



BUILDING MATERIALS COST INDEX
MAY 2025

Selected materials and areas for the
Unit Price Index of Building Materials

The unit price index of steel recorded a decrease between negative 0.1 per cent to negative 3.1 per cent in May 2025

May 2024: 96.5 Apr 2025: 92.5 May 2025: 89.6 YoY% : ▼ 7.2 MoM% : ▼ 3.1	Miri	Steel	Tawau	May 2024: 98.0 Apr 2025: 94.3 May 2025: 92.1 YoY% : ▼ 6.1 MoM% : ▼ 2.4
May 2024: 96.4 Apr 2025: 91.4 May 2025: 89.4 YoY% : ▼ 7.3 MoM% : ▼ 2.3	Selangor, W.P.Kuala Lumpur, Melaka & N.Sembilan		Sibu	May 2024: 102.5 Apr 2025: 101.4 May 2025: 100.2 YoY% : ▼ 2.2 MoM% : ▼ 1.2
May 2024: 96.0 Apr 2025: 90.7 May 2025: 87.5 YoY% : ▼ 8.9 MoM% : ▼ 3.5	Miri	Steel & Metal Sections	Kota Kinabalu	May 2024: 94.2 Apr 2025: 88.9 May 2025: 88.7 YoY% : ▼ 5.8 MoM% : ▼ 0.2
May 2024: 96.4 Apr 2025: 87.2 May 2025: 86.2 YoY% : ▼ 10.6 MoM% : ▼ 1.2	Pulau Pinang, Kedah & Perlis		Selangor, W.P.Kuala Lumpur, Melaka & N.Sembilan	May 2024: 98.7 Apr 2025: 94.6 May 2025: 93.8 YoY% : ▼ 5.0 MoM% : ▼ 0.8
May 2024: 108.9 Apr 2025: 111.1 May 2025: 111.6 YoY% : ▲ 2.4 MoM% : ▲ 0.4	Selangor, W.P.Kuala Lumpur, Melaka & N.Sembilan	Cement	Miri	May 2024: 100.0 Apr 2025: 100.0 May 2025: 100.2 YoY% : ▲ 0.2 MoM% : ▲ 0.2
May 2024: 112.0 Apr 2025: 114.5 May 2025: 114.8 YoY% : ▲ 2.4 MoM% : ▲ 0.3	Pulau Pinang, Kedah & Perlis		Sibu	May 2024: 100.0 Apr 2025: 102.0 May 2025: 102.1 YoY% : ▲ 2.1 MoM% : ▲ 0.1

The Average Price of Selected
Building Materials, Malaysia

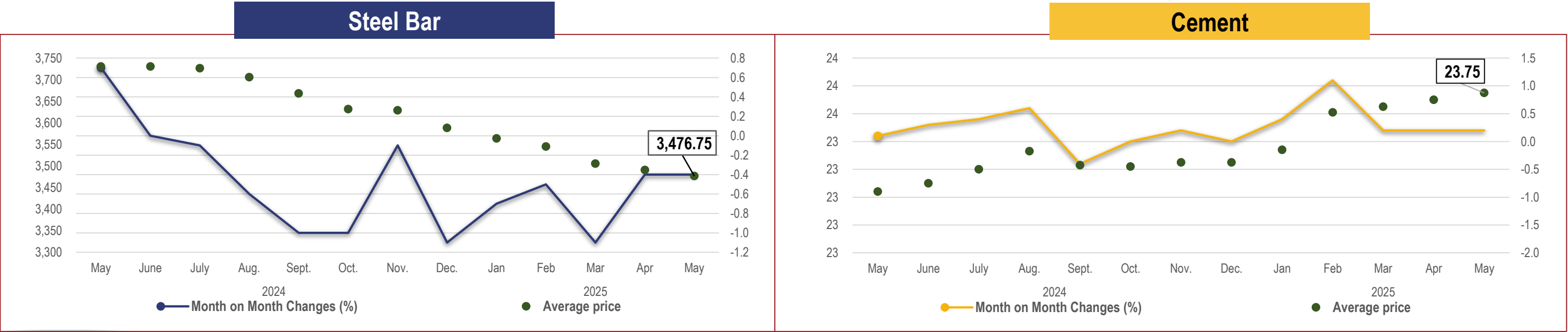
The average price of Ordinary Portland cement a slight increase of 0.2 per cent as compared in April 2025

Mycon 60 High Tensile Deformed Bars	RM3,250.00 RM / metric ton	YoY : ▼ 8.0% MoM : ▼ 0.3%
Mild Steel Round Bars	RM3,699.20 RM / metric ton	YoY : ▼ 5.7% MoM : ▼ 0.5%
Cement (Ordinary) Portland	RM23.75 RM / 50 kg bag	YoY : ▲ 3.1% MoM : ▲ 0.2%
Sand	RM52.27 RM / metric ton	YoY : ▲ 8.2% MoM : ▼ 0.1%
Aggregates	RM46.34 RM / metric ton	YoY : ▲ 4.6% MoM : ▲ 0.8%

