

2025 REPORT

# Residential + Commercial Reconstruction Cost Analysis



Study of square foot valuations — comparing 2023 and 2024

*Hausch*  
&COMPANY

# ABOUT OUR STUDY

Hausch & Company conducted this study using the Xactimate Valuation tool to analyze reconstruction costs for residential and commercial properties, comparing data from September 2023 to January 2025. The study maintained consistent construction criteria for both property types and evaluated the same 24 states.

The analysis of cost per square foot revealed that residential buildings in all 24 states experienced an increase of 3.17%, while commercial buildings saw a larger increase of 7.09% across the same states.

Additionally, our findings indicate that interior finishes for both residential and commercial properties increased by an average of 5% in all 24 states, with Florida experiencing the largest increase at 8.32%. The cost of windows showed a significant rise in commercial buildings, increasing by 24.55%, whereas residential buildings saw a more modest increase of 2.89%.

**\*Data on file. Please email [claims@hauschco.com](mailto:claims@hauschco.com) for more information.**

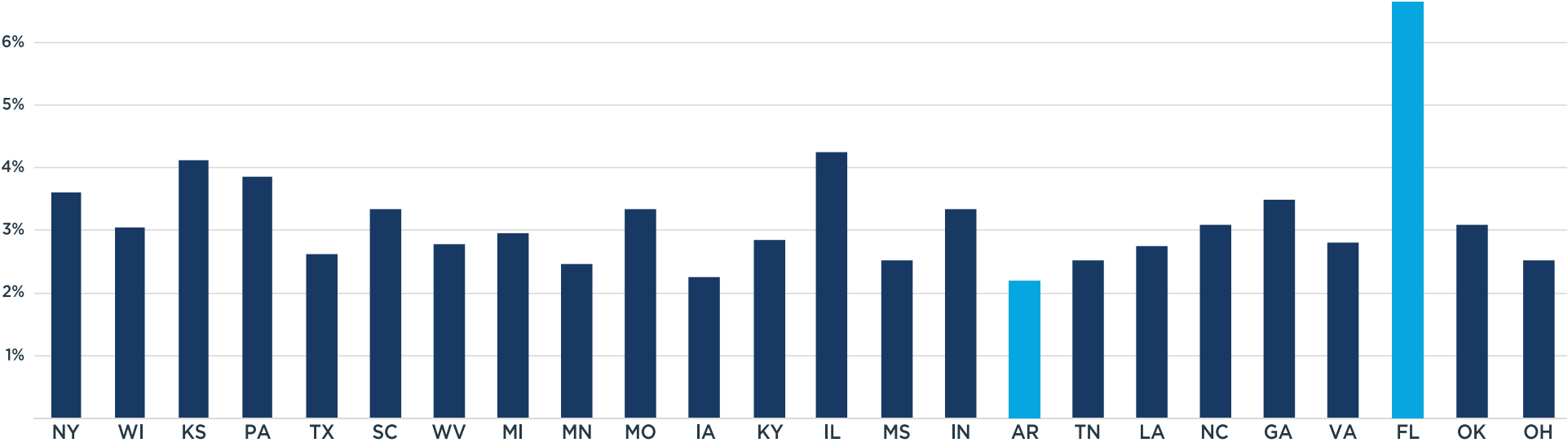


## KEY FINDINGS

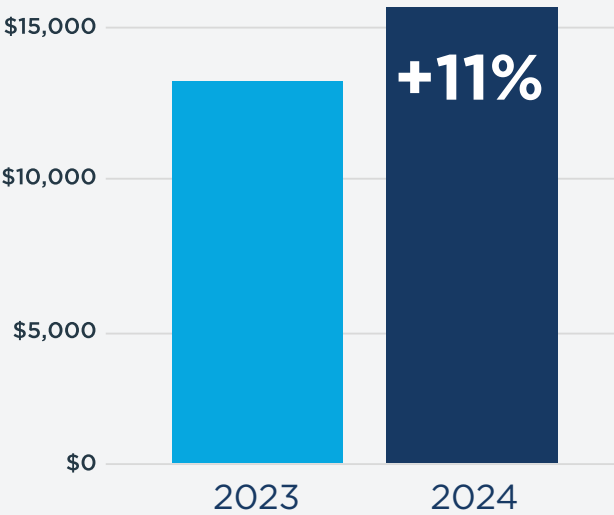
- Reconstruction costs for commercial properties increased year-over-year in all 24 states within the study — averaging a 7% increase.
- All reconstruction costs have increased within the commercial industry, with the top three being windows (24.55%), interior footings (16.47%) and foundation (15.85%).
- Within the residential industry, almost all reconstruction materials increased within the 2 - 5% range, with Heating/AC being the lowest at a 1.89% increase, and interior finishes being the highest at an ~5% increase.



