



PRESS RELEASE

PRICE INDICES OF WORK CATEGORIES AND CONSTRUCTION COST OF NEW RESIDENTIAL BUILDINGS: 1st quarter 2020

The Price Index of Work Categories in Construction of New Residential Buildings in the 1st quarter 2020 compared with the 1st quarter 2019 recorded an increase of 0.1%. The previous year the corresponding index had recorded a decrease of 0.3% (Table 1).

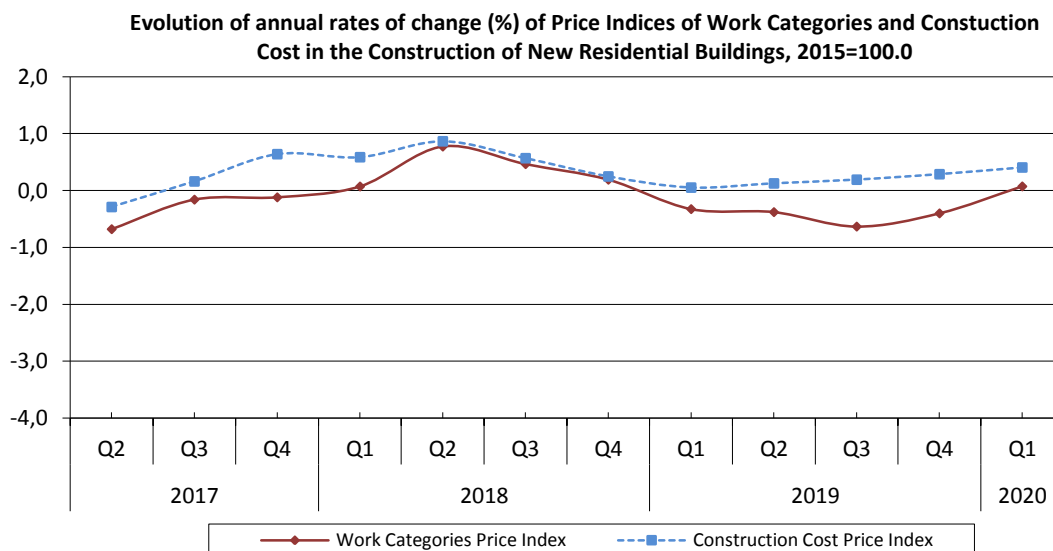
The Price Index of Work Categories in the 1st quarter 2020 compared with the 4th quarter 2019 remained unchanged. The previous year the corresponding index had recorded a decrease of 0.5% (Table 2).

The twelve-month average index, from April 2019 to March 2020, compared with the corresponding index from April 2018 to March 2019, recorded a decrease of 0.3%. The previous year the corresponding twelve-month average index had recorded an increase of 0.3% (Table 7).

The Price Index of Construction Cost of New Residential Buildings in the 1st quarter 2020 compared with the 1st quarter 2019 recorded an increase of 0.4%. The previous year the corresponding index had recorded an increase of 0.1%. More specifically, the annual increase of 0.4% is due to the 0.8% increase in the Labour Cost Index as well as to the 0.2% increase in the Material Cost Index (Tables 3, 5).

The Price Index of Construction Cost in the 1st quarter 2020 compared with the 4th quarter 2019 recorded an increase of 0.2%. The previous year the corresponding index had recorded an increase of 0.1%. More specifically, the quarterly increase of 0.2% is on account of the 0.3% increase in the Material Cost Index, while the Labour Cost Index remained unchanged (Tables 4, 6).

The twelve-month average index, from April 2019 to March 2020, compared with the corresponding index from April 2018 to March 2019, increased by 0.3%. The previous year the corresponding twelve-month average index had increased by 0.4% (Table 8).