Note :
1. The average price of building materials refers to the price of building materials that are available in the selected outlet.
2. YoY (Change year-on-year) | MoM (Change month-on-month)

Source: Special Release 1 (For Civil Engineering Works) and Special Release 2 (For Building and Structural Works) Department of Statistics Malaysia (DOSM)

Time Series of Prices of Selected Building Materials, Malaysia
May 2024 - May 2025



The unit price index of steel recorded a decrease between negative 0.1 per cent to negative 3.1 per cent in May 2025

The Unit Price Index of Building Materials

- The price index of steel showed a decrease between negative 0.1 per cent to negative 3.1 per cent in May 2025 as compared to the previous month. The highest decrease was recorded in Miri (-3.1%), followed by Tawau (-2.4%) and Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (-2.3%). The unit price index of this material has recorded a decline for five (5) consecutive months.
- The unit price index of steel and metal sections showed a decline between negative 0.1 per cent to negative 3.5 per cent in May 2025 as compared to the previous month. The highest decrease was recorded in Miri (-3.5%), followed by Pulau Pinang, Kedah & Perlis (-1.2%).
- Meanwhile, the price index per unit of cement remained unchanged for almost all areas in Peninsular Malaysia, Sabah and Sarawak. On the contrary, the unit price index for this material recorded a slight increase in several areas namely Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (0.4%) and Pulau Pinang, Kedah & Perlis (0.3%).
- An annual comparison for the period of May 2024 and May 2025 indicated that the unit price index of cement increased between 0.1 per cent to 3.5 per cent for almost all areas in Peninsular Malaysia, Sabah and Sarawak. The highest increase was recorded in Johor and Tawau (3.5%), respectively and followed by Pahang (3.3%).
- Nevertheless, an annual comparison of the unit price index of steel recorded a decrease between negative 2.2 per cent to negative 15.5 per cent in May 2025 as compared to the same month last year for almost all areas in Peninsular Malaysia, Sabah and Sarawak.

Average Price of Selected Building Materials

- The average price of Ordinary Portland cement showed a slight increase (0.2%), with an average price of RM23.75 per 50 kg bag as compared to April 2025 (RM23.70 per 50 kg bag).
- The average price per unit of steel, consisting of mild steel round bars and Mycon 60 high tensile deformed bars recorded a slight decrease (-0.4%) with an average price of RM3,476.75 per metric tonne as compared to the previous month (April 2025: RM3,490.80 per metric tonne).





INDEKS KOS BAHAN BINAAN MEI 2025

Bahan dan kawasan terpilih bagi Indeks Harga Seunit Bahan Binaan

Indeks harga seunit besi mencatatkan penurunan antara negatif 0.1 peratus hingga negatif 3.1 peratus pada Mei 2025

Mei 2024:	96.5	Miri
Apr 2025:	92.5	
Mei 2025:	89.6	
YoY% : ▼ 7.2 MoM% : ▼ 3.1		

Mei 2024:	96.4	Selangor, W.P.Kuala Lumpur, Melaka & N.Sembilan
Apr 2025:	91.4	
Mei 2025:	89.4	
YoY% : ▼ 7.3 MoM% : ▼ 2.3		

Besi



Tawau	Mei 2024:	98.0
	Apr 2025:	94.3
	Mei 2025:	92.1
YoY% : ▼ 6.1 MoM% : ▼ 2.4		

Sibu	Mei 2024:	102.5
	Apr 2025:	101.4
	Mei 2025:	100.2
YoY% : ▼ 2.2 MoM% : ▼ 1.2		

Mei 2024:	96.0	Miri
Apr 2025:	90.7	
Mei 2025:	87.5	
YoY% : ▼ 8.9 MoM% : ▼ 3.5		

Mei 2024:	96.4	Pulau Pinang, Kedah & Perlis
Apr 2025:	87.2	
Mei 2025:	86.2	
YoY% : ▼ 10.6 MoM% : ▼ 1.2		

Keratan keluli & logam



Kota Kinabalu	Mei 2024:	94.2
	Apr 2025:	88.9
	Mei 2025:	88.7
YoY% : ▼ 5.8 MoM% : ▼ 0.2		

Selangor, W.P.Kuala Lumpur, Melaka & N.Sembilan	Mei 2024:	98.7
	Apr 2025:	94.6
	Mei 2025:	93.8
YoY% : ▼ 5.0 MoM% : ▼ 0.8		

Mei 2024:	108.9	Selangor, W.P.Kuala Lumpur, Melaka & N.Sembilan
Apr 2025:	111.1	
Mei 2025:	111.6	
YoY% : ▲ 2.4 MoM% : ▲ 0.4		

