

Annual change in cost of inputs to the house construction industry - year to September 2025 (% change)

	Australia	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart
All materials used in house building	+2.1%	+2.0%	+2.3%	+1.8%	+2.5%	+2.6%	+0.2%
Timber, board and joinery products	+2.9%	+2.2%	+3.4%	+3.3%	+3.0%	+2.4%	+1.2%
Ceramic products	+2.2%	-1.5%	+3.6%	+3.3%	+3.0%	+4.1%	+2.4%
Concrete, cement and sand	+5.0%	+1.0%	+9.7%	+1.5%	+2.2%	+7.5%	+4.6%
Cement products	+3.2%	-0.1%	+4.7%	+1.9%	+6.4%	+7.5%	+2.0%
Steel products	-4.6%	-5.8%	-6.9%	+1.5%	-0.3%	-0.7%	-22.2%
Metal products (excluding steel)	+2.0%	+3.2%	+2.3%	-0.1%	+2.7%	+2.2%	+1.4%
Plumbing products	+0.3%	0.0%	+0.3%	+0.3%	+1.3%	+0.1%	+1.8%
Electrical equipment	+0.4%	+2.6%	-0.6%	+0.7%	-1.1%	-0.2%	+0.7%
Installed gas and electrical appliances	+1.2%	+0.1%	+0.9%	+3.6%	+0.9%	+0.6%	+0.1%
Other house building materials	+2.0%	+4.6%	+0.6%	+1.1%	+2.7%	+3.2%	-2.2%

Source: Master Builders Australia analysis of ABS Producer Price Indexes

Quarterly change in cost of inputs to the house construction industry - September 2025 quarter (% change)							
	Australia	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart
All materials used in house building	+0.8%	+0.7%	+0.8%	+1.1%	+0.9%	+0.8%	-0.4%
Timber, board and joinery products	+1.8%	+1.8%	+1.7%	+2.5%	+2.2%	+1.5%	+0.9%
Ceramic products	+0.1%	-1.6%	+1.2%	-0.2%	+0.3%	+0.9%	+1.3%
Concrete, cement and sand	-0.6%	-1.6%	-0.7%	-1.1%	+3.9%	+1.6%	-2.2%
Cement products	+0.8%	+0.9%	+1.0%	-0.2%	+2.6%	+0.3%	+0.9%
Steel products	-0.5%	-1.7%	-1.6%	+4.1%	+0.2%	+0.4%	-10.4%
Metal products (excluding steel)	+0.6%	+0.8%	+1.2%	+0.3%	-1.4%	-0.3%	+0.4%
Plumbing products	+0.1%	0.0%	+0.2%	+0.3%	-0.9%	+0.2%	-0.8%
Electrical equipment	+0.2%	+3.8%	-1.5%	-0.1%	-0.1%	+0.5%	+0.3%
Installed gas and electrical appliances	+0.2%	-0.3%	+0.1%	+0.6%	0.0%	+0.2%	+0.7%
Other house building materials	+0.5%	+0.1%	+0.6%	+1.1%	+1.1%	+0.6%	-2.8%
Source: Master Builders Australia analysis of ABS Producer Price Indexes							

Change in cost of inputs to the house construction industry - September 2025 quarter v 2019 year average (% change)

	Australia	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart
All materials used in house building	+37.9%	+34.9%	+38.9%	+39.7%	+38.1%	+39.0%	+38.7%
Timber, board and joinery products	+42.7%	+39.3%	+42.6%	+46.0%	+50.9%	+39.5%	+41.5%
Ceramic products	+44.0%	+30.9%	+46.5%	+35.2%	+25.2%	+99.3%	+40.4%
Concrete, cement and sand	+31.8%	+20.0%	+36.5%	+48.0%	+18.3%	+34.9%	+25.2%
Cement products	+43.9%	+40.0%	+43.0%	+44.7%	+45.0%	+44.2%	+67.0%
Steel products	+21.8%	+29.0%	+13.1%	+28.5%	+30.0%	+22.9%	+35.4%
Metal products (excluding steel)	+36.0%	+32.9%	+41.1%	+32.7%	+31.8%	+29.0%	+53.6%
Plumbing products	+27.7%	+26.3%	+29.3%	+24.0%	+28.1%	+36.0%	+26.6%
Electrical equipment	+50.7%	+46.1%	+56.7%	+49.3%	+50.2%	+38.0%	+52.3%
Installed gas and electrical appliances	+15.1%	+15.1%	+17.2%	+13.5%	+10.2%	+12.7%	+17.7%
Other house building materials	+37.6%	+38.4%	+35.3%	+44.1%	+38.7%	+36.7%	+24.3%

Source: Master Builders Australia analysis of ABS Producer Price Indexes

Annual change in cost of building and construction output - year to September 2025 (% change)									
	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
Total building and construction output	+2.6%	+2.7%	+1.8%	+3.4%	+2.2%	+4.1%	+4.2%	+6.3%	+0.9%
House building output	+0.5%	0.0%	-1.1%	+2.0%	+1.0%	+2.9%	+5.6%	+2.8%	+1.3%
Other residential building output	+3.6%	+3.8%	+3.0%	+5.0%	+3.0%	+6.1%	+2.4%	+5.6%	+0.6%
Non-residential building output	+3.8%	+3.9%	+3.7%	+3.8%	+3.0%	+5.1%	+2.1%	+7.5%	+0.9%
Road and bridge construction output	+2.1%	+1.2%	+3.5%	+2.6%	+1.1%	+2.8%	No data	No data	No data
Source: Master Builders Australia analysis of ABS Producer Price Indexes									

Quarterly change in cost of building and construction output - September 2025 quarter (% change)									
	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
Total building and construction output	+1.3%	+0.8%	+1.0%	+2.8%	+1.5%	+1.3%	+1.8%	+0.9%	+0.2%
House building output	+1.2%	+1.2%	+0.9%	+1.1%	+2.2%	+1.5%	+2.5%	+3.2%	+0.5%
Other residential building output	+1.3%	+0.6%	+1.0%	+4.4%	+1.0%	+1.5%	+1.0%	+0.5%	0.0%
Non-residential building output	+1.4%	+0.7%	+1.2%	+3.8%	+1.1%	+1.0%	+0.8%	+0.3%	0.0%
Road and bridge construction output	+0.1%	-0.5%	+1.7%	+0.2%	-1.2%	+1.0%	No data	No data	No data
Source: Master Builders Australia analysis of ABS Producer Price Indexes									

Total change in cost of building and construction output - September 2025 quarter v 2019 average (% change)									
	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
Total building and construction output	+36.3%	+34.4%	+31.4%	+41.9%	+33.6%	+56.5%	+49.6%	+33.3%	+16.1%
House building output	+44.8%	+36.7%	+32.8%	+51.4%	+56.7%	+91.6%	+60.2%	+19.9%	+46.4%
Other residential building output	+30.6%	+30.9%	+29.7%	+37.3%	+22.2%	+35.7%	+40.9%	+29.0%	+8.1%
Non-residential building output	+33.2%	+35.0%	+31.2%	+38.2%	+20.3%	+35.2%	+37.0%	+38.6%	+9.3%
Road and bridge construction output	+25.8%	+25.7%	+22.7%	+26.5%	+30.9%	+26.5%	No data	No data	No data
Source: Master Builders Australia analysis of ABS Producer Price Indexes									

Product categories showing largest cost increases over year to September 2025(+/-%)