# % CHANGES IN RESIDENTIAL RECONSTRUCTION COSTS BY STATE FROM 2023 - 2024



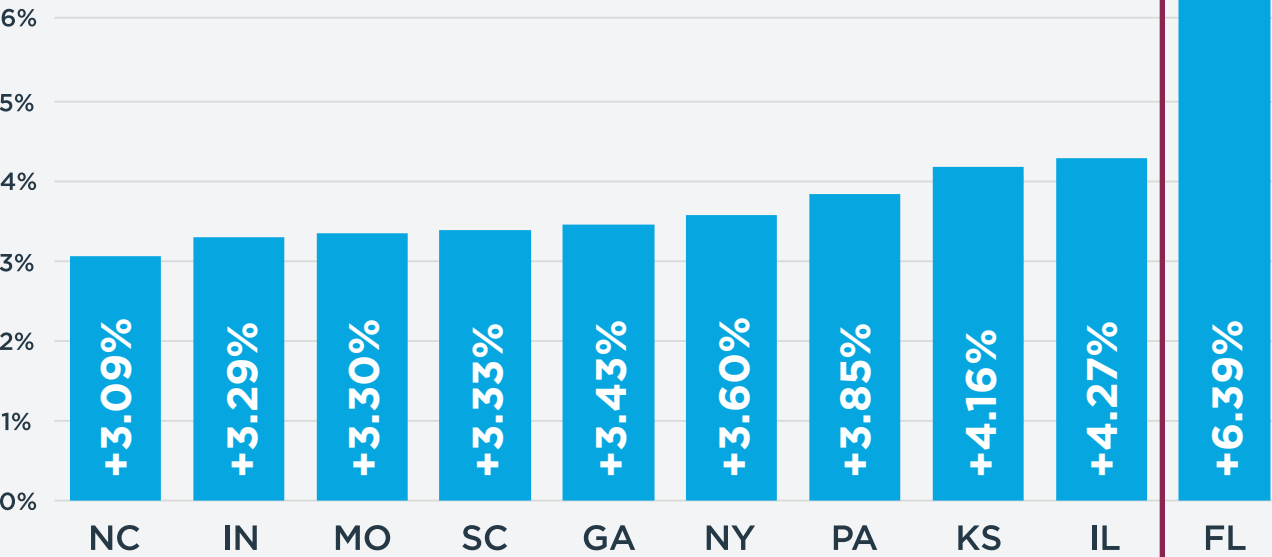
## COST OF ELECTRICAL FOR RESIDENTIAL PROPERTIES IN FL



All states in the study experienced an increase in reconstruction costs for residential properties when compared to costs in 2023. The most significant impact this past year on reconstruction costs was interior finishes, which increased ~5% year-over-year. **Florida experienced the largest increase for electrical at ~11%.**