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Table 1: Annual rates of change of the Price Index of Work Categories of New Residential Buildings

Base year: 2015=100.0

| S/N | Description | Weighting coefficient | 1 st quarter | | | Rates of change (%) | |
|-----|--|-----------------------|-------------------------|-------------|-------------|---------------------|-------------|
| | | | 2020 | 2019 | 2018 | 2020/2019 | 2019/2018 |
| | Overall Index | 100.00 | 98.1 | 98.0 | 98.4 | 0.1 | -0.3 |
| 1 | Earth-moving | 1.92 | 99.6 | 99.5 | 97.2 | 0.1 | 2.3 |
| 2 | Concrete reinforced or not | 29.27 | 97.9 | 97.9 | 99.4 | 0.1 | -1.6 |
| 3 | Wall-building | 6.20 | 98.0 | 98.2 | 98.5 | -0.1 | -0.3 |
| 4 | Plastering | 7.62 | 97.0 | 97.1 | 97.2 | 0.0 | -0.2 |
| 5 | Electrical installations | 3.57 | 97.8 | 97.4 | 97.1 | 0.4 | 0.3 |
| 6 | Hydraulic installations | 5.29 | 97.2 | 96.6 | 96.6 | 0.6 | -0.1 |
| 7 | Central heating installations | 5.40 | 99.1 | 99.2 | 99.3 | -0.1 | -0.1 |
| 8 | Coverings - Coatings | 11.63 | 98.2 | 98.2 | 98.0 | 0.0 | 0.2 |
| 9 | Carpentry | 7.14 | 96.7 | 97.2 | 97.2 | -0.5 | 0.0 |
| 10 | Iron and steel structures | 3.06 | 98.0 | 97.7 | 97.2 | 0.3 | 0.5 |
| 11 | Aluminium structures | 6.54 | 100.1 | 99.6 | 98.1 | 0.5 | 1.6 |
| 12 | Painting | 5.50 | 98.9 | 98.4 | 98.4 | 0.5 | 0.0 |
| 13 | Insulation | 1.99 | 97.6 | 97.8 | 98.0 | -0.2 | -0.2 |
| 14 | Glazing | 1.55 | 100.2 | 100.6 | 100.6 | -0.5 | 0.0 |
| 15 | Elevators | 1.99 | 99.1 | 99.2 | 99.2 | -0.1 | 0.0 |
| 16 | Plaster structures | 0.49 | 99.6 | 99.5 | 99.5 | 0.1 | 0.0 |
| 17 | Special installations without appliances and accessories | 0.84 | 97.4 | 97.8 | 97.8 | -0.5 | 0.0 |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 2: Quarterly rates of change of the Price Index of Work Categories of New Residential Buildings

Base year: 2015=100.0

| S/N | Description | Weighting coefficient | 2020 | 2019 | Rates of change (%) | 2019 | 2018 | Rates of change (%) |
|-----|--|-----------------------|-------------------------|-------------------------|---------------------|-------------------------|-------------------------|---------------------|
| | | | 1 st quarter | 4 th quarter | | 1 st quarter | 4 th quarter | |
| | Overall Index | 100.00 | 98.1 | 98.1 | 0.0 | 98.0 | 98.5 | -0.5 |
| 1 | Earth-moving | 1.92 | 99.6 | 100.0 | -0.4 | 99.5 | 99.0 | 0.4 |
| 2 | Concrete reinforced or not | 29.27 | 97.9 | 97.9 | 0.0 | 97.9 | 99.5 | -1.7 |
| 3 | Wall-building | 6.20 | 98.0 | 98.0 | 0.0 | 98.2 | 98.5 | -0.3 |
| 4 | Plastering | 7.62 | 97.0 | 97.0 | 0.0 | 97.1 | 97.1 | 0.0 |
| 5 | Electrical installations | 3.57 | 97.8 | 97.8 | 0.0 | 97.4 | 97.2 | 0.3 |
| 6 | Hydraulic installations | 5.29 | 97.2 | 97.2 | 0.0 | 96.6 | 96.6 | 0.0 |
| 7 | Central heating installations | 5.40 | 99.1 | 99.1 | 0.0 | 99.2 | 99.2 | 0.0 |
| 8 | Coverings - Coatings | 11.63 | 98.2 | 98.2 | 0.0 | 98.2 | 98.2 | 0.0 |
| 9 | Carpentry | 7.14 | 96.7 | 96.7 | 0.0 | 97.2 | 97.2 | 0.0 |
| 10 | Iron and steel structures | 3.06 | 98.0 | 98.0 | 0.0 | 97.7 | 97.7 | 0.0 |
| 11 | Aluminium structures | 6.54 | 100.1 | 100.1 | 0.0 | 99.6 | 99.1 | 0.4 |
| 12 | Painting | 5.50 | 98.9 | 98.7 | 0.2 | 98.4 | 98.4 | 0.0 |
| 13 | Insulation | 1.99 | 97.6 | 97.6 | 0.0 | 97.8 | 97.8 | 0.0 |
| 14 | Glazing | 1.55 | 100.2 | 100.2 | 0.0 | 100.6 | 100.6 | 0.0 |
| 15 | Elevators | 1.99 | 99.1 | 99.1 | 0.0 | 99.2 | 99.2 | 0.0 |
| 16 | Plaster structures | 0.49 | 99.6 | 99.6 | 0.0 | 99.5 | 99.5 | 0.0 |
| 17 | Special installations without appliances and accessories | 0.84 | 97.4 | 97.4 | 0.0 | 97.8 | 97.8 | 0.0 |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 3: Annual rates of change of the Price Index of Construction Cost of New Residential Buildings