Rank	Product category	Change in cost over year to September 2025 (+/-%)
1	Timber doors	+9.3%
2	Fibrous cement products	+8.0%
3	Copper pipes and fittings	+6.6%
4	Readymixed concrete	+5.1%
5	Switches and distribution boards	+5.0%
6	Plaster products	+4.2%
7	Timber windows	+3.7%
8	Hot water systems	+3.7%
9	Builders hardware	+3.2%
10	Cement	+3.1%

Source: Master Builders Australia analysis of ABS Producer Price Indexes (6427.0)

Product categories showing smallest cost increases over year to September 2025(+/-%)

Rank	Product category	Change in cost over year to September 2025 (+/-%)
1	Reinforcing steel	-5.3%
2	Other electrical equipment	-5.2%
3	Steel beams and sections	-4.1%
4	Plastic sanitaryware	-3.2%
5	Electrical cable and conduit	-2.3%
6	Sheet metal sanitaryware	-1.6%
7	Ceramic sanitaryware	-1.5%
8	Metal roofing and guttering	-1.3%
9	Stoves	-0.4%
10	Concrete tiles	-0.1%

Source: Master Builders Australia analysis of ABS Producer Price Indexes (6427.0)

Product categories showing largest cost increases between 2019 and September 2025 (+/-%)

Rank	Product category	Change in cost between 2019 and September 2025 (+/-%)
1	Copper pipes and fittings	+75.1%
2	Terracotta tiles	+71.0%
3	Timber windows	+70.6%
4	Electrical cable and conduit	+68.6%
5	Timber doors	+62.1%
6	Sand	+56.4%
7	Metal garage doors	+53.1%
8	Fibrous cement products	+48.4%
9	Plastic pipes and fittings	+47.9%
10	Insulation	+46.5%

Source: Master Builders Australia analysis of ABS Producer Price Indexes (6427.0)

Product categories showing smallest cost increases between 2019 and September 2025 (+/-%)

Rank	Product category	Change in cost between 2019 and September 2025 (+/-%)
1	Heaters	+5.7%
2	Stoves	+8.6%
3	Other electrical equipment	+10.0%
4	Termite barriers	+14.1%
5	Steel beams and sections	+15.0%
6	Ceramic tiles	+15.9%
7	Plastic sanitaryware	+19.4%
8	Ceramic sanitaryware	+21.5%
9	Carpet and other floor coverings	+23.1%
10	Taps and valves	+26.9%

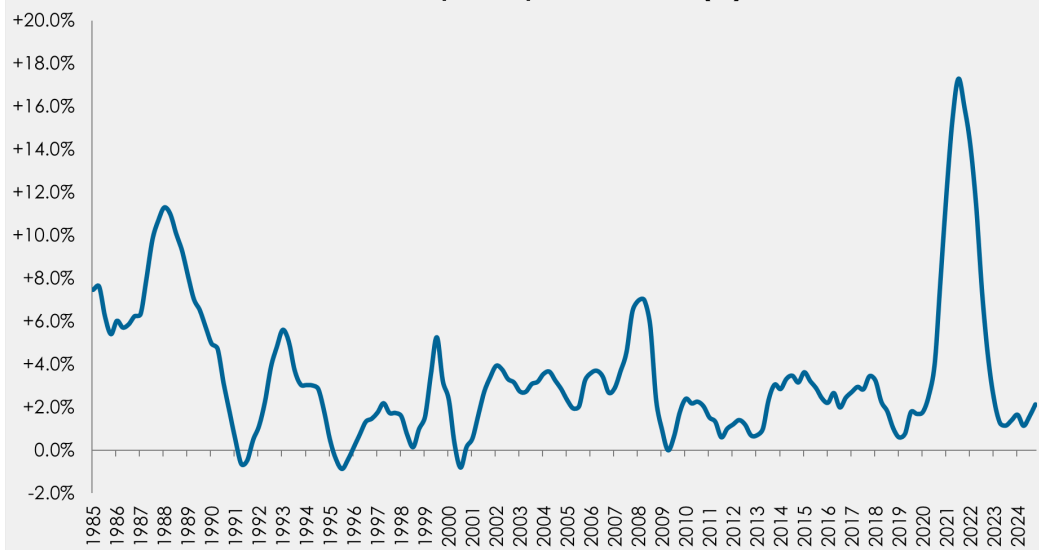
Source: Master Builders Australia analysis of ABS Producer Price Indexes (6427.0)

Detailed breakdown of cost changes for products used in house building - Australia - September 2025 quarter

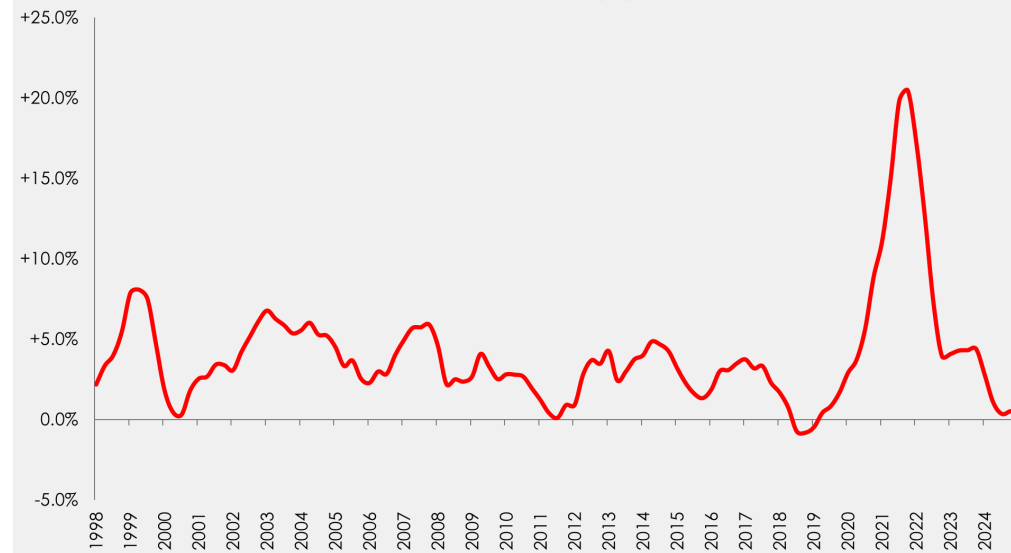
	Annual change in cost	Quarterly change in cost	Total change since before pandemic
	September 2025 quarter v September 2024 quarter (%)	September 2025 quarter v June 2025 quarter (%)	September 2025 quarter v 2019 year average (%)
Structural timber	1.4%	3.2%	42.5%
Plywood and board	2.0%	1.4%	43.9%
Timber doors	9.3%	3.3%	62.1%
Timber windows	3.7%	3.5%	70.6%
Cupboards and built-in furniture	2.8%	0.2%	27.6%
Steel beams and sections	-4.1%	-0.3%	15.0%
Reinforcing steel	-5.3%	-1.0%	34.8%
Aluminium windows and doors	2.8%	1.3%	38.8%
Metal garage doors	3.1%	3.1%	53.1%
Metal roofing and guttering	-1.3%	-2.9%	29.8%
Builders hardware	3.2%	3.0%	35.9%
Taps and valves	0.6%	0.2%	26.9%
Copper pipes and fittings	6.6%	-0.5%	75.1%
Electrical cable and conduit	-2.3%	-2.7%	68.6%
Switches and distribution boards	5.0%	3.2%	36.5%
Other electrical equipment	-5.2%	3.2%	10.0%
Stoves	-0.4%	-0.2%	8.6%
Hot water systems	3.7%	0.1%	37.1%
Heaters	1.3%	1.0%	5.7%
Ceramic sanitaryware	-1.5%	-1.3%	21.5%
Sheet metal sanitaryware	-1.6%	0.4%	26.9%
Plastic sanitaryware	-3.2%	1.0%	19.4%
Shower screens	2.9%	0.0%	27.6%
Plastic pipes and fittings	0.7%	0.5%	47.9%
Fibrous cement products	8.0%	1.6%	48.4%
Concrete tiles	-0.1%	0.2%	41.2%
Clay bricks	3.0%	-0.1%	45.8%
Terracotta tiles	1.5%	0.6%	71.0%
Ceramic tiles	0.6%	0.1%	15.9%
Readymixed concrete	5.1%	-1.3%	29.1%
Cement	3.1%	2.1%	30.7%
Sand	1.2%	3.3%	56.4%
Carpet and other floor coverings	1.6%	0.3%	23.1%
Waterproofing materials	0.1%	-1.2%	39.2%
Paint and other coatings	0.8%	0.6%	40.1%
Mirrors and other glass	0.4%	0.1%	38.6%
Plaster products	4.2%	1.0%	46.4%
Insulation	1.5%	-0.1%	46.5%
Termite barriers	0.7%	0.8%	14.1%

