

ESCALATION WATCH FIRST QUARTER 2024

Statistics Canada's 2024 First Quarter, Non-residential Building Construction Price Indices were released on May 2nd. Second Quarter indices for 2024 will be available in August 2024.

Non-residential building construction costs rose 0.8% in the first quarter. The most significant increase was reported in Saskatoon (+1.8%), followed by Moncton (+1.1%). Winnipeg (+0.2%) reported the least amount of growth.

Of all non-residential buildings surveyed, the cost to build a factory (+1.0%) rose the most in the 11-census metropolitan area (CMA) composite. Warehouses (+0.9%) followed behind closely.

Costs increased across all but two of the divisions measured. General requirements, concrete, conveying equipment, and equipment each rose 1.1%, while electrical (-0.3%) and integrated automation (-0.1%) experienced cost declines.

Year over year, construction costs for non-residential buildings rose 4.6% in the first quarter of 2024 in the 11-CMA composite, with Moncton (+7.9%) experiencing the

largest increase, followed by Vancouver (+6.8%).

Readers are cautioned that Indices track growth from a given city's initial base price. They cannot be used to compare relative costs between cities. In addition, readers are warned about comparing Indices released prior to Q1 2017 with those issued after as the use of new models and cities are not the same.

More information about this and other construction related indices published by Statistics Canada are available online at www.statcan.gc.ca.

As the effects of COVID-19 continue to make themselves known, Hanscomb is taking steps to stay abreast of the potential impacts to the Canadian construction industry. We remain in close contact with building trade and material supplier contacts in effort to better understand the impacts to the Canadian construction market in terms of pricing, labour, material, capacity and risk to our local markets.

- Susan Neil, PQS(F), MRICS
President

STATISTICS CANADA NON-RESIDENTIAL CONSTRUCTION COST INDICES, IN EACH CITY 2017 = 100 (TABLE 18-10-0137-01)

COMPOSITE 11 CITY	2022				2023				2024	Toronto	2022				2023				2024
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Index	125.6	130.6	133.3	135.4	137.7	139.9	141.7	142.9	144.0	Index	134.2	140.9	144.5	148.1	150.6	152.3	155.3	156.1	157.6
Year / Year					9.6%	7.1%	6.3%	5.5%	4.6%	Year / Year					12.2%	8.1%	7.5%	5.4%	4.6%
Quarterly					1.7%	1.6%	1.3%	0.8%	0.8%	Quarterly					1.7%	1.1%	2.0%	0.5%	1.0%
Q. Cumulative	0.0%	4.0%	6.1%	7.8%	9.6%	11.4%	12.8%	13.8%	14.6%	Q. Cumulative	0.0%	5.0%	7.7%	10.4%	12.2%	13.5%	15.7%	16.3%	17.4%
St. John's	2022				2023				2024	Winnipeg	2022				2023				2024
Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
116.0	118.2	120.9	121.1	121.8	123.4	124.1	125.2	125.6	125.6	Index	119.0	121.7	123.7	124.8	125.8	127.7	127.9	129.2	129.5
Year / Year					5.0%	4.4%	2.6%	3.4%	3.1%	Year / Year					5.7%	4.9%	3.4%	3.5%	2.9%
Quarterly					0.6%	1.3%	0.6%	0.9%	0.3%	Quarterly					0.8%	1.5%	0.2%	1.0%	0.2%
Q. Cumulative	0.0%	1.9%	4.2%	4.4%	5.0%	6.4%	7.0%	7.9%	8.3%	Q. Cumulative	0.0%	2.3%	3.9%	4.9%	5.7%	7.3%	7.5%	8.6%	8.8%
Halifax	2022				2023				2024	Saskatoon	2022				2023				2024
Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
123.2	126.4	128.1	129.6	131.5	134.1	134.4	135.4	136.1	136.1	Index	114.6	117.6	118.8	119.7	120.5	122.4	124.6	126.0	128.3
Year / Year					6.7%	6.1%	4.9%	4.5%	3.5%	Year / Year					5.1%	4.1%	4.9%	5.3%	6.5%
Quarterly					1.5%	2.0%	0.2%	0.7%	0.5%	Quarterly					0.7%	1.6%	1.8%	1.1%	1.8%
Q. Cumulative	0.0%	2.6%	4.0%	5.2%	6.7%	8.8%	9.1%	9.9%	10.5%	Q. Cumulative	0.0%	2.6%	3.7%	4.5%	5.1%	6.8%	8.7%	9.9%	12.0%
Moncton	2022				2023				2024	Calgary	2022				2023				2024
Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
118.6	125.3	127.7	132.4	135.6	141.0	143.5	144.7	146.3	146.3	Index	115.4	118.3	120.0	120.7	122.1	123.9	125.0	125.6	126.1
Year / Year					14.3%	12.5%	12.4%	9.3%	7.9%	Year / Year					5.8%	4.7%	4.2%	4.1%	3.3%
Quarterly					2.4%	4.0%	1.8%	0.8%	1.1%	Quarterly					1.2%	1.5%	0.9%	0.5%	0.4%
Q. Cumulative	0.0%	5.6%	7.7%	11.6%	14.3%	18.9%	21.0%	22.0%	23.4%	Q. Cumulative	0.0%	2.5%	4.0%	4.6%	5.8%	7.4%	8.3%	8.8%	9.3%
Montreal	2022				2023				2024	Edmonton	2022				2023				2024
Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
132.8	138.4	141.0	142.7	144.6	146.3	146.9	147.6	148.8	148.8	Index	122.1	127.1	129.3	130.6	132.0	133.0	134.4	135.3	136.7
Year / Year					8.9%	5.7%	4.2%	3.4%	2.9%	Year / Year					8.1%	4.6%	3.9%	3.6%	3.6%
Quarterly					1.3%	1.2%	0.4%	0.5%	0.8%	Quarterly					1.1%	0.8%	1.1%	0.7%	1.0%
Q. Cumulative	0.0%	4.2%	6.2%	7.5%	8.9%	10.2%	10.6%	11.1%	12.0%	Q. Cumulative	0.0%	4.1%	5.9%	7.0%	8.1%	8.9%	10.1%	10.8%	12.0%
Ottawa	2022				2023				2024	Vancouver	2022				2023				2024
Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1		Index	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
137.8	143.1	146.1	148.1	151.0	154.9	158.1	159.6	160.0	160.0	Index	121.3	125.4	127.6	129.3	132.6	136.2	138.0	140.5	141.6
Year / Year					9.6%	8.2%	8.2%	7.8%	6.0%	Year / Year					9.3%	8.6%	8.2%	8.7%	6.8%
Quarterly					2.0%	2.6%	2.1%	0.9%	0.3%	Quarterly					2.6%	2.7%	1.3%	1.8%	0.8%
Q. Cumulative	0.0%	3.8%	6.0%	7.5%	9.6%	12.4%	14.7%	15.8%	16.1%	Q. Cumulative	0.0%	3.4%	5.2%	6.6%	9.3%	12.3%	13.8%	15.8%	16.7%

Indices track growth from a given city's initial base price. They cannot be used to compare relative costs between cities. Statistics Canada has restated selected values subsequent to their original publication.

QUARTERS AT GLANCE	
CITY	CHANGE
Composite	0.8%
St. John's, NL	0.3%
Halifax, NS	0.5%
Moncton, NB	1.1%
Montreal, QC	0.8%
Ottawa, ON	0.3%
Toronto, ON	1.0%
Winnipeg, MB	0.2%
Saskatoon, SK	1.8%
Calgary, AB	0.4%
Edmonton, AB	1.0%
Vancouver, BC	0.8%

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