

WHAT COMMERCIAL ELECTRICITY COSTS, BY US STATE

Commercial-sector electricity prices for every US state, updated monthly from the US Energy Information Administration, with the cost per square metre of running each building type.

Claire Densmore · APXXO Data — energy · 16 September 2026

DATA AS AT	LAST CHECKED	MEASURED IN	ROWS
2026-06	2026-09-16	US cents per kWh	51

\$12.41

TO RUN A HOSPITAL IN HAWAII, PER M² PER MONTH

The same building in North Dakota costs \$2.07.

6.0x

BETWEEN THE DEAREST AND CHEAPEST STATE

48.05 cents per kWh in Hawaii against 8.02 in North Dakota.

51

STATES AND JURISDICTIONS COVERED

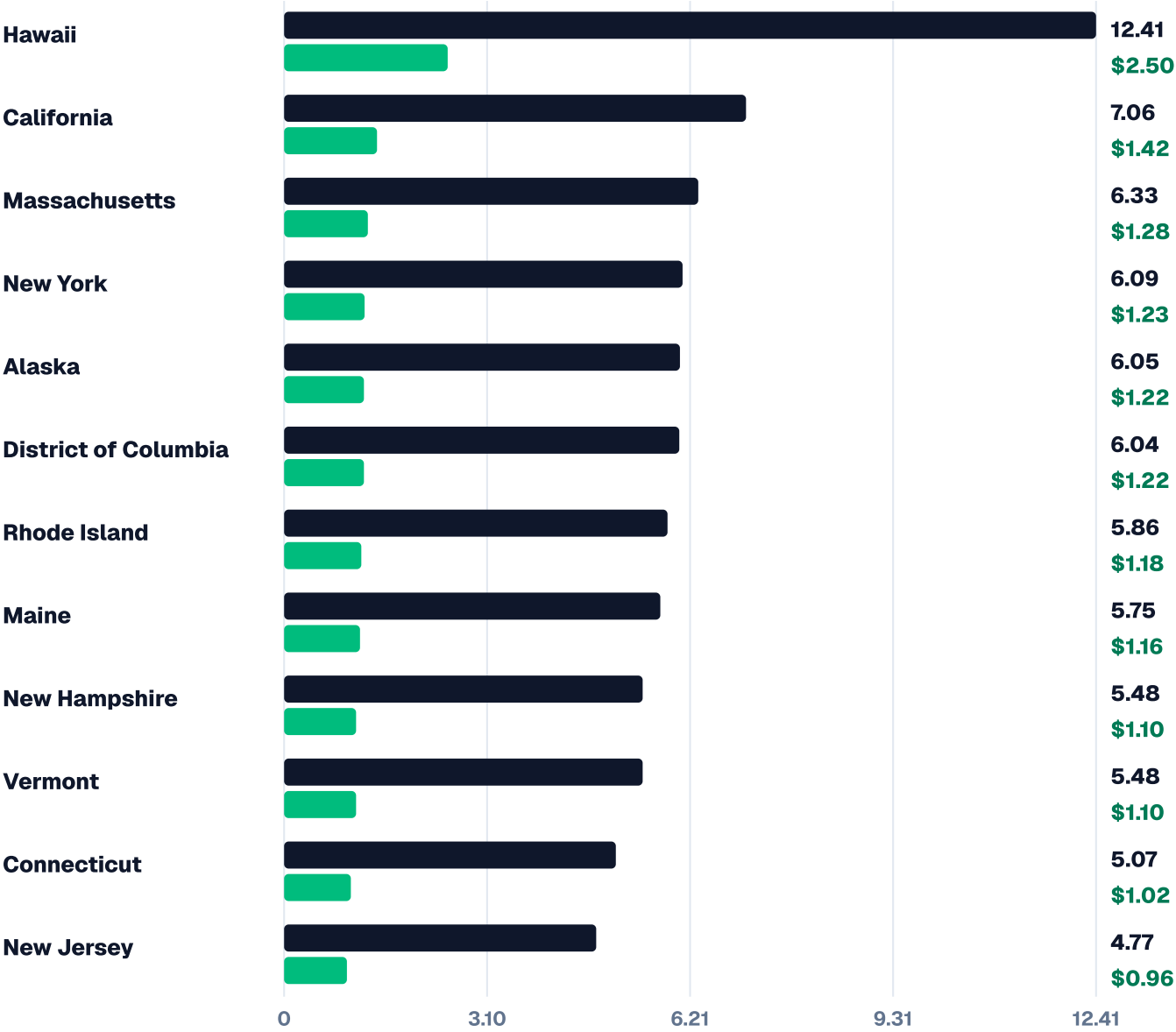
National and census-division aggregates are excluded, because an aggregate is not a place.