# 10 STATES WITH THE HIGHEST % CHANGE IN RECONSTRUCTION COSTS FOR **RESIDENTIAL** PROPERTIES



**FLORIDA RECONSTRUCTION COSTS  
FOR RESIDENTIAL PROPERTIES**

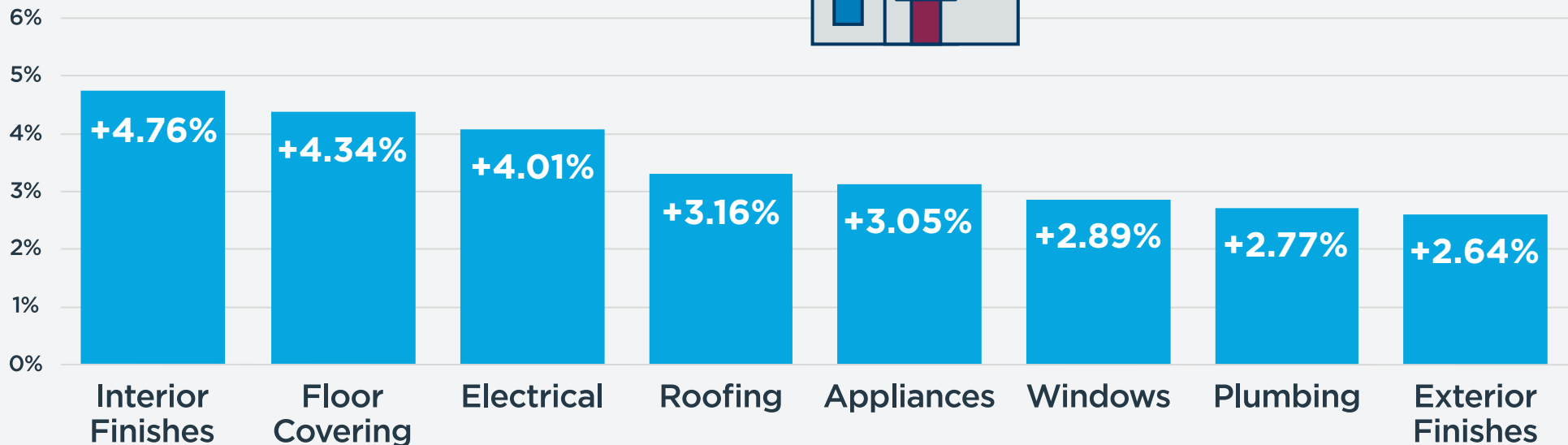
Construction Type	Sept. 2023 \$	Jan. 2025 \$	% Change
Electrical	\$13,730.48	\$15,417.91	+10.94%
Specialty Features	\$218.40	\$241.02	+9.39%
Plumbing	\$9,963.06	\$10,958.50	+9.08%
Interior Finishes	\$50,975.60	\$55,599.49	+8.32%
Roofing	\$11,469.17	\$12,314.08	+6.86%
Exterior Finishes	\$31,501.20	\$33,613.17	+6.28%
Appliances	\$1,538.03	\$1,630.87	+5.69%

Residential properties in the study had a 3.17% average increase year-over-year in reconstruction costs. Florida had the largest increase at 6.39%, with electrical having the most significant change — +10.94%.



