

What It Really Costs To Build Your Home With Brick in Colorado

The Five Step, Five-Minute Process That Every Home Builder & Buyer Should Memorize

1. What Does Brick Really Cost per Square Foot?

	CO Industry Estimate				Builder's Estimate			
	Cost/1,000	Unit	#Brick/sf	Cost/sf	Cost/1,000	Unit	#Brick/sf	Cost/sf
Modular Size Brick	\$ 280/m	.28	x 7	\$1.96	_____	_____	x 7	_____
Labor & Other Materials <i>(incl. sand, lintels, mortar & cleaning)</i>	\$1,010/m	1.01	x 7	\$7.07	_____	_____	x 7	_____
Total Net Cost per Square Foot		1.29	x 7	\$9.03 sf		_____	x 7	_____
<i>It is assumed that the brickwork being performed is 1 or 1-1/2 stories in height, running bond, including sills and accommodation for window/door openings. Fancy patterns, brick repair/replacement, and other special brickwork are extra.</i>								

2. How Many Wall Square Feet Will Be Built?

(2,150 sf house, plus 600 sf garage, measuring 50' x 55')

	Length	x	Height	=	Gross Wall Area	(less) Openings	=	Net Wall Area	Your Net Wall Area
Front	50'	x	16'	=	800 sf	- (30%) 240 sf	=	560 sf	_____
Back	50'	x	16'	=	800 sf	- (25%) 200 sf	=	600 sf	_____
Side (1)	55'	x	16'	=	880 sf	- (10%) 88 sf	=	792 sf	_____
Side (2)	55'	x	16'	=	880 sf	- (10%) 88 sf	=	792 sf	_____
Gross Wall Area					3,360 sf	Net Wall Area	=	2,744 sf	_____
If cladding 50% of home with brick, Net Wall Area of Brick								=	1,372 sf

3. What Do Vinyl, Hardboard, and Synthetic Stucco Really Cost?

	CO Industry Estimate			Builder's Estimate		
	Hardboard	Vinyl	Syn. Stucco	Vinyl	Hardboard	Syn. Stucco
Total Net Cost Per SF	\$4.73	\$5.50	\$7.00	_____	_____	_____
<i>(including cost of paint or stain, where applicable)</i>						

4. How Much More Does Brick Add to the Construction Cost?

	CO Industry Estimate				Builder's Estimate			
	Net Wall sf	x	Cost/sf	=	Wall Cost	Net Wall sf	x	Cost/sf
Brick	1,372 sf	x	\$ 9.03	=	\$ 12,390	_____		_____
Hardboard <i>(subtract)</i>	1,372 sf	x	\$ 4.73	=	\$ 6,490	_____		_____
Brick's Extra Cost				=	\$ 5,900			_____

Note: Subtract the estimated cost of the non-brick walls from brick's cost.
Brick's extra cost is the difference between the brick and non-brick wall costs.

5. Selling Price of the Brick Home vs. the Non-Brick Home

Selling Price for a 2,150 sf all-siding home (plus 600 sf garage) on a typical lot:	\$225,000	\$225,000	\$225,000
Plus net cost of substituting brick in place of siding on 50% of the home's exterior:	\$ 5,900	5,900	5,900
<u>Additional Foundation Cost:</u>			
Add steel angle and up to 4" to strip footing & stem wall concrete foundation/basement <i>(If builder uses caisson with stem wall foundation/basement system to accommodate expansive soils, cost to add steel angle only is \$850, raising the total cost of the brick house by 3.75% - 6 %, depending on builder markup)</i>	\$ 1,444	1,444	1,444
PLUS, Builder Profit on additional brick & foundation cost:	(+25%) 1,836	(+50%) 3,672	(+100%) 7,344
Selling Price for the 50% brick home rises to:	\$234,180	\$236,016	\$239,688
Actual percentage brick & foundation adds to the selling price:	+ 4.1%	+ 4.9%	+ 6.5%