Source: Master Builders Australia analysis of ABS Producer Price Indexes (6427.0)

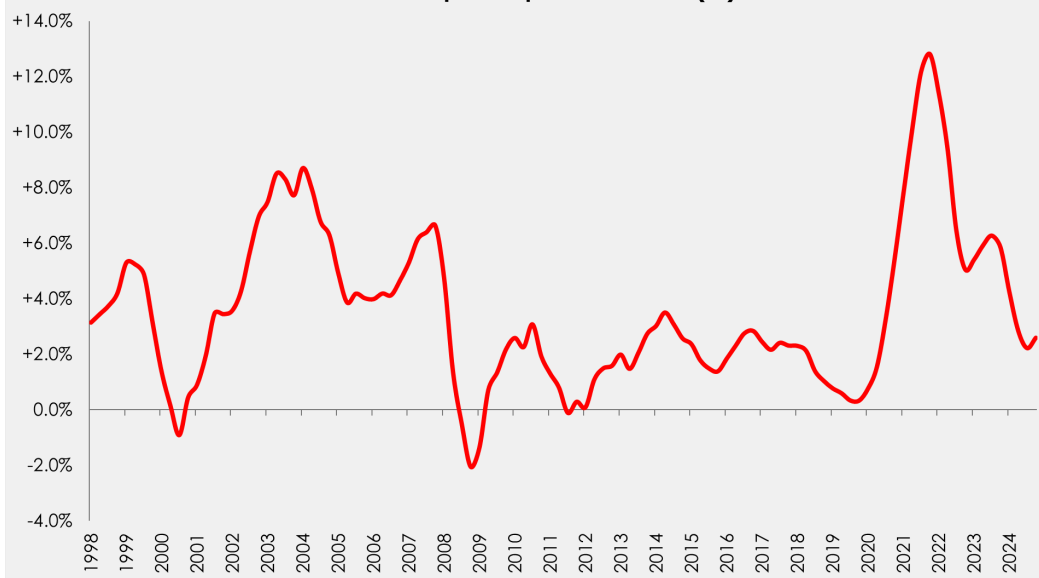
All materials used in house building: annual price change in Australia up to September 2025 (%)



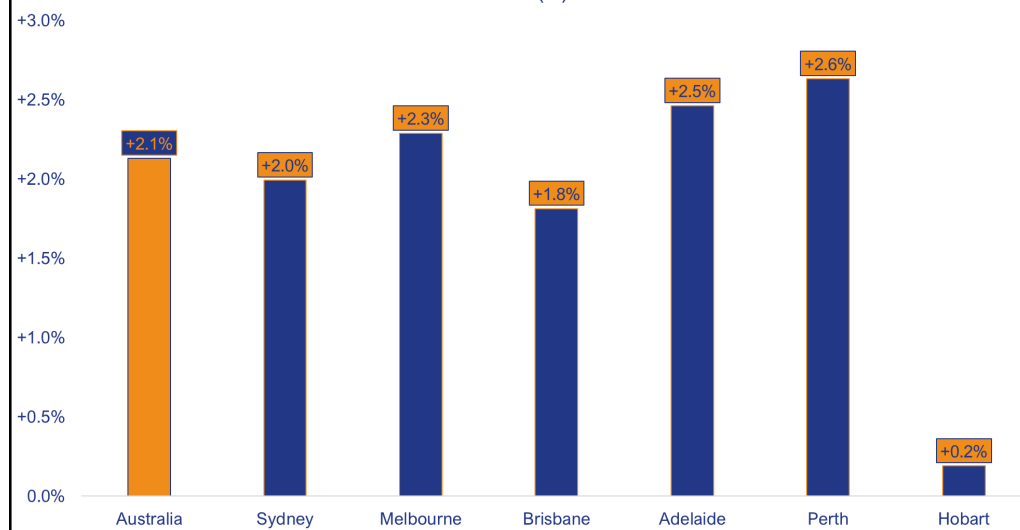
House building output: annual price change in Australia up to September 2025 (%)