Base year: 2015=100.0

| S/N | Description | Weighting coefficient | 1 st quarter | | | Rates of change (%) | |
|-----|----------------------|-----------------------|-------------------------|-------------|-------------|---------------------|------------|
| | | | 2020 | 2019 | 2018 | 2020/2019 | 2019/2018 |
| | Overall Index | 100.00 | 99.5 | 99.1 | 99.1 | 0.4 | 0.1 |
| 1 | Material Cost Index | 62.38 | 99.8 | 99.6 | 99.5 | 0.2 | 0.1 |
| 2 | Labour Cost Index | 37.62 | 99.0 | 98.3 | 98.3 | 0.8 | 0.0 |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 4: Quarterly rates of change of the Price Index of Construction Cost of New Residential Buildings

Base year: 2015=100.0

| S/N | Description | Weighting coefficient | 2020 | 2019 | Rates of change (%) | 2019 | 2018 | Rates of change (%) |
|-----|----------------------|-----------------------|-------------------------|-------------------------|---------------------|-------------------------|-------------------------|---------------------|
| | | | 1 st quarter | 4 th quarter | | 1 st quarter | 4 th quarter | |
| | Overall Index | 100.00 | 99.5 | 99.3 | 0.2 | 99.1 | 99.1 | 0.1 |
| 1 | Material Cost Index | 62.38 | 99.8 | 99.5 | 0.3 | 99.6 | 99.5 | 0.1 |
| 2 | Labour Cost Index | 37.62 | 99.0 | 99.0 | 0.0 | 98.3 | 98.3 | 0.0 |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 5: Annual rates of change of the Price Index of Labour Cost of New Residential Buildings

Base year: 2015=100.0

| S/N | Description | Weighting coefficient | 1 st quarter | | | Rates of change (%) | |
|-----|-------------------------------|-----------------------|-------------------------|-------------|-------------|---------------------|------------|
| | | | 2020 | 2019 | 2018 | 2020/2019 | 2019/2018 |
| | Labor Cost Index | 100.00 | 99.0 | 98.3 | 98.3 | 0.8 | 0.0 |
| 1 | Earth-moving | 3.67 | 99.0 | 98.5 | 97.3 | 0.5 | 1.3 |
| 2 | Concrete reinforced or not | 30.75 | 98.8 | 98.4 | 98.5 | 0.5 | -0.1 |
| 3 | Wall-building | 11.70 | 98.8 | 98.8 | 99.1 | 0.0 | -0.3 |
| 4 | Plastering | 13.03 | 98.9 | 97.8 | 97.9 | 1.1 | -0.1 |
| 5 | Electrical installations | 4.85 | 98.6 | 97.3 | 97.3 | 1.4 | 0.0 |
| 6 | Hydraulic installations | 4.70 | 99.0 | 97.6 | 97.6 | 1.4 | 0.0 |
| 7 | Central heating installations | 4.83 | 101.0 | 100.2 | 100.2 | 0.8 | 0.0 |
| 8 | Coverings - Coatings | 14.14 | 98.1 | 97.4 | 97.5 | 0.8 | -0.1 |
| 9 | Painting | 9.79 | 100.6 | 99.0 | 98.9 | 1.6 | 0.2 |
| 10 | Insulation | 1.19 | 98.6 | 98.0 | 98.2 | 0.6 | -0.2 |
| 11 | Plaster structures | 1.35 | 100.0 | 99.4 | 99.4 | 0.6 | 0.0 |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 6: Quarterly rates of change of the Price Index of Labour Cost of New Residential Buildings