AT A GLANCE

TOP 12 OF 51

The twelve dearest states, showing what the same electricity price costs to run two very different buildings. Both bars are dollars per square metre per month.

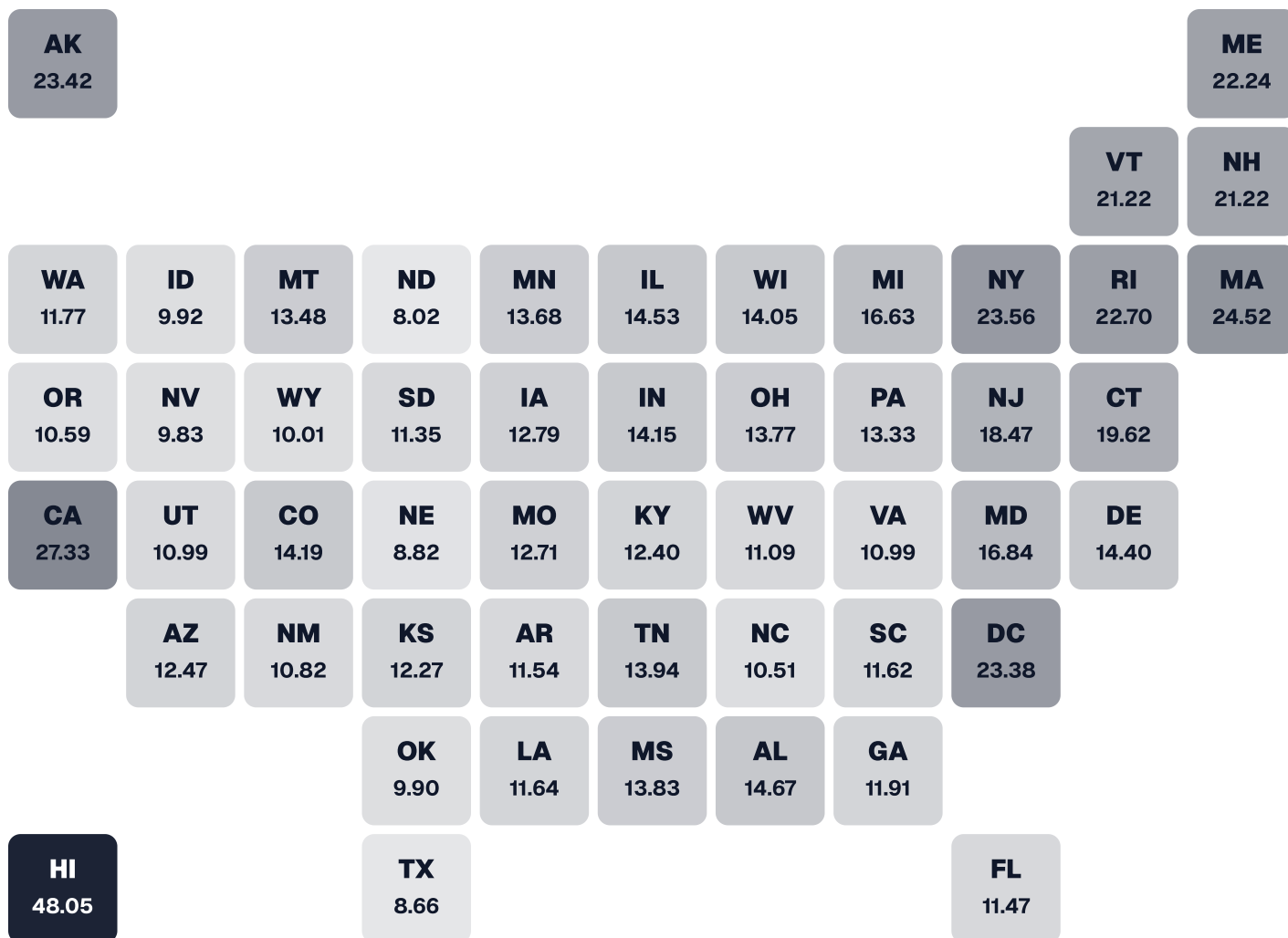
■ HOSPITAL (\$/M²/MONTH) ■ WAREHOUSE (\$/M²/MONTH)