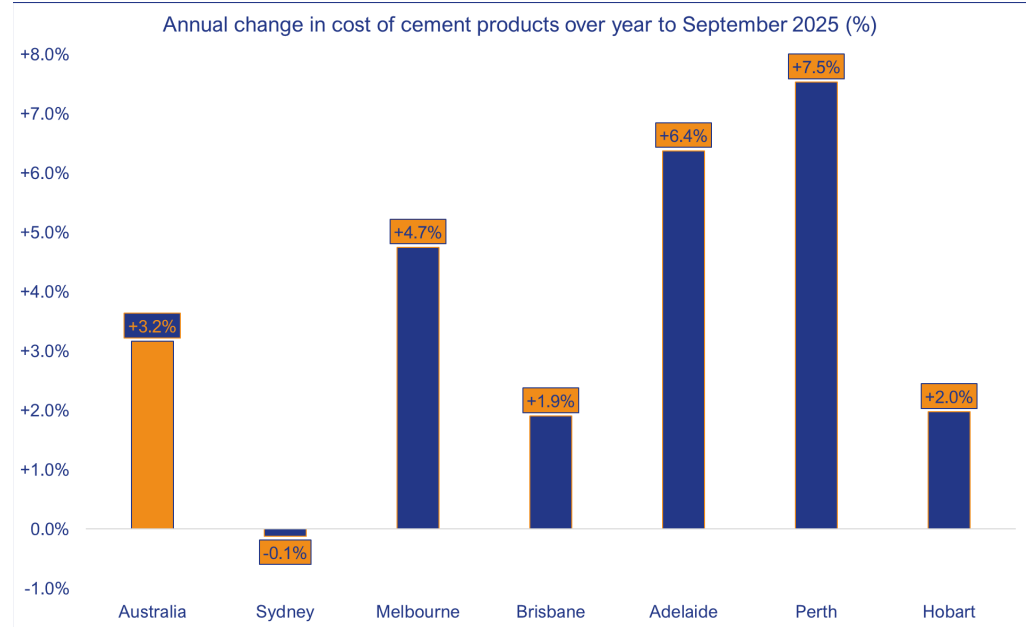
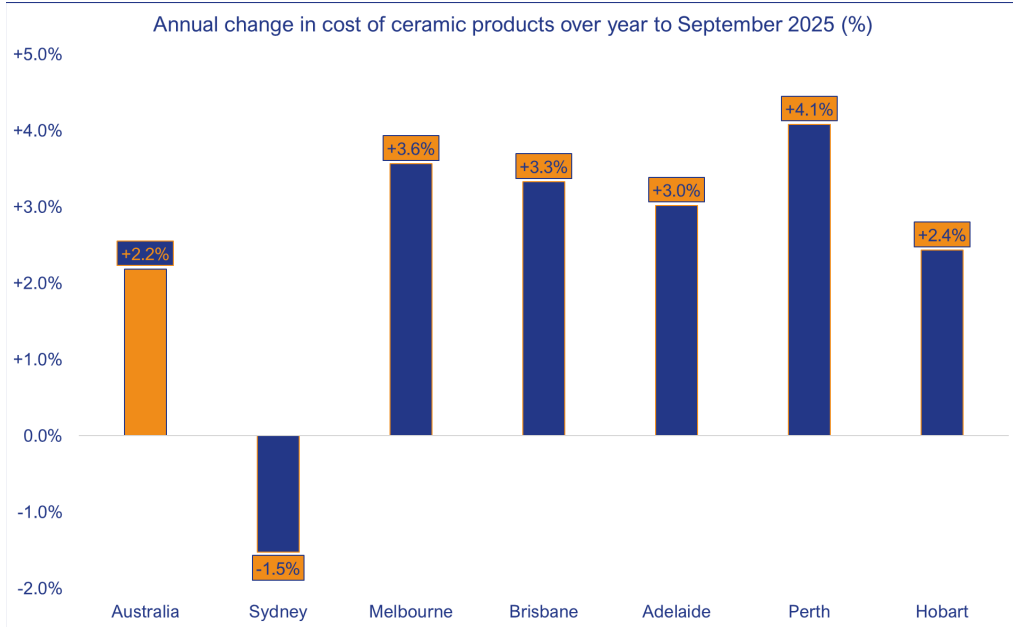
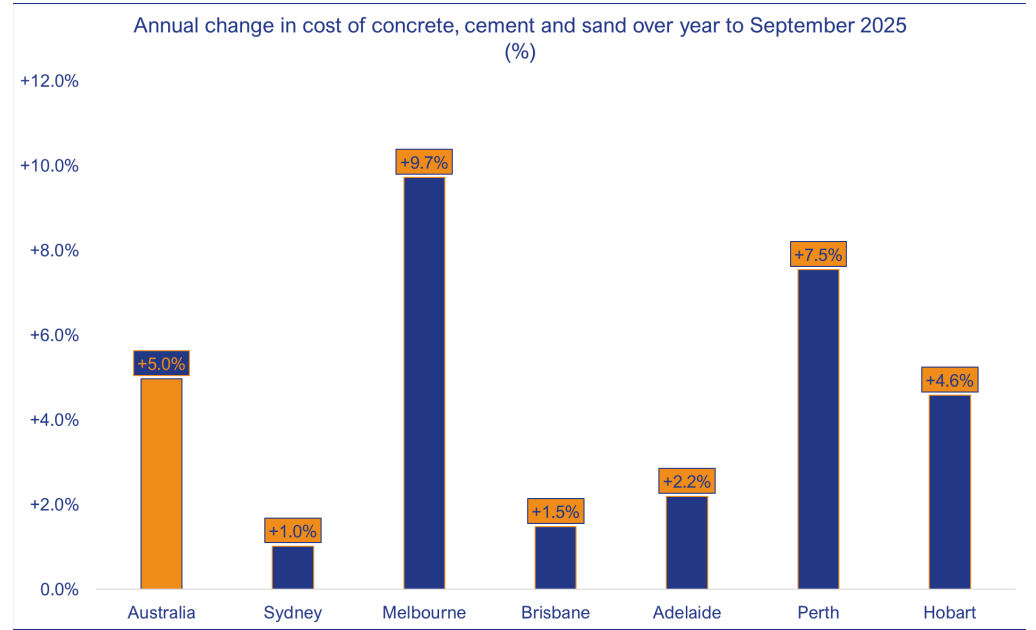
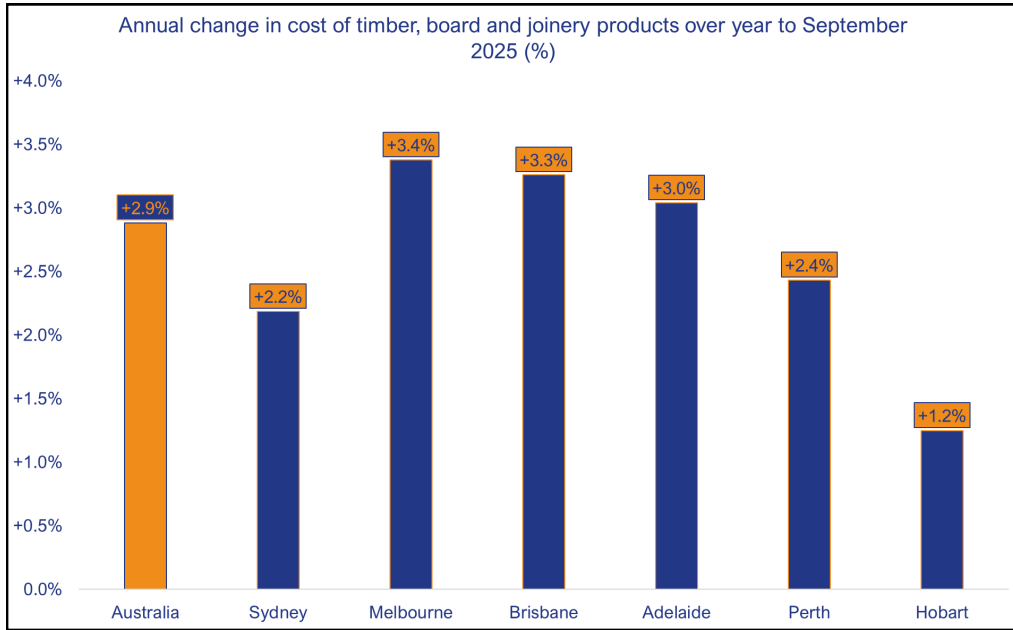


