

**SINGLE-FAMILY HOMES CONSTRUCTION COST BREAKDOWN HISTORY<sup>5</sup>**

<b>Construction Cost Breakdown</b>	<b>1998</b>	<b>2002</b>	<b>2004</b>	<b>2007</b>	<b>2009</b>	<b>2011</b>	<b>2013</b>	<b>2015</b>	<b>2017</b>	<b>2019</b>	<b>2022</b>	<b>2024</b>
<b>I. Site Work (sum of A to E)</b>							<b>6.8%</b>	<b>5.6%</b>	<b>6.7%</b>	<b>6.2%</b>	<b>7.4%</b>	<b>7.6%</b>
A. Building Permit Fees	0.9%	1.3%	0.8%	1.7%	1.9%	1.7%	1.5%	1.2%	1.7%	1.7%	2.1%	1.8%
B. Impact Fee	1.0%	1.6%	1.1%	1.4%	1.4%	1.5%	1.3%	0.6%	0.9%	1.3%	1.3%	1.5%
C. Water & Sewer Fees Inspections	1.0%	1.4%	1.2%	1.6%	1.7%	1.6%	1.8%	1.4%	2.0%	1.5%	1.5%	1.5%
D. Architecture, Engineering							1.5%	1.6%	1.4%	1.5%	1.2%	1.5%
E. Other							0.7%	0.7%	0.7%	0.2%	1.3%	1.4%
<b>II. Foundations (sum of F to G)</b>							<b>9.5%</b>	<b>11.6%</b>	<b>10.8%</b>	<b>11.8%</b>	<b>11.0%</b>	<b>10.5%</b>
F. Excavation, Foundation, Concrete, Retaining walls, and Backfill	9.6%	6.9%	9.9%	7.0%	7.1%	9.3%	9.3%	11.3%	10.7%	11.3%	10.1%	10.0%
G. Other							0.2%	0.3%	0.1%	0.5%	0.9%	0.4%
<b>III. Framing (sum of H to L)</b>							<b>19.1%</b>	<b>18.0%</b>	<b>17.3%</b>	<b>17.4%</b>	<b>20.5%</b>	<b>16.6%</b>
H. Framing (including roof)	20.2%	18.4%	21.3%	15.8%	15.6%	13.5%	14.8%	15.4%	15.0%	13.7%	15.5%	11.6%
I. Trusses (if not included above)							2.2%	1.3%	1.6%	2.1%	2.9%	3.0%
J. Sheathing (if not included above)	NA	0.9%	1.4%	1.6%	1.7%	1.2%	0.9%	0.4%	0.3%	1.1%	1.4%	1.5%
K. General Metal, Steel	1.1%	0.8%	0.3%	0.8%	0.7%	0.5%	0.7%	0.4%	0.3%	0.3%	0.3%	0.4%
L. Other							0.5%	0.3%	0.1%	0.2%	0.4%	0.0%
<b>IV. Exterior Finishes (sum of M to P)</b>							<b>14.4%</b>	<b>15.0%</b>	<b>13.9%</b>	<b>14.1%</b>	<b>11.8%</b>	<b>13.4%</b>
M. Exterior Wall Finish							6.8%	7.2%	6.5%	6.5%	5.0%	5.7%
N. Roofing	2.6%	2.6%	2.2%	3.2%	3.8%	2.9%	3.2%	3.5%	3.3%	3.4%	2.9%	3.9%
O. Windows and Doors (including garage door)							4.1%	4.2%	3.9%	4.0%	3.4%	3.7%
P. Other							0.2%	0.2%	0.3%	0.2%	0.4%	0.1%
<b>V. Major Systems Rough-ins (sum of Q to T)</b>							<b>13.4%</b>	<b>13.1%</b>	<b>13.8%</b>	<b>14.7%</b>	<b>17.9%</b>	<b>19.2%</b>
Q. Plumbing (except fixtures)	5.9%	5.4%	5.3%	5.4%	5.3%	6.0%	4.8%	4.3%	4.6%	5.0%	5.8%	6.3%
R. Electrical (except fixtures)	3.8%	3.3%	3.4%	3.9%	3.7%	4.4%	4.0%	4.2%	4.2%	4.6%	6.1%	6.4%
S. HVAC	4.1%	4.2%	3.7%	3.9%	4.0%	4.8%	4.5%	4.4%	4.7%	4.8%	5.6%	6.3%
T. Other							0.1%	0.3%	0.2%	0.3%	0.4%	0.2%

Source: NAHB Construction Cost Surveys, 1998-2024

**Home and Lot Size**

The average single-family home size in the **2024 NAHB Construction Cost Survey is 2,647 sq. ft.** of finished floor space. This is an increase of 86 sq. ft. from 2022 (2,561 sq. ft.), but still below what the average had been in 2015 and 2017. Historically, average square footage in the NAHB survey has tended to move in the same direction as in the Census Bureau’s series with a lag, and with wider fluctuations, as you would expect from the smaller sample size.