Base year: 2015=100.0

| S/N | Description | Weighting coefficient | 2020 | 2019 | Rates of change (%) | 2019 | 2018 | Rates of change (%) |
|-----|-------------------------------|-----------------------|-------------------------|-------------------------|---------------------|-------------------------|-------------------------|---------------------|
| | | | 1 st quarter | 4 th quarter | | 1 st quarter | 4 th quarter | |
| | Labor Cost Index | 100.00 | 99.0 | 99.0 | 0.0 | 98.3 | 98.3 | 0.0 |
| 1 | Earth-moving | 3.67 | 99.0 | 99.4 | -0.4 | 98.5 | 98.1 | 0.4 |
| 2 | Concrete reinforced or not | 30.75 | 98.8 | 98.8 | 0.0 | 98.4 | 98.4 | 0.0 |
| 3 | Wall-building | 11.70 | 98.8 | 98.8 | 0.0 | 98.8 | 99.1 | -0.3 |
| 4 | Plastering | 13.03 | 98.9 | 98.9 | 0.0 | 97.8 | 97.8 | 0.0 |
| 5 | Electrical installations | 4.85 | 98.6 | 98.6 | 0.0 | 97.3 | 97.1 | 0.1 |
| 6 | Hydraulic installations | 4.70 | 99.0 | 99.0 | 0.0 | 97.6 | 97.6 | 0.0 |
| 7 | Central heating installations | 4.83 | 101.0 | 101.0 | 0.0 | 100.2 | 100.2 | 0.0 |
| 8 | Coverings - Coatings | 14.14 | 98.1 | 98.1 | 0.0 | 97.4 | 97.4 | 0.0 |
| 9 | Painting | 9.79 | 100.6 | 100.4 | 0.3 | 99.0 | 99.0 | 0.0 |
| 10 | Insulation | 1.19 | 98.6 | 98.6 | 0.0 | 98.0 | 98.0 | 0.0 |
| 11 | Plaster structures | 1.35 | 100.0 | 100.0 | 0.0 | 99.4 | 99.4 | 0.0 |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 7: Evolution of the Price Index of Work Categories of New Residential Buildings

Base year: 2015=100.0

| Year and quarter | | Overall Index | Quarterly rates of change (%) | Annual rates of change (%) | Annual average index (moving average) | Annual rates of change of twelve-month average index (%) |
|-----------------------|----|---------------|-------------------------------|----------------------------|---------------------------------------|--|
| 2018: | Q1 | 98.4 | 0.0 | 0.1 | 98.1 | -0.2 |
| | Q2 | 98.5 | 0.2 | 0.8 | 98.3 | 0.1 |
| | Q3 | 98.5 | 0.0 | 0.5 | 98.4 | 0.3 |
| | Q4 | 98.5 | 0.0 | 0.2 | 98.5 | 0.4 |
| Annual average | | 98.5 | | | | |
| 2019: | Q1 | 98.0 | -0.5 | -0.3 | 98.4 | 0.3 |
| | Q2 | 98.2 | 0.1 | -0.4 | 98.3 | 0.0 |
| | Q3 | 97.9 | -0.3 | -0.6 | 98.2 | -0.3 |
| | Q4 | 98.1 | 0.2 | -0.4 | 98.1 | -0.4 |
| Annual average | | 98.1 | | | | |
| 2020: | Q1 | 98.1 | 0.0 | 0.1 | 98.1 | -0.3 |
| | Q2 | | | | | |
| | Q3 | | | | | |
| | Q4 | | | | | |
| Annual average | | | | | | |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

Table 8: Evolution of the Price Index of Construction Cost of New Residential Buildings

