BUILD COST ESTIMATOR

by Mix & Mesh

Zip 84604 · Utah · 3,500 sq ft

2026 Edition

Ranges, not fixed prices.

CONSTRUCTION-ONLY BUDGET

LOW	MID	HIGH	LUXURY
Builder Grade	Semi-Custom	Custom	Bespoke
$569,000	**$766,000**	**$985,000**	**$1,323,000**
to	to	to	to
$679,000	**$859,000**	**$1,176,000**	**$1,911,000**

What it costs to build the home: materials and labor for every category below, including the ordinary site work a normal lot needs (grading, permits, a short driveway). It does not include your land, unusual site conditions (a long driveway, a deep well, steep ground, or far-off utilities), your furnishings, or decorative lighting. Built from real regional cost data, the range shows where most builds at this level land.

MARKET / TURNKEY BENCHMARK

LOW	MID	HIGH	LUXURY
Builder Grade	Semi-Custom	Custom	Bespoke
$882,000	**$1,187,000**	**$1,527,000**	**$2,051,000**
to	to	to	to
$1,052,000	**$1,331,000**	**$1,823,000**	**$2,962,000**

Roughly what a comparable home costs already built, including the finished lot. The same site assumptions apply here, so a raw or difficult site will cost more. Land is the biggest variable, so treat this as a planning benchmark, not a firm price.

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LINE ITEMS BY CATEGORY

These are the line items that add up to your Construction-Only totals above, and each figure includes both the selections and the labor to install them. Read each row on its own and mix tiers by category: your build might sit at Semi-Custom overall while you take a metal roof from Custom, so your real budget lands between the column totals. Each tier reflects the scope and complexity typical at that level, not one specific product or method. Local conditions, like your area's usual foundation type, can move any line.

	LOW	MID	HIGH	LUXURY
STRUCTURAL CORE				
Foundation	Simple Footprint $82K - $98K	Moderate Complexity $104K - $117K	Complex Footprint $127K - $152K	Engineered System $161K - $233K
Framing & Structure	Standard $139K - $166K	Upgraded $177K - $198K	Engineered $216K - $258K	Steel & Exposed $274K - $396K
Roofing	Basic Asphalt $28K - $33K	Designer Shingle $35K - $39K	Metal $43K - $51K	Slate / Tile $54K - $78K
Windows & Exterior Doors	Vinyl $26K - $31K	Fiberglass $33K - $37K	Aluminum-Clad $40K - $48K	Steel / Custom $51K - $73K
Exterior Finishes	Vinyl / Basic Stucco $40K - $48K	Fiber Cement $51K - $57K	Stone / Metal Accents $62K - $74K	Real Stone / Artisan Finish $79K - $114K
MAJOR SYSTEMS				
Plumbing	Builder $49K - $58K	Designer $74K - $83K	Premium $105K - $125K	Imported / Luxury $152K - $220K
Electrical	Standard Wiring $20K - $24K	Added Circuits & Recessed $28K - $32K	Smart Controls (Lutron) $37K - $45K	Full Automation $51K - $74K
HVAC & Mechanical	Single-Zone $26K - $31K	Multi-Zone $33K - $37K	Variable-Speed $40K - $48K	High-Efficiency $51K - $73K
INTERIOR FINISHES				
Cabinetry & Millwork	Stock $49K - $58K	Semi-Custom $77K - $86K	Custom $113K - $134K	Bespoke $171K - $248K
Tile & Flooring	LVP / Ceramic $43K - $51K	Porcelain / Engineered Wood $63K - $70K	Hardwood / Designer Tile $83K - $99K	Custom Inlay / Slab Flooring $118K - $170K
Paint & Wall Finishes	Builder $40K - $48K	Designer $51K - $57K	Premium $62K - $74K	Specialty $79K - $114K
Interior Doors & Hardware	Hollow-Core $14K - $17K	Solid-Core $19K - $22K	Designer $26K - $31K	Pivot / Custom $37K - $53K
EQUIPMENT				
Appliances	Standard Suite $13K - $16K	Upgraded Suite $21K - $24K	Built-in $31K - $37K	Panel-Ready / Luxury Brand $45K - $65K

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