ON THE MAP

51 OF 51 SHOWN

Commercial electricity price by state. The darker the tile, the dearer the power.



SCALE 8.02 48.05 Every tile carries its own figure, so the map reads without the colour.

WHAT THE FIGURES SHOW

A kilowatt hour is not the number anybody budgets in

EIA publishes the price of commercial electricity in every state and it is a perfectly good number, but nobody runs a building in cents per kilowatt hour. The derived columns convert it into the unit a facility manager actually uses: dollars per square metre per month, by building type.

In Hawaii, the dearest at 48.05 cents, that is \$6.21 per square metre per month for a hotel and \$12.41 for a hospital. In North Dakota at 8.02 cents, the same hotel is \$1.04.

6.0 times separates the dearest state from the cheapest. Across a portfolio in both, that is not a rounding difference.

Building type matters more than the state does

The spread between states is 6.0 times. The spread between building types inside a single state is wider: a restaurant kitchen uses about 7.6 times the electricity per square metre of a warehouse, because one is refrigerating and cooking and the other is mostly keeping the rain off.

That is worth saying because energy strategy usually starts with geography. These figures suggest it should start with what the building does, and **whether that intensity is falling** (</en-us/data/building-energy-efficiency/>) is measurable. A cold state full of warehouses and a warm state full of kitchens are not the same problem, whatever their tariffs look like.

Where the derived number comes from, and what it assumes

The per-square-metre figures are the state price multiplied by the CBECS electricity intensity for that building activity, converted from square feet. CBECS surveyed 5.9 million US commercial buildings, so the intensity is a national average rather than a measurement of any particular building.

That average takes no account of climate, building age, insulation or operating hours. A 1970s hotel running its plant around the clock is not the average, and neither is a new build on a heat pump. It is a benchmark for comparing places, not a quotation for a site.

What this is useful for, and what it is not

This is the published average price. A large site on a negotiated supply contract will not pay it, and in deregulated markets the gap between the published average and a real contract can be wide.

It is also only electricity. Gas, water and waste are separate bills, and in a building with gas heating or gas drying the electricity line understates the energy cost considerably — **which fuel is relatively dearer where** (</en-us/data/fuel-advantage-by-state/>) is the companion question.

Energy strategy usually starts with geography. These figures suggest it should start with what the building actually does.

HOW WE WORKED THIS OUT

Commercial-sector retail electricity price is taken directly from the EIA API for the most recent month published, for all 50 states and the District of Columbia. National and census-division aggregates are excluded.

The US commercial average for the same month is 14.19 cents per kWh.

The cost per square metre is derived: CBECS 2018 electricity intensity for each building type (kWh per square foot per year) is converted to square metres, multiplied by that state's price, and divided by twelve.

The intensity figure is a national survey average and does not account for climate, building age or operating hours. It is a benchmark, not a quotation.