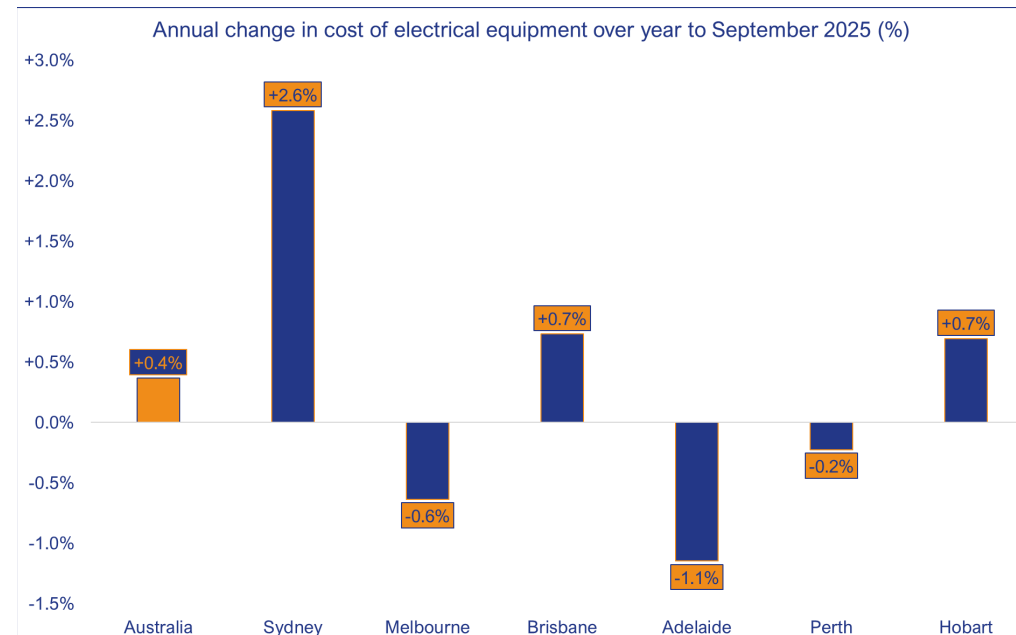
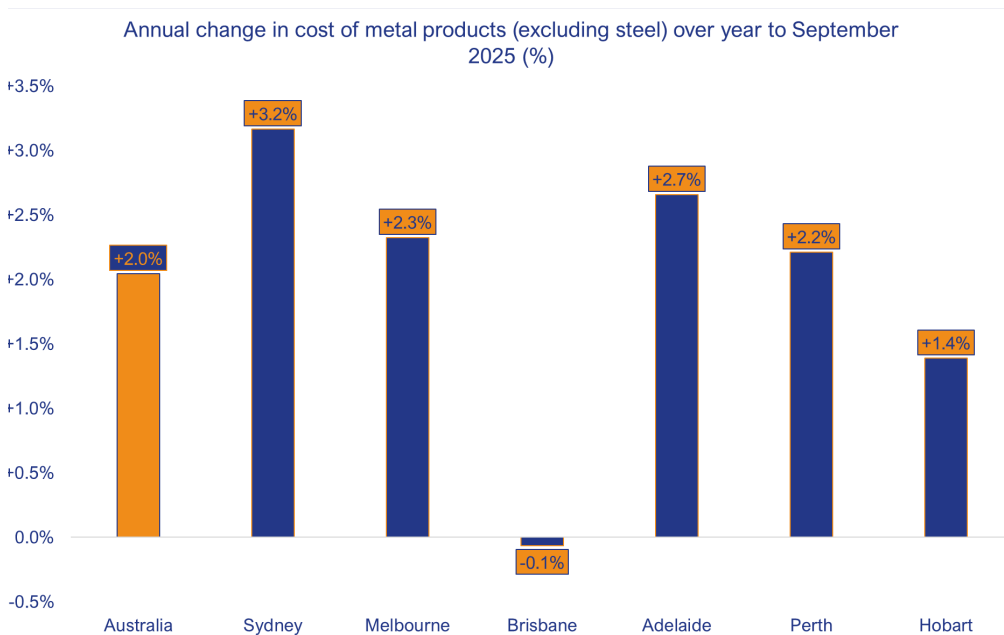
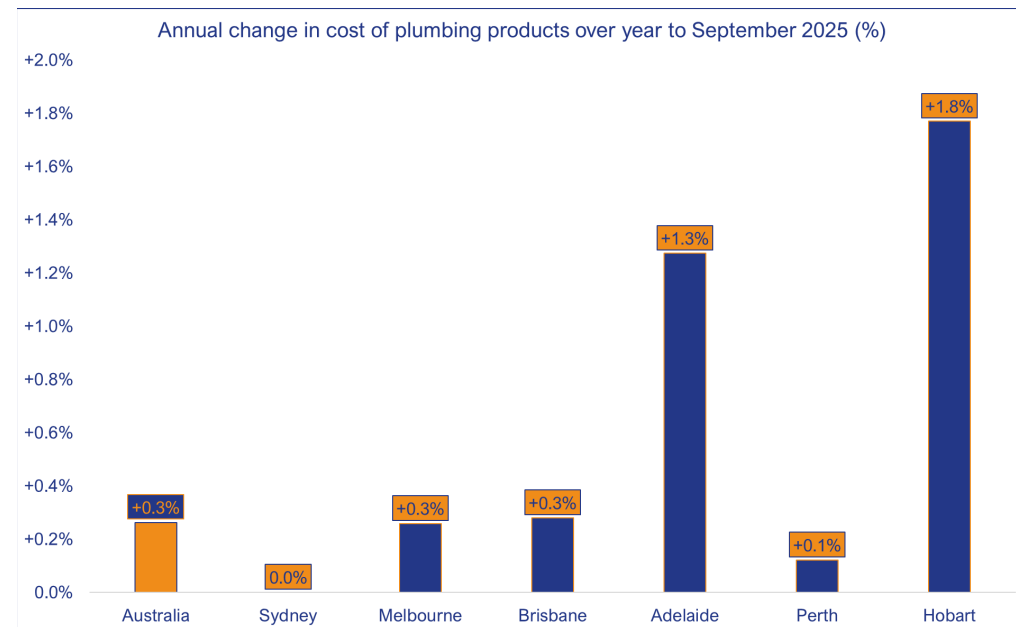
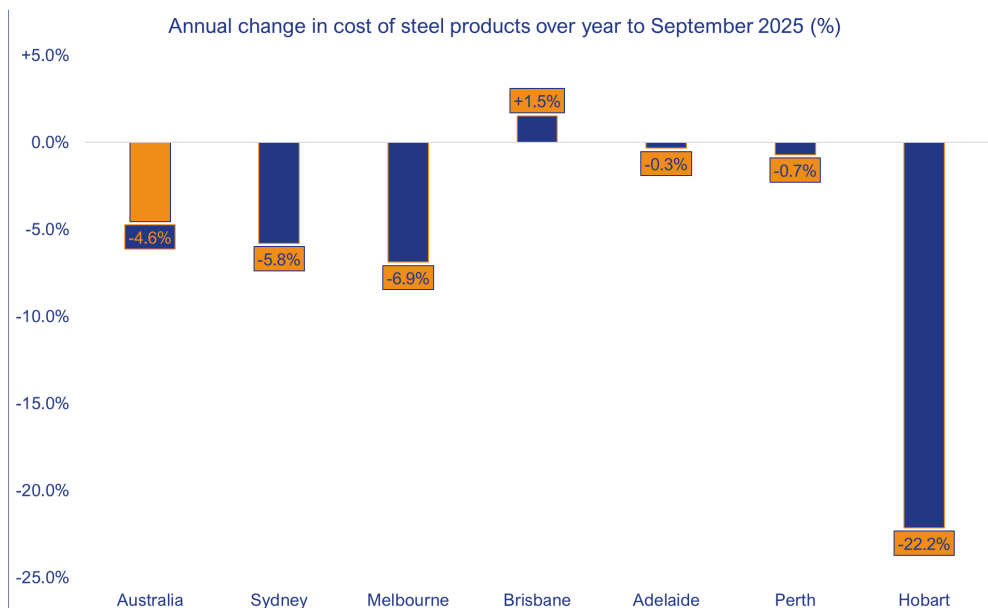
Total building and construction output: annual price change in Australia up to September 2025 (%)

