

Pre-Design Budget Exercise

In general, the cost of building a custom high performance home in Northern New Mexico can range from \$325 - over \$500 per square foot of heated living space. Where your project's costs will land in that range will be influenced by many factors, some of which are often unknown at pre-design. These include existing conditions of your chosen lot, topography, soil conditions, proximity to utilities, and ease of access. Also, Home Owner Association requirements, City or County restrictions and conditions of your recorded survey will influence cost. Then of course there are the design factors including the selections of finishes and fixtures, and overall design complexity of the home which will play an important role in final construction costs. The exercises below are a useful starting point in determining a realistic budget range to plan for, or conversely what size home is within your desired budget. From here, a clear path can be set to achieve a comprehensive design and detailed construction budget.

Basic Calculation	Total Area Under Roof	X	Typical Cost Range	=	Construction Budget Range
Example	4000 sf	X	\$235-\$360	=	\$940,000-\$1,440,000
Your Calculation		X	\$235-\$360	=	

Realtors and appraisers typically speak in terms of heated square footage. A home with 4000sf total area under roof, as in our example here, may include 2800 sf heated and 1200 sf unheated. $2800 \text{ sf} \times \$325\text{-}\$500 = \$910,000\text{-}\$1,400,000$. Another way to arrive at a very similar range.

Reverse	Construction Budget Goal	÷	Typical Cost Range	=	Total Area Under Roof to Design For
Example	\$950,000	÷	\$235-\$360	=	2638sf - 4042sf
Your Calculation		÷	\$235-\$360	=	

More Detailed Approach	Areas	X	Typical Cost Range	=	Construction Budget Goal
Heated Living Space	2800 sf	X	\$275-\$435	=	\$770,000-\$1,218,000
Enclosed Unheated	600 sf	X	\$125-\$150	=	\$75,000-\$90,000
Outdoor Covered Areas	600 sf	X	\$75-\$150	=	\$45,000-\$90,000
Outdoor Uncovered / Landscaped	500 sf	X	\$75-\$100	=	\$37,500-\$50,000
Projected Construction Budget				=	\$927,500-\$1,448,000

Your Project	Areas	X	Typical Cost Range	=	Construction Budget Goal
Heated Living Space		X	\$275-\$435	=	
Enclosed Unheated		X	\$125-\$150	=	
Outdoor Covered Areas		X	\$75-\$150	=	
Outdoor Uncovered / Landscaped		X	\$75-\$100	=	
Projected Construction Budget				=	
Add Design Costs to Projected Construction Budget				=	6%-10%

= Total Project Budget Goal

By completing this worksheet, you can gain a general sense of what to expect. Come meet with us, and we will refine this with you to make it tailored to your budget goals.

Please contact us, and we can start you on the path to realizing your dream home aspirations: 505-988-7230