THE NUMBERS

51 ROWS · AS AT 2026-06

REGION	US CENTS PER KWH	LODGING (\$/M ² /MONTH)	INPATIENT HEALTH (\$/M ² /MONTH)	OFFICE (\$/M ² /MONTH)	FOOD SERVICE (\$/M ² /MONTH)	RETAIL (\$/M ² /MONTH)	WAREHOUSE (\$/M ² /MONTH)	EDUCATION (\$/M ² /MONTH)
Hawaii	48.05	\$6.21	\$12.41	\$5.86	\$18.88	\$5.90	\$2.50	\$4.05
California	27.33	\$3.53	\$7.06	\$3.33	\$10.74	\$3.36	\$1.42	\$2.30
Massachusetts	24.52	\$3.17	\$6.33	\$2.99	\$9.63	\$3.01	\$1.28	\$2.07
New York	23.56	\$3.04	\$6.09	\$2.87	\$9.26	\$2.90	\$1.23	\$1.99
Alaska	23.42	\$3.03	\$6.05	\$2.86	\$9.20	\$2.88	\$1.22	\$1.97
District of Columbia	23.38	\$3.02	\$6.04	\$2.85	\$9.19	\$2.87	\$1.22	\$1.97
Rhode Island	22.70	\$2.93	\$5.86	\$2.77	\$8.92	\$2.79	\$1.18	\$1.91
Maine	22.24	\$2.87	\$5.75	\$2.71	\$8.74	\$2.73	\$1.16	\$1.88
New Hampshire	21.22	\$2.74	\$5.48	\$2.59	\$8.34	\$2.61	\$1.10	\$1.79
Vermont	21.22	\$2.74	\$5.48	\$2.59	\$8.34	\$2.61	\$1.10	\$1.79
Connecticut	19.62	\$2.53	\$5.07	\$2.39	\$7.71	\$2.41	\$1.02	\$1.65
New Jersey	18.47	\$2.39	\$4.77	\$2.25	\$7.26	\$2.27	\$0.96	\$1.56
Maryland	16.84	\$2.18	\$4.35	\$2.05	\$6.62	\$2.07	\$0.88	\$1.42
Michigan	16.63	\$2.15	\$4.30	\$2.03	\$6.53	\$2.04	\$0.87	\$1.40
Alabama	14.67	\$1.89	\$3.79	\$1.79	\$5.76	\$1.80	\$0.76	\$1.24
Illinois	14.53	\$1.88	\$3.75	\$1.77	\$5.71	\$1.79	\$0.76	\$1.23
Delaware	14.40	\$1.86	\$3.72	\$1.76	\$5.66	\$1.77	\$0.75	\$1.21
Colorado	14.19	\$1.83	\$3.67	\$1.73	\$5.58	\$1.74	\$0.74	\$1.20
Indiana	14.15	\$1.83	\$3.66	\$1.73	\$5.56	\$1.74	\$0.74	\$1.19
Wisconsin	14.05	\$1.81	\$3.63	\$1.71	\$5.52	\$1.73	\$0.73	\$1.18
Tennessee	13.94	\$1.80	\$3.60	\$1.70	\$5.48	\$1.71	\$0.73	\$1.18
Mississippi	13.83	\$1.79	\$3.57	\$1.69	\$5.43	\$1.70	\$0.72	\$1.17
Ohio	13.77	\$1.78	\$3.56	\$1.68	\$5.41	\$1.69	\$0.72	\$1.16
Minnesota	13.68	\$1.77	\$3.53	\$1.67	\$5.37	\$1.68	\$0.71	\$1.15
Montana	13.48	\$1.74	\$3.48	\$1.64	\$5.30	\$1.66	\$0.70	\$1.14
Pennsylvania	13.33	\$1.72	\$3.44	\$1.63	\$5.24	\$1.64	\$0.69	\$1.12
Iowa	12.79	\$1.65	\$3.30	\$1.56	\$5.02	\$1.57	\$0.67	\$1.08
Missouri	12.71	\$1.64	\$3.28	\$1.55	\$4.99	\$1.56	\$0.66	\$1.07
Arizona	12.47	\$1.61	\$3.22	\$1.52	\$4.90	\$1.53	\$0.65	\$1.05
Kentucky	12.40	\$1.60	\$3.20	\$1.51	\$4.87	\$1.52	\$0.65	\$1.05
Kansas	12.27	\$1.58	\$3.17	\$1.50	\$4.82	\$1.51	\$0.64	\$1.03
Georgia	11.91	\$1.54	\$3.08	\$1.45	\$4.68	\$1.46	\$0.62	\$1.00
Washington	11.77	\$1.52	\$3.04	\$1.44	\$4.62	\$1.45	\$0.61	\$0.99
Louisiana	11.64	\$1.50	\$3.01	\$1.42	\$4.57	\$1.43	\$0.61	\$0.98