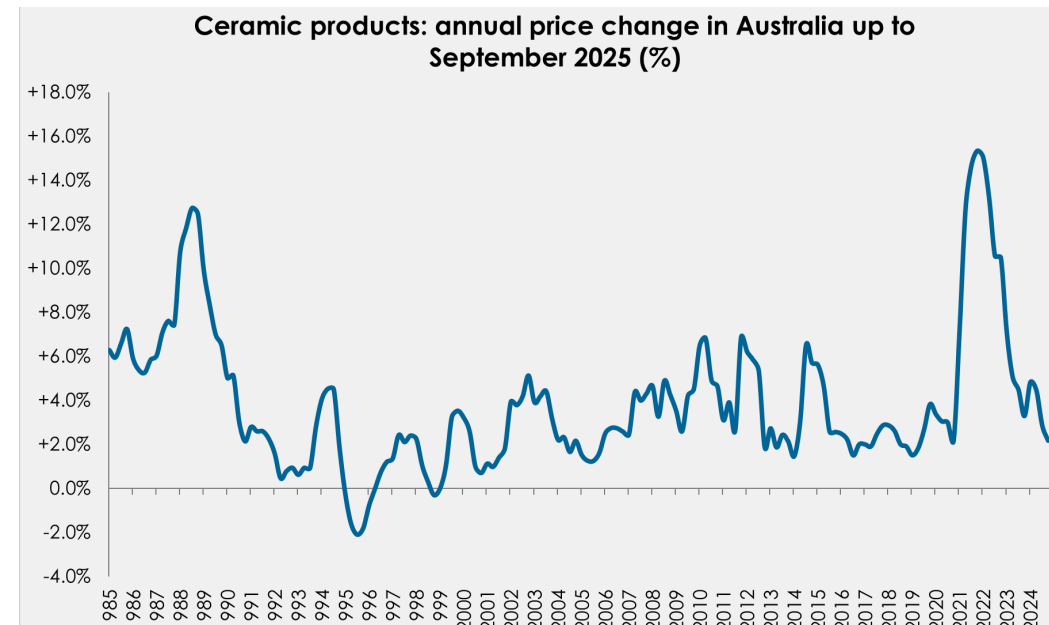
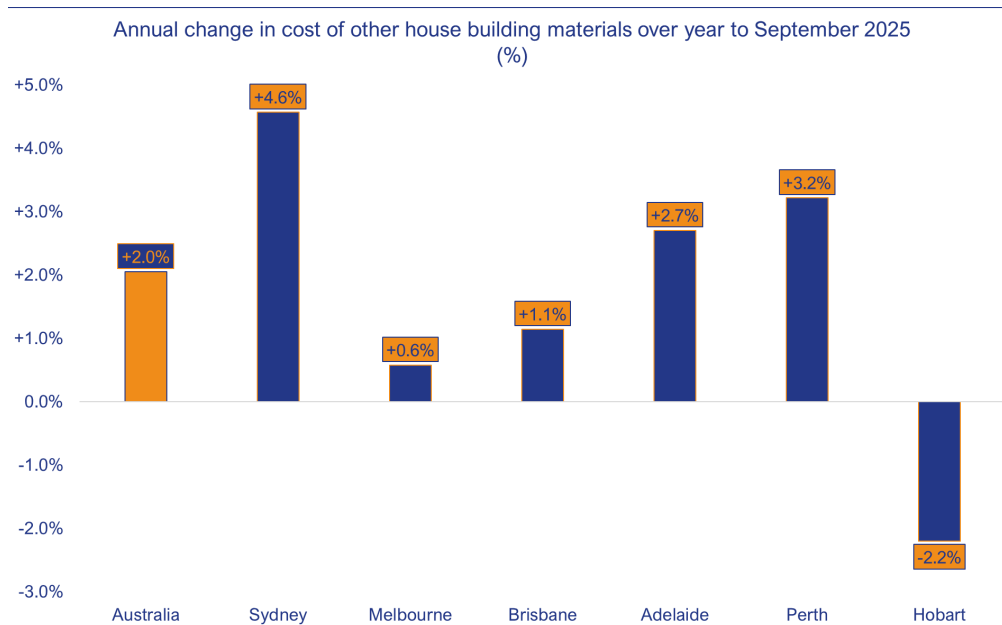
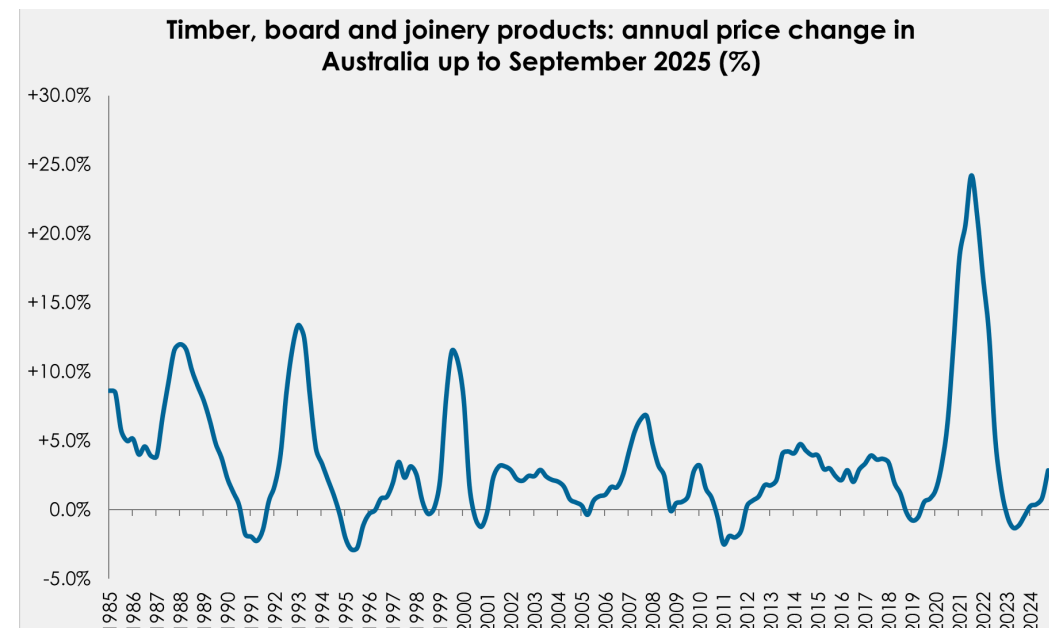
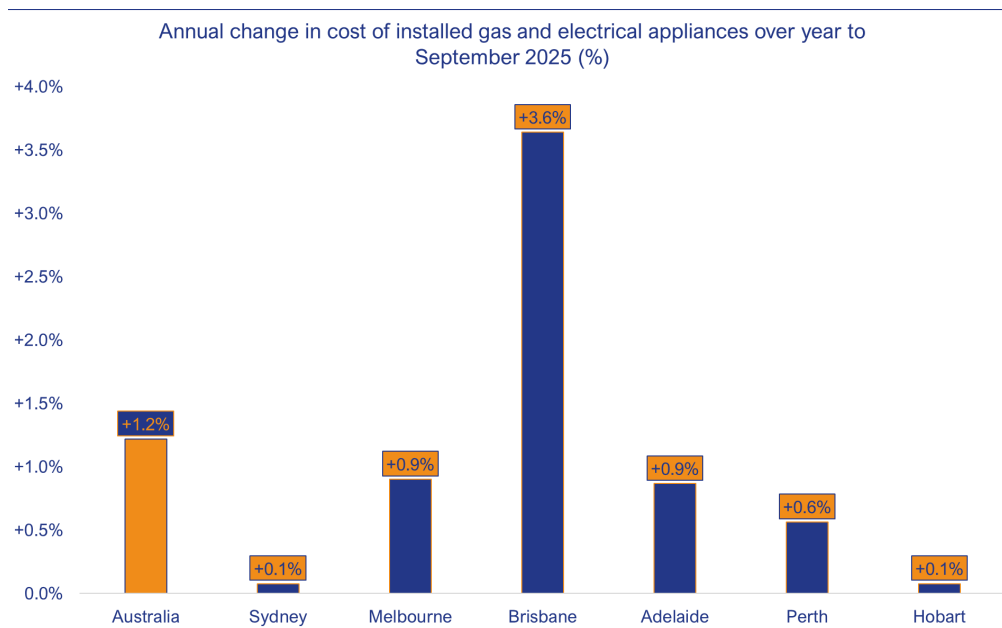