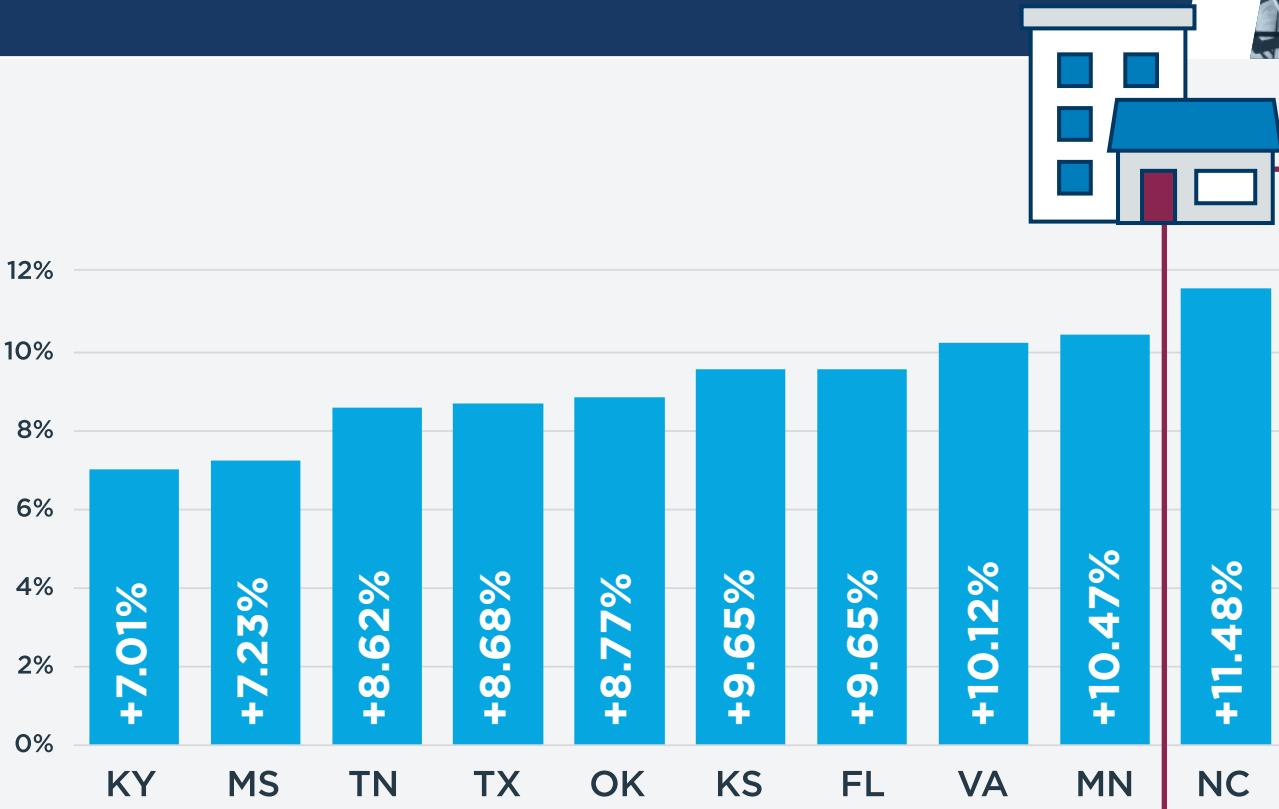


# % CHANGE IN RECONSTRUCTION COSTS FOR **RESIDENTIAL** PROPERTIES BY CONSTRUCTION TYPE



While interior finish costs experienced an average ~5% increase year-over-year, all other reconstruction costs increased by an average of 3%.