REGION	US CENTS PER KWH	LODGING (\$/M ² /MONTH)	INPATIENT HEALTH (\$/M ² /MONTH)	OFFICE (\$/M ² /MONTH)	FOOD SERVICE (\$/M ² /MONTH)	RETAIL (\$/M ² /MONTH)	WAREHOUSE (\$/M ² /MONTH)	EDUCATION (\$/M ² /MONTH)
South Carolina	11.62	\$1.50	\$3.00	\$1.42	\$4.57	\$1.43	\$0.60	\$0.98
Arkansas	11.54	\$1.49	\$2.98	\$1.41	\$4.53	\$1.42	\$0.60	\$0.97
Florida	11.47	\$1.48	\$2.96	\$1.40	\$4.51	\$1.41	\$0.60	\$0.97
South Dakota	11.35	\$1.47	\$2.93	\$1.38	\$4.46	\$1.39	\$0.59	\$0.96
West Virginia	11.09	\$1.43	\$2.86	\$1.35	\$4.36	\$1.36	\$0.58	\$0.94
Utah	10.99	\$1.42	\$2.84	\$1.34	\$4.32	\$1.35	\$0.57	\$0.93
Virginia	10.99	\$1.42	\$2.84	\$1.34	\$4.32	\$1.35	\$0.57	\$0.93
New Mexico	10.82	\$1.40	\$2.80	\$1.32	\$4.25	\$1.33	\$0.56	\$0.91
Oregon	10.59	\$1.37	\$2.74	\$1.29	\$4.16	\$1.30	\$0.55	\$0.89
North Carolina	10.51	\$1.36	\$2.72	\$1.28	\$4.13	\$1.29	\$0.55	\$0.89
Wyoming	10.01	\$1.29	\$2.59	\$1.22	\$3.93	\$1.23	\$0.52	\$0.84
Idaho	9.92	\$1.28	\$2.56	\$1.21	\$3.90	\$1.22	\$0.52	\$0.84
Oklahoma	9.90	\$1.28	\$2.56	\$1.21	\$3.89	\$1.22	\$0.52	\$0.83
Nevada	9.83	\$1.27	\$2.54	\$1.20	\$3.86	\$1.21	\$0.51	\$0.83
Nebraska	8.82	\$1.14	\$2.28	\$1.08	\$3.47	\$1.08	\$0.46	\$0.74
Texas	8.66	\$1.12	\$2.24	\$1.06	\$3.40	\$1.06	\$0.45	\$0.73
North Dakota	8.02	\$1.04	\$2.07	\$0.98	\$3.15	\$0.99	\$0.42	\$0.68

WHAT TO TAKE AWAY

Electricity costs 6.0 times more in Hawaii than in North Dakota, but the bigger lever is the building: the same tariff produces very different bills depending on whether the floorspace is a kitchen or a warehouse. Compare on cost per square metre, not on cents per kilowatt hour.

WHERE IT CAME FROM

- US Energy Information Administration — Electricity retail sales

(<https://www.eia.gov/opendata/>)

US federal government — public domain · published monthly
- EIA Commercial Buildings Energy Consumption Survey (CBECS) 2018

(<https://www.eia.gov/consumption/commercial/>)

US federal government — public domain · published approximately every six years

WHEN THIS PAGE CHANGES NEXT

EIA publishes commercial electricity prices monthly, about two months after the period ends, so this page changes roughly every month. The CBECS intensity figures behind the derived columns update only every six years or so. The pipeline checks every week.

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Claire Densmore, "What commercial electricity costs, by US state", APXX0, 2026. <https://apxxo.com/en-us/data/commercial-electricity-cost/>

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AS AT 2025 (PROVISIONAL) · BLS 2025 · FX 2026-09-15

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