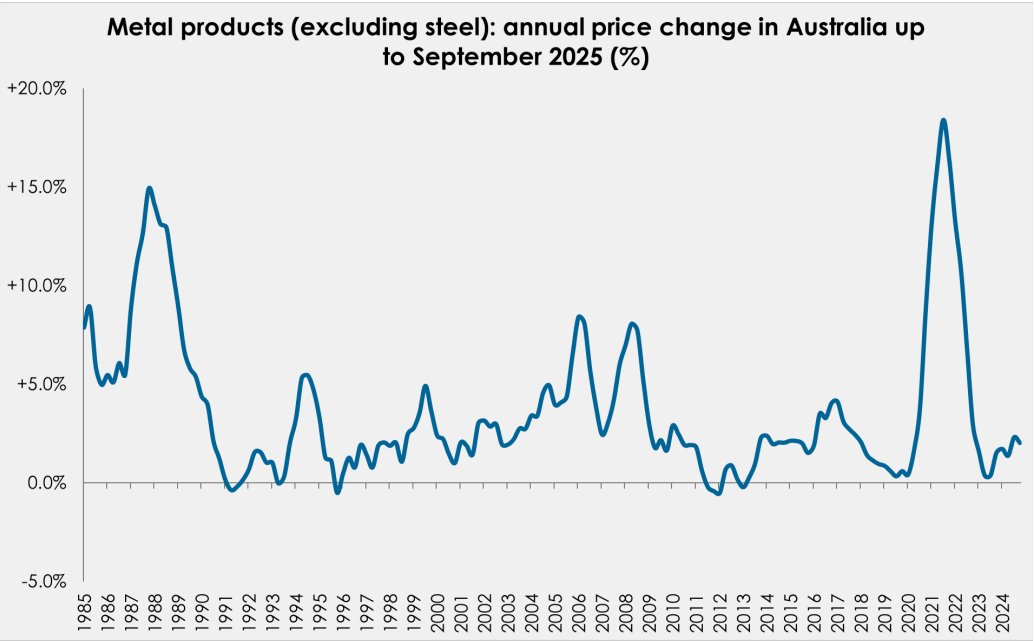
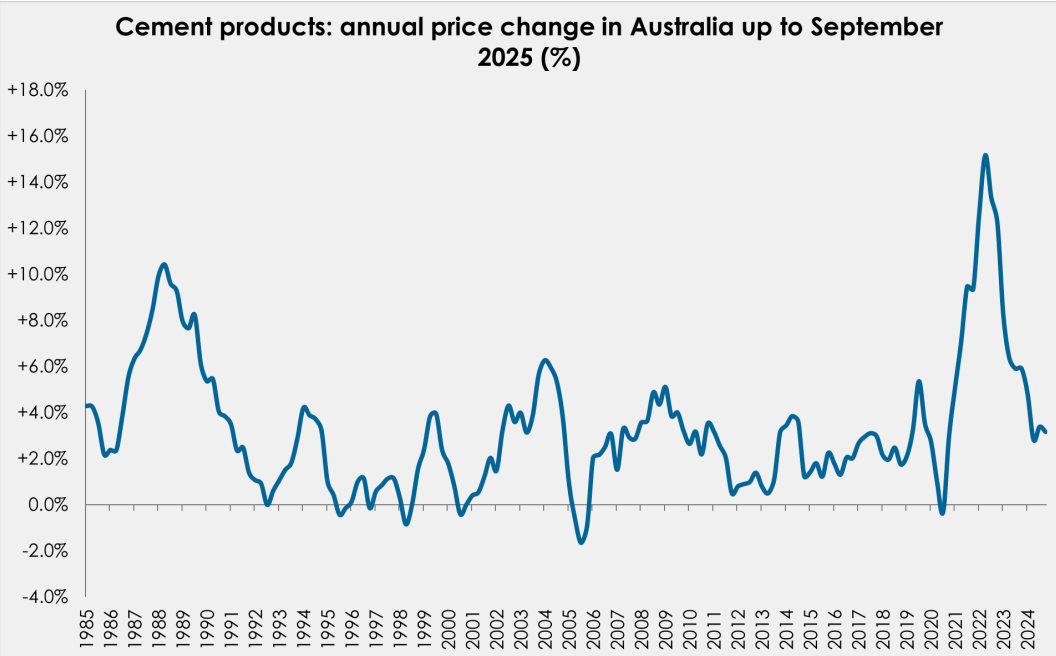
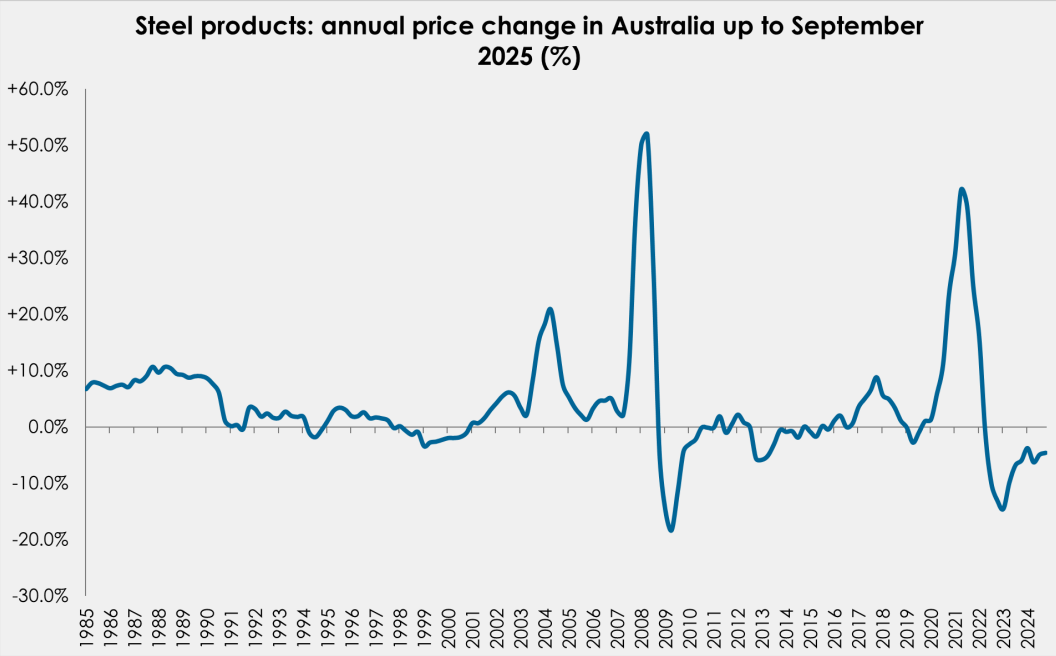
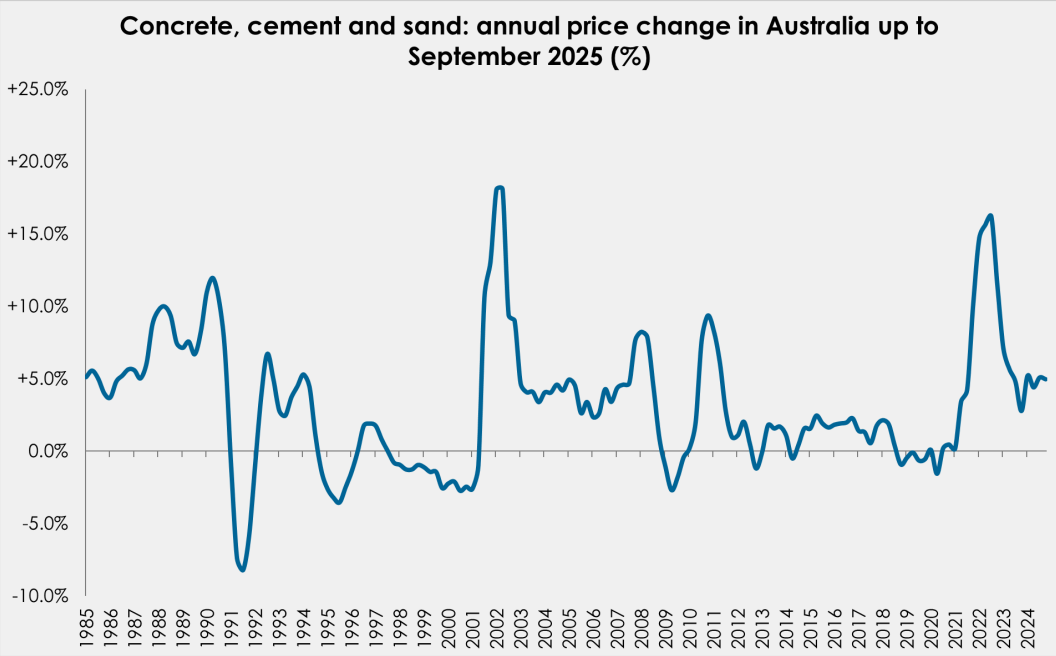
Annual change in cost of all materials used in house building over year to September 2025 (%)