# 10 STATES WITH THE HIGHEST % CHANGE IN RECONSTRUCTION COSTS FOR **COMMERCIAL** PROPERTIES



**NORTH CAROLINA RECONSTRUCTION COSTS FOR COMMERCIAL PROPERTIES**

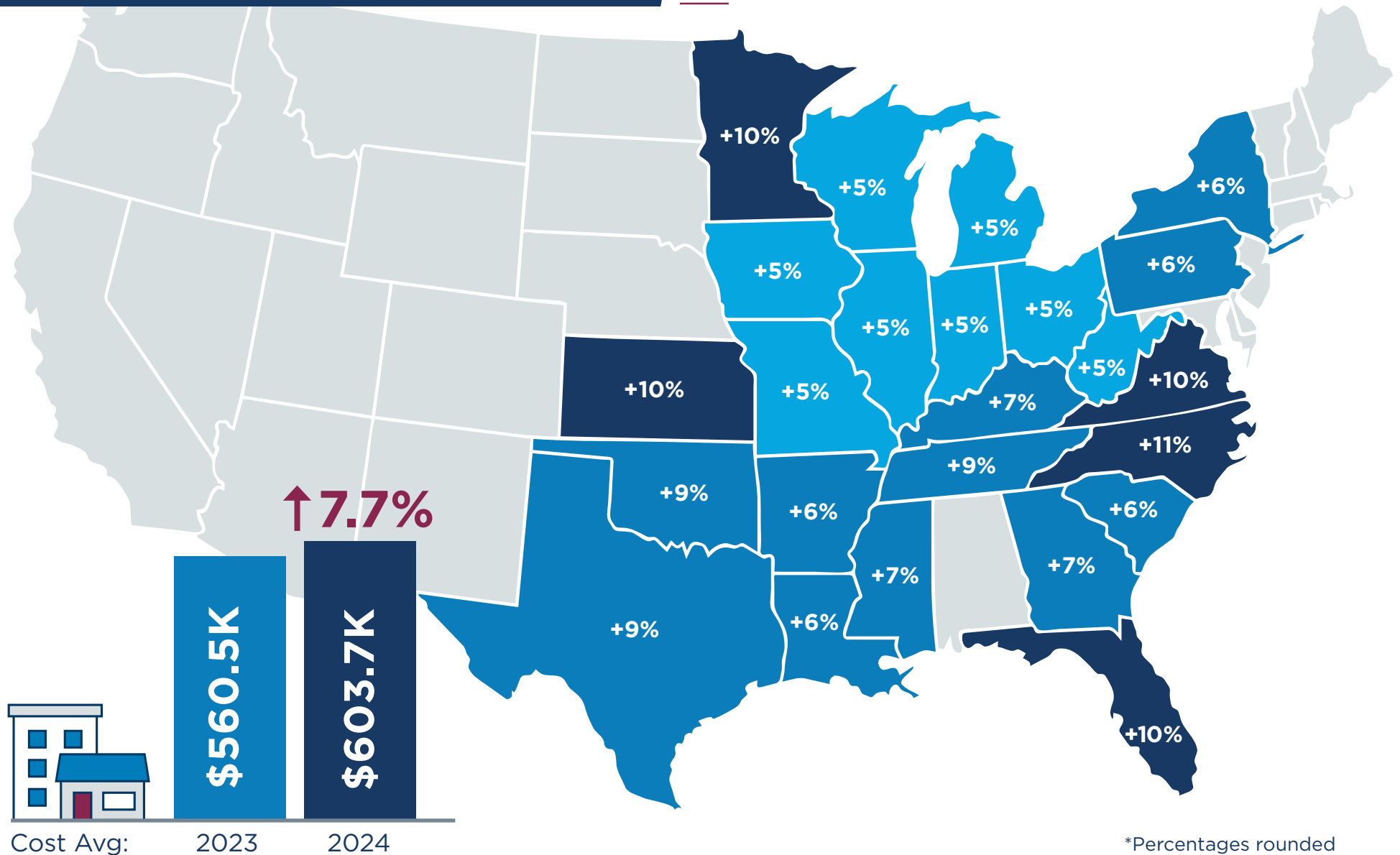
Construction Type	Sept. 2023 \$	Jan. 2025 \$	% Change
Windows	\$8,217.92	\$11,033.58	↑ +25.52%
Interior Footings	\$4,950.22	\$6,555.78	↑ +24.49%
Foundation	\$104,620.07	\$135,058.36	↑ +22.54%
Floor Covering	\$16,618.40	\$20,382.80	↑ +18.47%
Site Prep	\$8,294.97	\$9,624.81	↑ +13.82%
Interior Finishing	\$29,350.87	\$33,525.68	↑ +12.45%
Structure	\$194,461.31	\$213,907.07	↑ +9.09%

Commercial properties in the study had a 7% average increase year-over-year in reconstruction costs. North Carolina had the largest increase at 11.48%, with windows having the most significant change — +25.52%.



# OVERVIEW OF % CHANGE IN RECONSTRUCTION COSTS FOR **COMMERCIAL** PROPERTIES

Commercial properties had an average **7% increase year-over-year** for reconstruction costs per square foot, with North Carolina having the highest increase (11.48%) and Iowa having the smallest increase (4.79%).