Base year: 2015=100.0

| Year and quarter | | Overall Index | Quarterly rates of change (%) | Annual rates of change (%) | Annual average index (moving average) | Annual rates of change of twelve-month average index (%) |
|-----------------------|----|---------------|-------------------------------|----------------------------|---------------------------------------|--|
| 2018: | Q1 | 99.1 | 0.3 | 0.6 | 98.6 | 0.3 |
| | Q2 | 99.1 | 0.0 | 0.9 | 98.8 | 0.6 |
| | Q3 | 99.0 | -0.1 | 0.6 | 99.0 | 0.7 |
| | Q4 | 99.1 | 0.1 | 0.2 | 99.0 | 0.6 |
| Annual average | | 99.0 | | | | |
| 2019: | Q1 | 99.1 | 0.1 | 0.1 | 99.1 | 0.4 |
| | Q2 | 99.2 | 0.1 | 0.1 | 99.1 | 0.2 |
| | Q3 | 99.1 | -0.1 | 0.2 | 99.1 | 0.2 |
| | Q4 | 99.3 | 0.2 | 0.3 | 99.2 | 0.2 |
| Annual average | | 99.2 | | | | |
| 2020: | Q1 | 99.5 | 0.2 | 0.4 | 99.3 | 0.3 |
| | Q2 | | | | | |
| | Q3 | | | | | |
| | Q4 | | | | | |
| Annual average | | | | | | |

Note: The indices and the percentage changes are published rounded up to one decimal digit.

METHODOLOGICAL NOTES

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|---|--|
| Generally | The compilation of the Price Indices of Work Categories and Construction Cost in Construction of New Residential Buildings started in 1981. The indices with base year 2015=100.0 are compiled since April 2019, when replaced the previous indices with the base year 2010. |
| Purpose of the indices – definitions | <p>The Price Indices of the Construction of New Residential Buildings are distinguished into:</p> <p>i) Work Categories Price Index of the Construction of New Residential Buildings (output index), which reflects the changes in the prices paid to the constructors–contractors for the different individual construction stages of new residential buildings, when ordering the construction of the works.</p> <p>ii) Construction Cost Price Index of the Construction of New Residential Buildings (input index), which reflects the development of the costs the constructors are incurred for the construction of a standardized building (block of flats) and is calculated on the basis of the material prices and the labour remuneration paid by them. This index is compiled from two individual price indices: a) the monthly Material Cost Index for the Construction of New Residential Buildings, which reflects the changes in building material prices, and b) the quarterly Price Index of Labour Cost for the Construction of New Residential Buildings. This index records the changes in the remuneration individual works performed during the construction of a new residential building.</p> |
| Legal framework | The compilation of both indices is governed by Council Regulation (EC) No.1165/98 “concerning short-term statistics” and by the Regulation No.1158/05 (that amends the above Regulation) of the European Parliament and of the Council. |
| Reference period | Quarter |
| Base year | 2015=100.0 |
| Revision | The Price Indices of Work Categories and Construction Cost in Construction of New Residential are fixed base indices. Pursuant to the provisions of Council Regulation No. 1165/98 concerning short-term statistics, the indices are updated every five (5) years in years ending in 0 or 5. |
| Statistical classification | <p>The Price Index of Work Categories follows the national classification, which includes 30, works categories aggregated in 17 groups.</p> <p>The Price Index of Construction Cost follows the national classification, which includes 24, works categories aggregated in 11 groups.</p> |
| Geographical coverage | The geographical coverage of the index includes the country as a whole however prices are collected only in the biggest cities of the country (Greater Athens, Thessaloniki, Patra, Herakleion, Larisa and Volos.). |
| Coverage of economic activities | <p>The Price Index of Work Categories covers the expenditure for materials, labour remuneration, fixed capital consumption and the profit actually paid and occurred respectively to the subcontractors-constructors, by the contractors of new residential buildings.</p> <p>The Price Index of Labour Cost covers the labour remuneration of the individual works performed, during the construction of a new residential building.</p> |
| Statistical survey | Technical construction companies and contractors are used as prices collection units for the indices. For the Price Index of Work Categories, a total number of 511 observations (prices) are collected, and for the Price Index of Labour Cost, 420 observations (prices) are collected. |
| Publication of data | The indices with the new base year 2015=100.0 are being released since April 2019, with the 1 st quarter 2019 as the first reference quarter. Time series data, with base year 2015=100.0, are available from 1 st quarter 2000 onwards. |
| References | <p>More information about the methodology for the compilation and calculation of the indices and the time series are available on the ELSTAT website: (www.statistics.gr):</p> <p>http://www.statistics.gr/en/statistics/-/publication/DKT63/-</p> |