<sup>5</sup> Due to rounding, percentages of components and subcomponents might not equal grand and subtotals.

**SINGLE -FAMILY HOMES CONSTRUCTION COST BREAKDOWN HISTORY<sup>6</sup>**

*Continued*

<b>Construction Cost Breakdown</b>	<b>1998</b>	<b>2002</b>	<b>2004</b>	<b>2007</b>	<b>2009</b>	<b>2011</b>	<b>2013</b>	<b>2015</b>	<b>2017</b>	<b>2019</b>	<b>2022</b>	<b>2024</b>
<b>VI. Interior Finishes (sum of U to AE)</b>							<b>29.3%</b>	<b>29.6%</b>	<b>28.6%</b>	<b>25.4%</b>	<b>24.0%</b>	<b>24.1%</b>
U. Insulation	1.4%	1.6%	1.4%	1.6%	1.5%	1.8%	1.9%	2.2%	2.2%	1.7%	1.7%	1.6%
V. Drywall	5.5%	5.3%	4.9%	5.1%	5.1%	4.4%	3.8%	4.1%	4.4%	3.6%	3.4%	3.3%
W. Interior Trims, Doors, and Mirrors							4.3%	4.3%	4.6%	3.6%	3.2%	3.0%
X. Painting	3.8%	3.6%	3.6%	3.4%	3.4%	3.3%	3.4%	3.1%	3.0%	2.8%	2.2%	2.6%
Y. Lighting	1.0%	0.8%	0.9%	1.0%	1.1%	1.2%	1.2%	1.2%	1.3%	1.2%	1.1%	1.3%
Z. Cabinets, Countertops	5.0%	4.3%	6.6%	5.7%	5.6%	5.6%	5.2%	5.5%	5.0%	4.6%	4.5%	4.5%
AA. Appliances	1.3%	1.2%	1.3%	1.7%	1.6%	2.0%	1.7%	1.5%	1.5%	1.6%	1.6%	1.8%
AB. Flooring	4.8%	4.3%	4.2%	5.0%	5.1%	4.5%	5.0%	4.6%	4.3%	4.0%	3.3%	3.6%
AC. Plumbing Fixtures							1.7%	1.5%	1.3%	1.4%	1.3%	1.9%
AD. Fireplace							0.8%	1.0%	0.6%	0.6%	0.4%	0.6%
AE. Other							0.2%	0.5%	0.4%	0.3%	1.2%	0.2%
<b>VII. Final Steps (sum of AF to AJ)</b>							<b>6.6%</b>	<b>6.8%</b>	<b>7.0%</b>	<b>6.8%</b>	<b>5.9%</b>	<b>6.5%</b>
AF. Landscaping	1.8%	2.5%	2.6%	2.8%	3.2%	3.5%	2.3%	2.1%	2.5%	2.2%	2.3%	2.2%
AG. Outdoor Structures (deck, patio, porches)	0.7%	0.7%	1.0%	0.7%	0.9%	1.0%	1.2%	1.5%	1.3%	1.2%	0.6%	1.1%
AH. Driveway	1.5%	1.6%	1.3%	1.4%	1.4%	1.5%	1.5%	2.2%	1.9%	2.2%	2.2%	2.3%
AI. Clean Up							0.9%	0.7%	1.1%	1.0%	0.6%	0.7%
AJ. Other							0.7%	0.3%	0.3%	0.1%	0.2%	0.2%
<b>VIII. Other</b>							<b>0.9%</b>	<b>0.5%</b>	<b>2.0%</b>	<b>3.8%</b>	<b>1.5%</b>	<b>2.1%</b>
<b>TOTAL</b>	<b>\$ 124,276</b>	<b>\$ 151,671</b>	<b>\$ 192,846</b>	<b>\$ 219,015</b>	<b>\$ 222,511</b>	<b>\$ 184,125</b>	<b>\$ 246,453</b>	<b>\$ 289,415</b>	<b>\$ 237,760</b>	<b>\$ 296,792</b>	<b>\$ 392,241</b>	<b>\$ 428,215</b>

Source: NAHB Construction Cost Surveys, 1998-2024

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