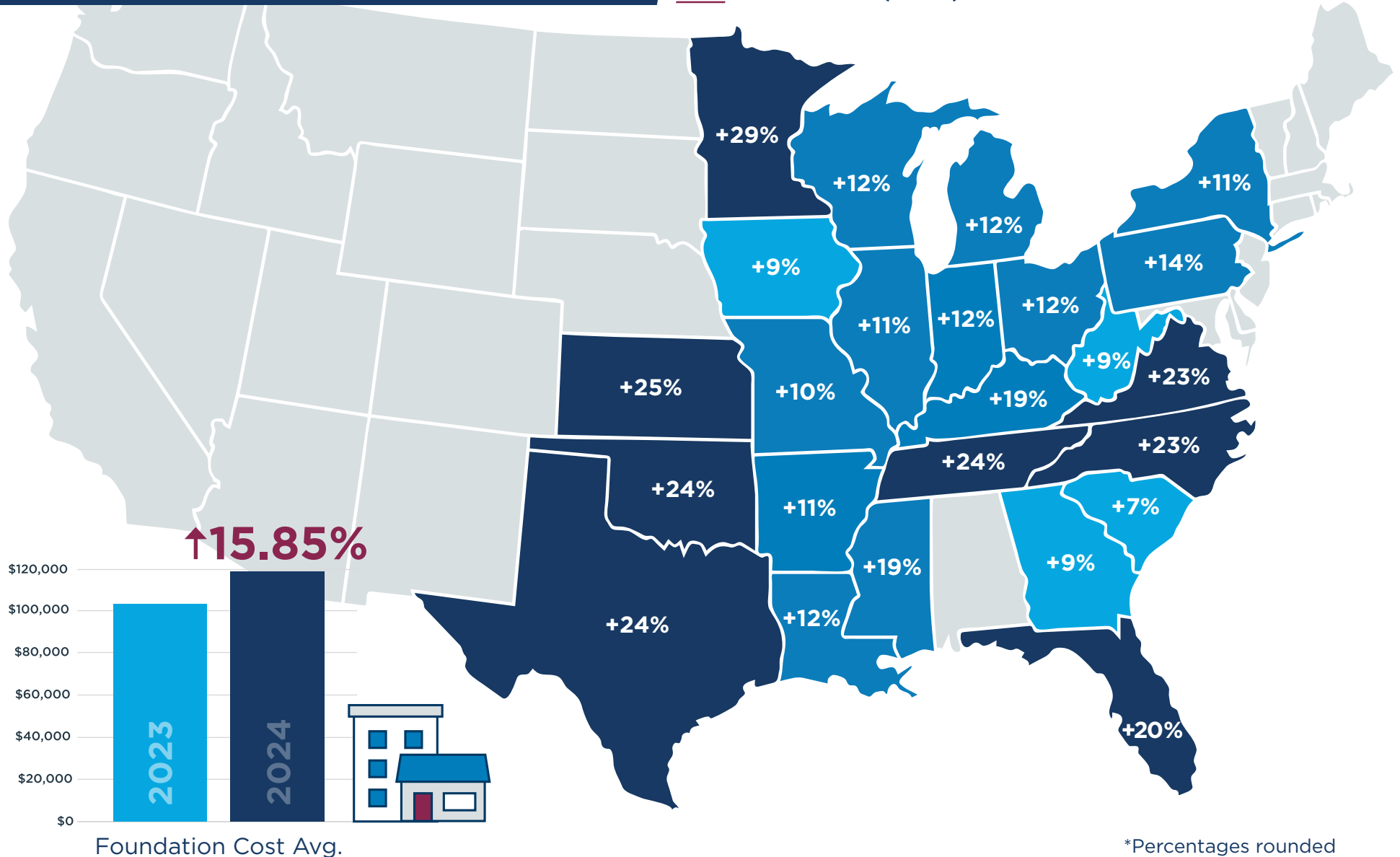


\*Percentages rounded



# % CHANGE OF **FOUNDATION** RECONSTRUCTION COSTS FOR **COMMERCIAL** PROPERTIES

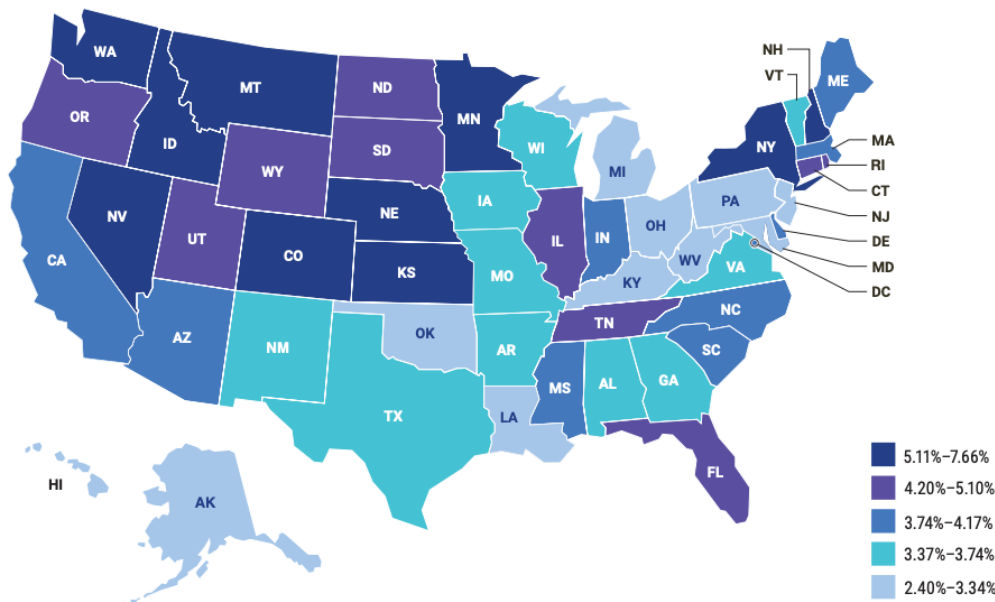
Commercial properties had almost a **16% average increase year-over-year for foundation reconstruction costs**, with Minnesota having the highest increase (29.37%) and South Carolina having the lowest (6.7%).



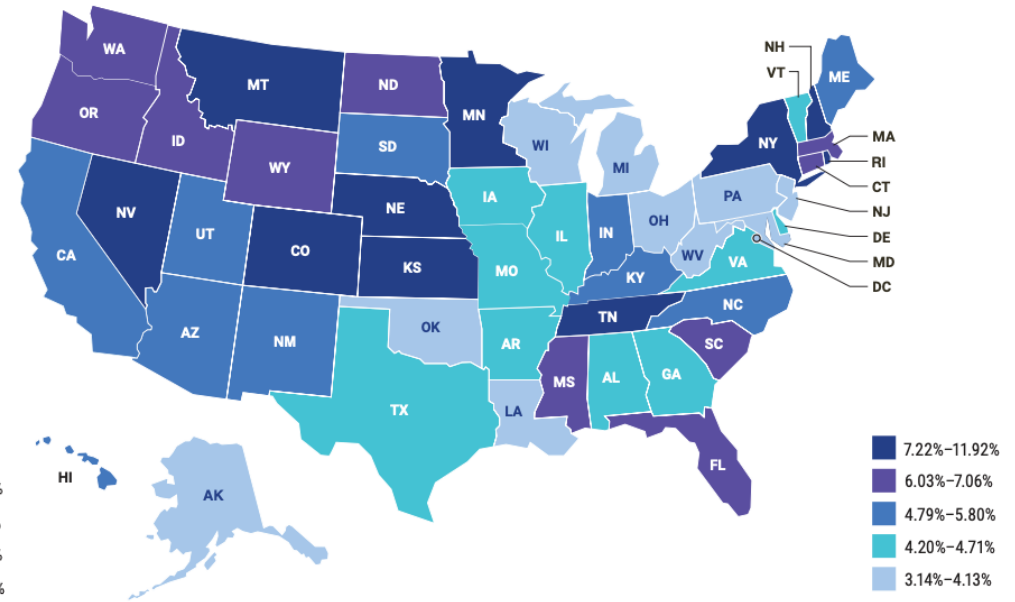
# VERISK 360Value® QUARTERLY RECONSTRUCTION COST ANALYSIS | Q4 2024: USA

Xactimate's analysis used over 5 million estimates per year to generate the cost averages displayed below. **Our study's state data on minimum to average reconstruction aligns with their national findings.**

Changes in residential reconstruction costs by state



Changes in commercial reconstruction costs by state



\*States are grouped in quintiles; each range/color in the legend includes ten states. (Source: Verisk data) | © Verisk

The **360Value® Quarterly Reconstruction Cost Analysis** is derived from building cost research conducted by **Verisk** using the industry-leading **Xactimate®** estimating solution. All rates, percentages, increases, decreases, etc., are calculated as percentage changes from October 2023 to October 2024.

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