Mei 2024:	112.0	Pulau Pinang, Kedah & Perlis
Apr 2025:	114.5	
Mei 2025:	114.8	
YoY% : ▲ 2.4 MoM% : ▲ 0.3		

Simen



Miri	Mei 2024:	100.0
	Apr 2025:	100.0
	Mei 2025:	100.2
YoY% : ▲ 0.2 MoM% : ▲ 0.2		

Sibu	Mei 2024:	100.0
	Apr 2025:	102.0
	Mei 2025:	102.1
YoY% : ▲ 2.1 MoM% : ▲ 0.1		

Purata Harga Bahan Binaan Terpilih, Malaysia

Purata harga simen Ordinary Portland mencatatkan peningkatan kecil iaitu 0.2 peratus pada April 2025

Mycon 60 High Tensile Deformed Bars	
RM3,250.00	YoY : ▼ 8.0%
RM / tan metrik	MoM : ▼ 0.3%

Bar Bulat Keluli Lembut	
RM3,699.20	YoY : ▼ 5.7%
RM / tan metrik	MoM : ▼ 0.5%

Simen (Ordinary Portland)	
RM23.75	YoY : ▲ 3.1%
RM / Sekarung 50 kg	MoM : ▲ 0.2%

Pasir	
RM52.27	YoY : ▲ 8.2%
RM / tan metrik	MoM : ▼ 0.1%

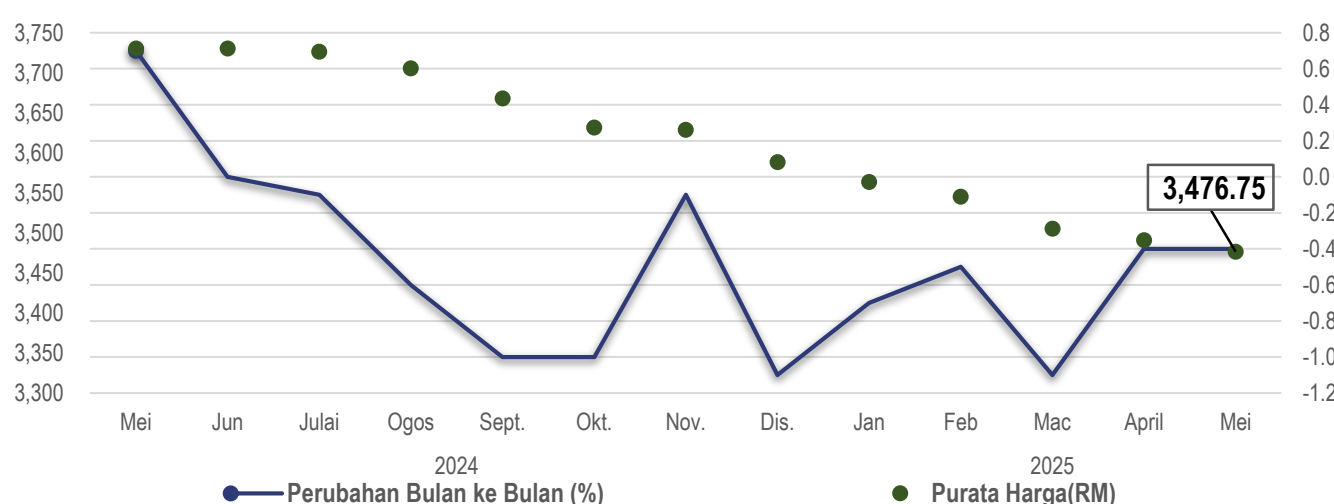
Batu Baur	
RM46.34	YoY : ▲ 4.6%
RM / tan metrik	MoM : ▲ 0.8%

Nota :
1. Harga purata bahan binaan yang dinyatakan merujuk kepada harga bahan binaan yang terdapat di outlet yang terpilih.
2. YoY (Perubahan tahun ke tahun) | MoM (Perubahan bulan ke bulan)