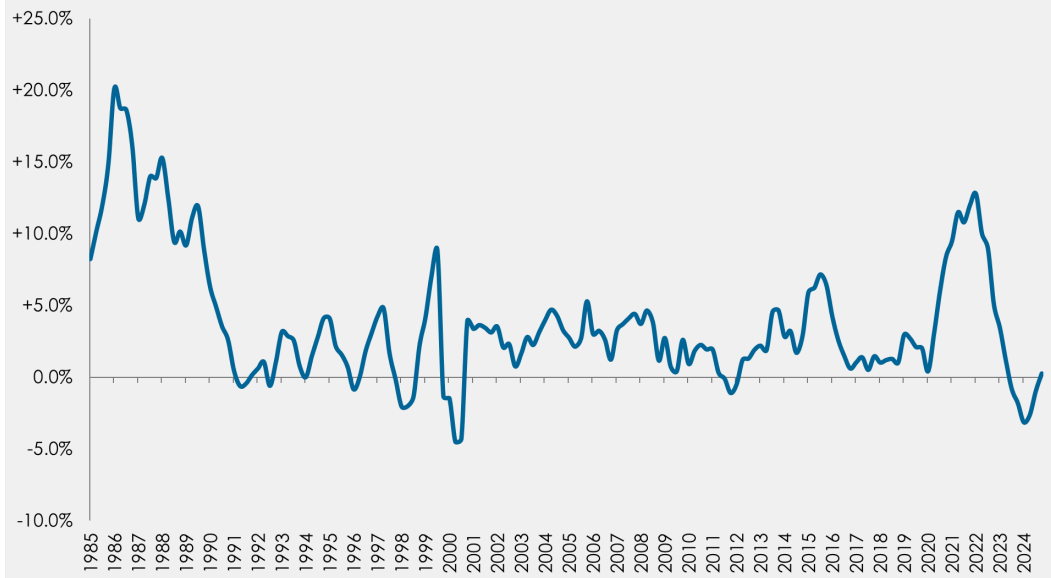




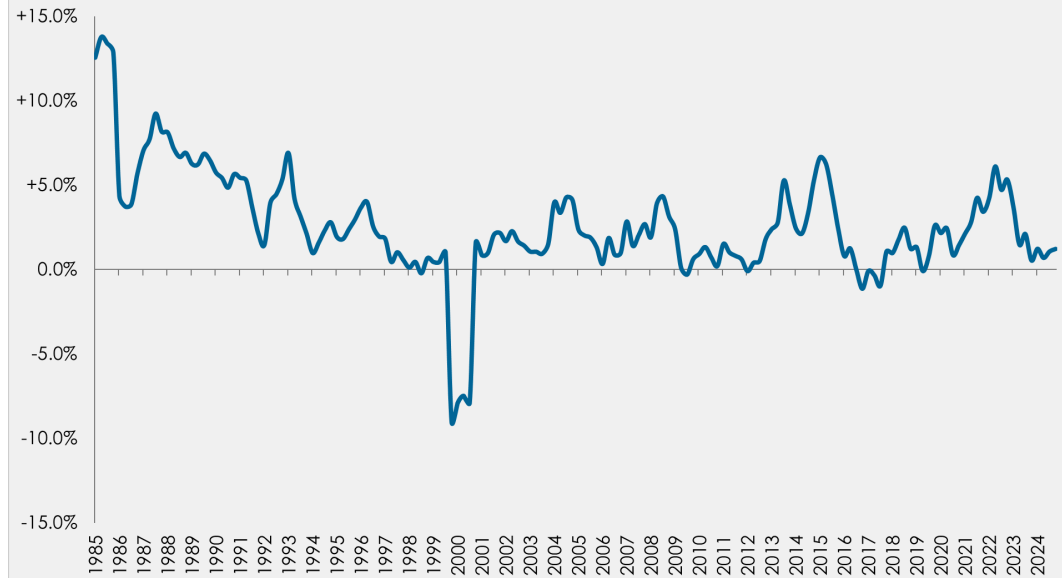




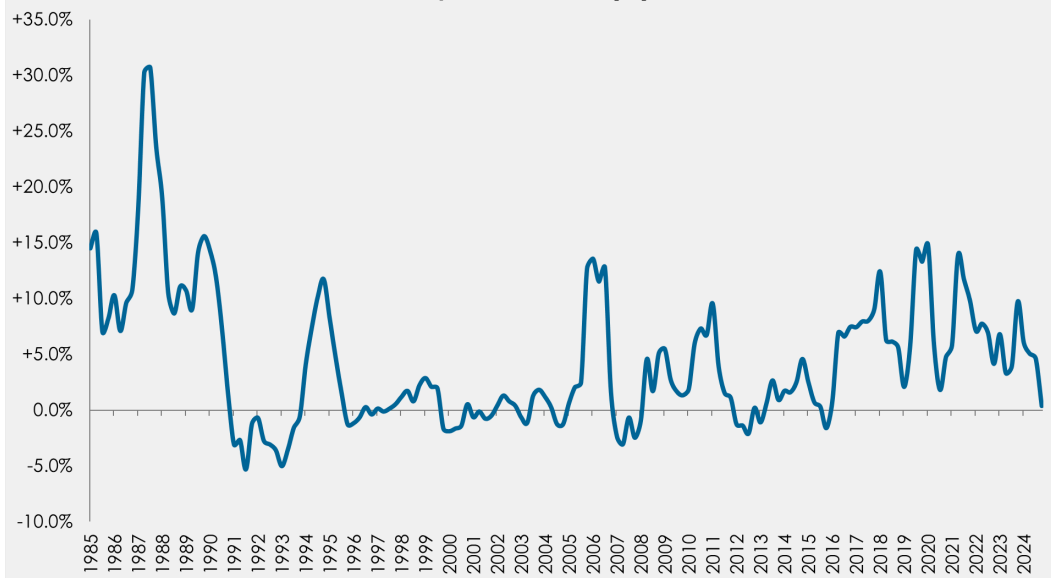
Plumbing products: annual price change in Australia up to September 2025 (%)



Installed gas and electrical appliances: annual price change in Australia up to September 2025 (%)



Electrical equipment: annual price change in Australia up to September 2025 (%)



Other house building materials: annual price change in Australia up to September 2025 (%)

