# TENDER PRICE INDEX

SCSI Chartered property, land and construction surveyors

AUGUST 2026

The latest Tender Price Index (TPI) records a 3% increase in commercial tender prices in the first half of 2026. This brings the index to 229.3, and represents the strongest six-month increase since the second half of 2022. On a year-on-year basis, commercial tender prices are approximately 4% higher than in the first half of 2025.

The Society of Chartered Surveyors Ireland (SCSI) publishes the TPI twice yearly, drawing on Chartered Quantity Surveyors' assessments of how commercial tender prices have moved. The TPI tracks the level of competitiveness in the delivery of commercial building projects, such as offices, retail and industrial units. It has been published continuously since 1998.

Table 1: SCSI National Tender Price Index values 1H98-1H2026 (commercial building construction).

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|---|---|---|---|---|---|---|---|
| **1H98** | 100.0 | **1H06** | 146.7 | **1H14** | 112.0 | **1H22** | 195.7 |
| **2H98** | 103.8 | **2H06** | 151.7 | **2H14** | 115.2 | **2H22** | 202.9 |
| **1H99** | 108.6 | **1H07** | 152.0 | **1H15** | 118.2 | **1H23** | 207.9 |
| **2H99** | 116.1 | **2H07** | 145.2 | **2H15** | 121.5 | **2H23** | 210.9 |
| **1H00** | 121.7 | **1H08** | 140.7 | **1H16** | 125.5 | **1H24** | 214.0 |
| **2H00** | 130.7 | **2H08** | 130.0 | **2H16** | 129.2 | **2H24** | 217.2 |
| **1H01** | 132.2 | **1H09** | 116.4 | **1H17** | 132.6 | **1H25** | 220.4 |
| **2H01** | 136.9 | **2H09** | 107.7 | **2H17** | 137.2 | **2H25** | 222.6 |
| **1H02** | 133.9 | **1H10** | 103.7 | **1H18** | 142.6 | **1H26** | 229.3 |
| **2H02** | 130.1 | **2H10** | 101.5 | **2H18** | 147.7 | | |
| **1H03** | 127.2 | **1H11** | 101.5 | **1H19** | 152.7 | | |
| **2H03** | 129.3 | **2H11** | 103.5 | **2H19** | 157.0 | | |
| **1H04** | 135.3 | **1H12** | 104.5 | **1H20** | 158.4 | | |
| **2H04** | 139.4 | **2H12** | 106.4 | **2H20** | 160.5 | | |
| **1H05** | 142.6 | **1H13** | 107.3 | **1H21** | 171.7 | | |
| **2H05** | 144.7 | **2H13** | 109.7 | **2H21** | 182.0 | | |

Source: SCSI research.

