

# **Report of Tehran residential buildings inputs price index in the summer of the year 1396<sup>1</sup>**

**(Base year 1390)**

Price index is one of the assessment tools for government economic policies as well as a means for economic planners and policymakers. Compilation of national accounts ( national, quarterly and regional accounts) at constant price, calculating economic real ( actual) quantities such as real income, real wages, real costs and..., calculating purchasing power, wages and earnings adjustment and updating debts are the most important uses of price indices.

After theoretical studies and recognizing the major groups of residential buildings inputs in Tehran, the survey of residential buildings inputs price for Tehran in the year 1390 started. Moreover, the survey has been carried out electronically since the winter of the year 1392. It should be noted that the data on prices have been collected by survey, and other part of the information (the significance of items) has been gathered by Tehran Construction Engineering Organization. The geographical coverage of the survey is 22 districts of Tehran, where the prices of construction materials were collected from wholesale market or factories in Tehran province, and finally the results are processed and published entitled “Tehran residential buildings inputs price indices”. It is noteworthy that this index is not the **general index of construction sector**. Statistical Center of Iran, for the first time in the country, has taken an important step by producing this index in 15 groups. Following is the data table related to Tehran residential buildings inputs price index in the summer of the year 1396, some key results of which are described as follows:

The general index of Tehran residential buildings inputs price by base year 1390 in the summer of the year 1396 was 211.6 which increased by 7.3 percent compared to the previous season (197.1) and by 13.4 percent in contrast to the same season in the previous year (186.5). The general index percentage change in the four seasons ending to the summer of the year 1396 was 9.9 percent in contrast to the corresponding period in the previous year which rose compared to the same information for the previous season (7.6 percent). The index of "cement, concrete, gravel and sand" group in the summer of the year 1396 reached 215.2, which increased by 12.5 percent compared to the previous season. The index of "plaster and plasterwork" group was 201.3 in the summer of the year 1396 which

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<sup>1</sup> - It is the Iranian year which usually begins on the day of March 21<sup>st</sup> of the Gregorian calendar. To find the corresponding year of the Gregorian calendar, add 621 or 622 (depending on the time of the year) to a solar (ijri) year. for example the corresponding year for the year 1395 in the Gregorian calendar is (21 March 2016-20 March 2017).

was unchanged in contrast to the previous season. The index of “clay blocks and brick” group was 178.9 in the summer of the year 1396 which grew by 1.4 percent over the previous season.

The "mosaic, tile and ceramic" group index in the summer of the year 1396 was 190.1 which rose 3.0 percent over the previous season. The "stone" group index in the summer of the year 1396 was 205.0 which fell 0.4 percent compared to the previous season. The "steels, rebar, profiles for doors and windows” group index in the summer of the year 1396 was 190.1 which increased 27.8 percent compared to the previous season. The "wood" group index in the summer of the year 1396 was 195.7 which rose 4.0 percent over the previous season. The “bituminous waterproofing membrane, tar paper, and asphalt “group index in the summer of the year 1396 was 189.7 which decreased 3.5 percent in contrast to the previous season. The "tapware" group index in the summer of the year 1396 was 275.9 which rose 6.9 percent compared to the previous season. The "mechanical installations and thermal insulations" group index in the summer of the year 1396 was 225.9 which increased 3.0 percent compared to the previous season. The "door and window hardware" group index in the summer of the year 1396 was 248.3 which decreased 0.4 percent over the previous season. The "building painting" group index in the summer of the year 1396 was 253.9 which rose 2.5 percent in contrast to the previous season. The "electric installations” group index in the summer of the year 1396 was 248.1 which was up 5.2 percent compared to the previous season. The "flat glass" group index in the summer of the year 1396 was 183.4 which increased 2.2 percent over the previous season. Finally the "services" group index in the summer of the year 1396 was 229.1 which rose 2.6 percent compared to the previous season.

## 1. General index of Tehran residential buildings inputs price and their percentage changes in the summer of the year 1396 (base year 1390)

Groups	Weight	Summer Index of the Year 1396	Percentage changes compared to the previous season	Percentage changes compared to the corresponding season in the previous year	Percentage change for the four seasons ending to the current season compared to the corresponding period of the previous year (inflation rate)
Total building sector .....	100.0	211.6	7.3	13.4	9.9
Cement, concrete, sand and fine sand group .....	13.7	215.2	12.5	17.5	9.6
Plaster and plasterwork group .....	1.0	201.3	0.0	3.0	1.8
Variety of ceramic block and brick group .....	5.2	178.9	1.4	5.6	4.3
Mosaic, tile and ceramic group .....	3.0	190.1	3.0	6.6	3.2
Stone group .....	9.8	205.0	-0.4	-1.4	-0.1
Steels, rebar, profiles for doors and windows and fence group .....	19.3	190.1	27.8	41.6	27.4
Wood group .....	7.8	195.7	4.0	11.4	9.9
Bituminous waterproofing membrane, tar paper, and asphalt group .....	1.3	189.7	-3.5	0.9	3.0
Tapware group .....	1.3	275.9	6.9	21.4	13.7
Mechanical installations and thermal insulations group .....	3.3	225.9	3.0	10.8	8.1
Door and window hardware group .....	2.6	248.3	-0.4	7.0	5.7
Building painting group .....	1.5	253.9	2.5	10.3	5.0
Electric installations group .....	3.3	248.1	5.2	11.8	9.4
Flat glass group .....	1.3	183.4	2.2	-4.5	-3.8
Services group .....	25.7	229.1	2.6	8.1	7.4

**2. General index of Tehran residential buildings inputs price by season, year and annual percentage change (base year 1390)**

<b>Year</b>	<b>Spring</b>	<b>Summer</b>	<b>Autumn</b>	<b>Winter</b>	<b>Average year</b>	<b>Annual percentage change</b>
1390.....	96.0	97.4	98.6	108.1	100.0	0.0
1391 .....	116.9	131.6	145.4	152.9	136.7	36.7
1392 .....	170.1	170.0	167.0	170.0	169.3	23.8
1393 .....	178.1	184.4	184.7	174.9	180.5	6.7
1394 .....	178.3	178.7	176.1	175.7	177.2	-1.8
1395 .....	183.9	186.6	193.5	191.6	188.9	6.6
<b>1396.....</b>	<b>197.1</b>	<b>211.6</b>				