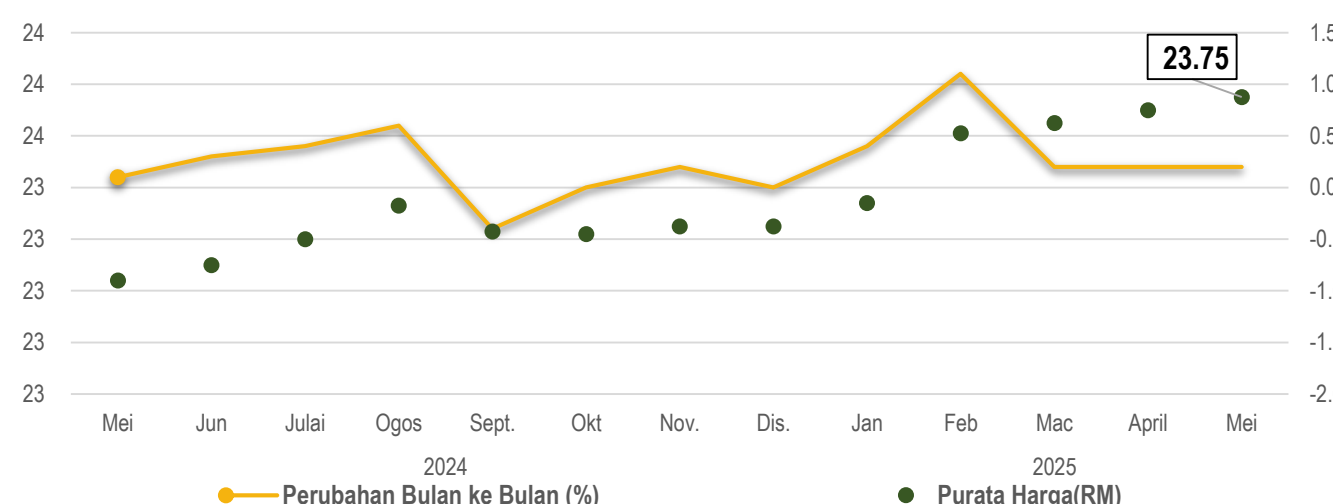
Sumber: Siaran Khas 1 (Untuk Kerja-kerja Kejuruteraan Awam) dan Siaran Khas 2 (Untuk Kerja-kerja Pembinaan Bangunan dan Struktur Jabatan Perangkaan Malaysia (DOSM))

Siri Masa Purata Harga Bahan Binaan Terpilih, Malaysia Mei 2024 - Mei 2025

Besi Keluli



Simen



Indeks harga seunit besi mencatatkan penurunan antara negatif 0.1 peratus hingga negatif 3.1 peratus pada Mei 2025

Indeks harga seunit Bahan Binaan

- Indeks harga besi telah menunjukkan penurunan iaitu antara negatif 0.1 peratus sehingga negatif 3.1 peratus pada Mei 2025 berbanding bulan lepas. Penurunan tertinggi indeks harga bahan ini dicatatkan di Miri (-3.1%), diikuti dengan Tawau (-2.4%) dan Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (-2.3%). Indeks harga seunit bahan ini juga telah mencatatkan penurunan sejak lima (5) bulan berturut-turut.
- Indeks harga seunit keratan keluli & logam juga mencatatkan penurunan kecil iaitu antara negatif 0.1 peratus hingga negatif 3.5 peratus pada Mei 2025 berbanding bulan lepas. Penurunan tertinggi bagi indeks harga bahan ini direkodkan di Miri (-3.5%) dan diikuti dengan Pulau Pinang, Kedah & Perlis (-1.2%).
- Manakala, indeks harga simen kekal tidak berubah bagi kebanyakan kawasan di Semenanjung Malaysia, Sabah dan Sarawak. Namun begitu, peningkatan kecil bagi indeks harga seunit bahan ini telah direkodkan bagi beberapa kawasan iaitu di Selangor, W.P. Kuala Lumpur, Melaka & Negeri Sembilan (0.4%) dan di Pulau Pinang, Kedah & Perlis (0.3%).
- Perbandingan tahunan untuk tempoh Mei 2024 dan Mei 2025 menunjukkan bahawa indeks harga seunit simen merekodkan peningkatan antara 0.1 peratus hingga 3.5 peratus bagi kebanyakan kawasan di Semenanjung Malaysia, Sabah dan Sarawak. Peningkatan tertinggi bagi indeks ini dicatatkan di Johor dan Tawau (masing-masing 3.5%) dan diikuti dengan Pahang (3.3%).
- Selain daripada itu, perbandingan tahunan indeks harga seunit besi pula mencatatkan penurunan antara negatif 2.2 peratus hingga negatif 15.5 peratus pada Mei 2025 berbanding bulan yang sama tahun lalu bagi kebanyakan kawasan di Semenanjung Malaysia, Sabah dan Sarawak.

Purata Harga Seunit Bahan Binaan Terpilih

- Purata harga bagi simen Ordinary Portland pula telah mencatatkan peningkatan kecil (0.2%) dengan purata harga RM23.75 per 50 kg sekarung berbanding April 2025 (RM23.70 per 50 kg sekarung).
- Purata harga seunit besi yang terdiri daripada bar bulat keluli lembut dan Mycon 60 high tensile deformed bars merekodkan penurunan kecil (-0.4%) dengan purata harga RM3,476.75 bagi setiap tan metrik berbanding bulan sebelumnya (April 2025: RM3,490.80 per tan metrik).