# TENDER PRICES EXPECTED TO RISE FURTHER IN THE SECOND HALF OF 2026

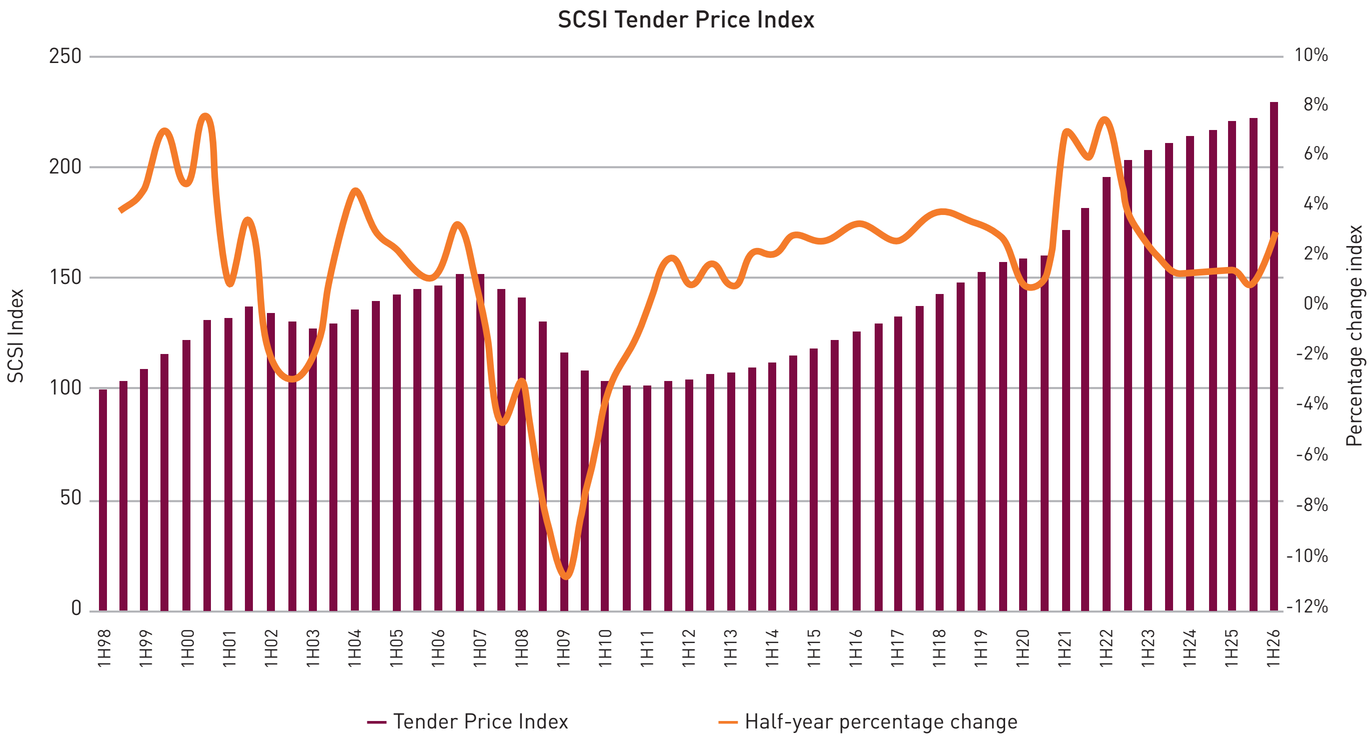
Nationally, Chartered Quantity Surveyors take a clear view that material prices are rising. Approximately 40% of Chartered Quantity Surveyors place the market in mid-upswing, while a further 44% locate it either in early upswing or at its peak. This suggests that, for many projects, the issue is not simply whether material costs are rising, but the extent to which contractors can confidently price materials over the life of a tender and construction programme.

Only 15% of Chartered Quantity Surveyors place the market in a downward phase, at bottom, in early downswing or mid-downswing. Material price instability was one of the strongest sentiments expressed by Chartered Quantity Surveyors when asked about the drivers of tender price movement over the next six months.

Chartered Quantity Surveyors pointed to specific inflation of product categories (e.g., PVC and metal products) as being a key driver of tender price movements. The latest Central Statistics Office (CSO) figures tracking material price change over the 12 months to June support this sentiment, showing copper (fourth highest increase – 8.7% increase), pipes and fittings (sixth – 7.9% increase), and PVC pipes (eighth – 5.4% increase) as some of the materials with the highest price inflation over the past 12 months. The majority of Chartered Quantity Surveyors surveyed pointed to the Middle East conflict as a major driver of material price changes, with influence expected particularly on the price of oil-based materials. Others highlighted that the Middle East conflict would have a direct impact on supply chains.

The relationship between the demand and supply of labour was reflected strongly in respondent sentiment. Chartered Quantity Surveyors pointed to skilled labour as being in short supply, particularly for high-demand areas such as data centres across mainland Europe, which would likely put upwards pressure on tender prices. Chartered Quantity Surveyors also highlighted the impact of the Sectoral Employment Order (SEO), which increased the wages of construction workers in Ireland from August 2026.

FIGURE 1: SCSI National Tender Price Index trend 1H98-1H2026 (commercial building construction).




Source: SCSI research.

# TENDER PRICE CHANGES – DUBLIN AND THE PROVINCES

## Dublin

The median change in tender prices for Dublin over the past six months was 2.5%, up 2.5% on the 0% recorded in the second half of 2025. This equates to a 2.5% increase in tender prices over the past 12 months (June to June).

