%	32.6%	29.2%	31.7%	31.8%	30.6%	28.4%	25.5%	25.7%	6.3%	6.5%	8.5%
Fine Aggregate	31.5%	35.0%	35.8%	36.3%	36.3%	20.1%	19.7%	21.0%	18.4%	18.5%	15.2%	14.3%	10.1%
Glazing	6.4%	8.1%	10.7%	11.0%	11.1%	12.0%	11.2%	11.2%	14.6%	13.1%	10.4%	9.9%	9.0%
Ironmongery	9.6%	11.3%	13.2%	13.8%	15.1%	15.3%	16.4%	17.8%	15.5%	12.0%	8.4%	7.7%	5.3%
Metalwork	11.8%	13.1%	13.3%	13.2%	12.6%	15.7%	15.3%	18.1%	15.8%	13.1%	7.8%	6.4%	4.1%
Plumbing	5.5%	8.1%	7.6%	8.7%	9.9%	11.6%	12.7%	12.8%	10.1%	8.1%	5.5%	4.2%	1.9%
Reinforcement	12.0%	17.1%	17.7%	18.3%	20.3%	27.0%	27.4%	24.3%	20.3%	14.0%	5.6%	0.2%	-4.9%
Roofing Sheets	6.4%	7.9%	7.9%	9.0%	9.7%	12.8%	13.4%	12.9%	11.9%	8.9%	6.9%	4.6%	2.0%
Steel	15.8%	17.3%	22.8%	24.2%	28.4%	33.6%	33.9%	33.9%	25.6%	24.0%	22.7%	22.7%	19.0%
Surface Finishes	9.3%	10.3%	11.5%	14.8%	19.4%	20.2%	21.2%	21.8%	19.4%	16.6%	14.5%	13.4%	11.3%
Tiles	10.1%	11.1%	13.7%	18.1%	18.3%	20.6%	21.9%	24.5%	24.3%	20.3%	16.8%	15.4%	12.2%
Timber	16.5%	17.0%	17.1%	18.4%	19.1%	20.6%	22.0%	22.5%	21.4%	19.6%	17.5%	15.7%	12.9%
Toilet Accessories	8.5%	10.0%	11.5%	12.1%	10.8%	12.2%	12.7%	11.9%	8.1%	6.2%	3.9%	2.4%	0.9%
Small Tools	3.2%	4.7%	7.0%	8.3%	9.8%	13.4%	13.9%	11.4%	8.7%	5.5%	2.9%	2.3%	1.0%
Equipment	11.8%	12.6%	13.0%	14.3%	23.4%	25.5%	26.1%	25.6%	25.1%	25.3%	22.3%	20.4%	16.2%