



New Home Cost Case Studies

As unhelpful as square foot pricing can be, it's what the industry uses. What you need to know is that 10 different builders will calculate square foot pricing 10 different ways.

Knowing the difference makes all the difference!

Further complicating matters are site costs. Are they included in the builder's square foot price? If excluded, what is considered a site cost and what is not? What is the range of site costs?

We calculate the square feet of a home as follows:

- From the exterior of the walls
- Every level of the home is added together
- Every space with walls under roof, whether finished or unfinished; including garages, breezeways, screened porches, etc.

We don't include site costs in our square foot pricing.

- Site costs are highly variable, dependent upon the particular property the home is placed on. These include the cost of design, the property itself, excavation, driveway, well and septic (or water and sewer hookup), gas and electrical, retaining walls and landscaping, appliances, and photovoltaic (PV) panels. Site costs can run from less than \$20,000 to well over \$50,000; plus the property, appliances, and PV.
- The costs we do include are not dependent upon the specifics of the site, but on the specifications of the print itself, plus selections you the homeowner get to make.

In general, more levels in a home decreases your cost/sq.ft., and a basement is cost-effective space if you can use the space! Calculated over all the square feet under roof, our projects have spanned from \$85/sq.ft. to over \$150/sq.ft. not including site costs.





THE BRADFORD \$312,000 (\$85/sq.ft.)

- 2 levels, basement and main
- 4 bedrooms, 2.5 bathrooms, 2 stall garage
- Lower level partially finished
- 3,128 sq.ft. home, plus 539 sq.ft. garage



THE EMPTY NEST \$195,000 (\$118/sq.ft.)

- 1 level, no basement
- 2 bedrooms, 2 bathrooms, 1.5 stall garage
- 1,260 sq.ft. home, plus 396 sq.ft. finished garage



THE MODERN CONCRETE HOME \$490,000 (\$135/sq.ft.)

- 2 levels, basement and main
- 3 bedrooms, 2.5 bathrooms, 3 stall garage
- Large workshop and back patio, amazing finishes
- 2,286 sq.ft. home, plus 1,348 partially finished garage/workshop



THE PRICKLY PEAR RESIDENCE \$486,000 (\$145/sq.ft.)

- 1 level, no basement
- 3 bedrooms, 3 bathrooms, 2.5 stall garage
- Large screened porch, breezeway, amazing finishes
- 2,120 sq.ft. home, 456 sq.ft. screen porch and breezeway, 784 sq.ft. garage



THE ONEKAMA \$325,000 (\$150/sq.ft.)

- 1 level, no basement
- 2 bedrooms, 1.5 bathrooms, 2 stall garage
- Radiant heat, excellent finishes
- 1,596 sq.ft. home, plus 576 sq.ft. garage



THE MODERN FARMHOUSE \$413,000 (\$150/sq.ft.)

- 2 levels, no basement
- 3 bedrooms, 2.5 bathrooms, 3 stall garage
- Large attic storage, excellent finishes
- 2,043 sq.ft. home, plus 720 sq.ft. garage