## Leinster (excluding Dublin)

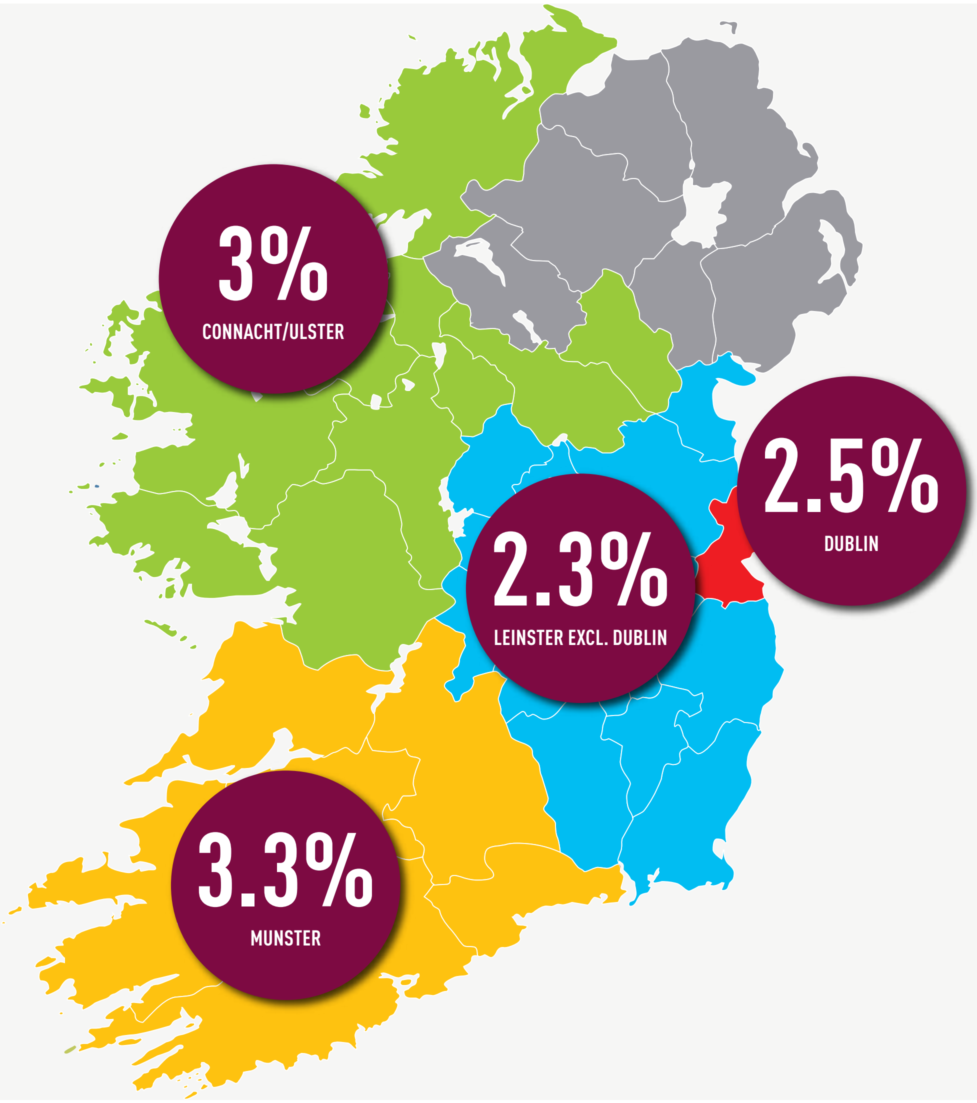
The median tender price change over the past six months was 2.3%. This marks a return to tender price inflation in the region, following no change in the second half of 2025. It is the region's strongest six-month price movement since the second half of 2024, and marks a 12-month tender price increase of 2.3% (June to June).

## Munster

The median tender price change in Munster over the past six months was 3.3%, showing a continuation of price inflation, following the 1.5% increase in the second half of 2025. This is the highest tender price movement recorded in the country and indicates a 12-month change of 4.8% (June to June).

## Connacht/Ulster

The median change in the tender prices for Connacht and Ulster follows a similar trend to that seen in Munster, with upwards movement continuing to 3% for the first half of 2026. This equates to a 12-month tender price movement of 4.8% (June to June).



# METHODOLOGY AND NOTES ON THE USE OF DATA

The data outlined in this report were provided by SCSI Chartered Quantity Surveyors with direct expertise and knowledge of the market conditions in the construction sectors across the country. The findings are drawn from our member survey and are intended to give a general overview of median commercial tender price trends in Ireland.

The Index is the only independent assessment of construction tender prices in Ireland. It is compiled by Chartered Quantity Surveyor members of the SCSI. The TPI 1H2026 is based on sentiment returns only. The TPI is for commercial projects during the period in question. It is based predominantly on new-build projects with values in excess of €1m and covers all regions of Ireland. The Index relates to median price movements across different project types and locations. It should be regarded as a guide only in relation to any specific project, since the pricing of individual projects varies with complexity, location and programme.

The TPI should not be applied to all construction projects. In particular, it is not a suitable reference for residential projects with a value below €1m. The TPI 1H2026 provides median reported figures across the project tiers surveyed; breakdowns by individual tier may vary. From 1H2021 onwards, the median value has been used in place of the mean.

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