

SINGLE STORY TOWN HOUSE & DUPLEX FRAME SCHEDULES

QUALITY CLASS	MAX SQ FT	FAIR		FAIR		AVERAGE		AVERAGE		GOOD		GOOD		VERY GOOD	
		base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
	M&S PER UNIT SQFT	DF2		DV2		DF3		DV3		DF4		DV4		DF5	
900	450	\$87.25	\$92.10	\$93.36	\$98.55										
1000	500	\$85.50	\$90.25	\$91.49	\$96.57										
1100	550														
1200	600	\$82.00	\$86.56	\$87.74	\$92.62	\$96.00	\$101.34	\$102.72	\$108.43						
1300	650														
1400	700	\$79.50	\$83.92	\$85.07	\$89.79	\$93.00	\$98.17	\$99.51	\$105.04	\$126.75	\$133.80	\$135.62	\$143.16		
1500	750														
1600	800	\$77.00	\$81.28	\$82.39	\$86.97	\$90.00	\$95.00	\$96.30	\$101.65	\$123.00	\$129.84	\$131.61	\$138.93	\$143.00	\$150.95
1700	850														
1800	900	\$75.00	\$79.17	\$80.25	\$84.71	\$88.00	\$92.89	\$94.16	\$99.40	\$120.00	\$126.67	\$128.40	\$135.54	\$140.00	\$147.78
1900	950														
2000	1000	\$73.50	\$77.59	\$78.65	\$83.02	\$86.00	\$90.78	\$92.02	\$97.14	\$118.00	\$124.56	\$126.26	\$133.28	\$137.00	\$144.62
2100	1050														
2200	1100	\$72.00	\$76.00	\$77.04	\$81.32	\$84.00	\$88.67	\$89.88	\$94.88						
2300	1150														
2400	1200	\$70.50	\$74.42	\$75.44	\$79.63	\$82.50	\$87.09	\$88.28	\$93.18	\$113.00	\$119.28	\$120.91	\$127.63	\$131.00	\$138.28
2500	1250														
2600	1300	\$69.50	\$73.36	\$74.37	\$78.50	\$81.00	\$85.50	\$86.67	\$91.49						
2800	1400	\$68.00	\$71.78	\$72.76	\$76.81	\$80.00	\$84.45	\$85.60	\$90.36	\$109.00	\$115.06	\$116.63	\$123.11	\$127.00	\$134.06
3000	1500	\$67.00	\$70.73	\$71.69	\$75.68	\$78.50	\$82.86	\$84.00	\$88.67	\$108.00	\$114.00	\$115.56	\$121.99		
3200	1600	\$66.00	\$69.67	\$70.62	\$74.55	\$77.50	\$81.81	\$82.93	\$87.54	\$106.00	\$111.89	\$113.42	\$119.73	\$123.00	\$129.84
3400	1700	\$65.50	\$69.14	\$70.09	\$73.98	\$76.50	\$80.75	\$81.86	\$86.41	\$105.00	\$110.84	\$112.35	\$118.60	\$121.00	\$127.73
3600	1800	\$64.50	\$68.09	\$69.02	\$72.85	\$75.50	\$79.70	\$80.79	\$85.28	\$103.00	\$108.73	\$110.21	\$116.34	\$120.00	\$126.67
3800	1900	\$64.00	\$67.56	\$68.48	\$72.29					\$102.00	\$107.67	\$109.14	\$115.21	\$118.00	\$124.56
4000	2000	\$63.00	\$66.50	\$67.41	\$71.16	\$74.00	\$78.11	\$79.18	\$83.58	\$101.00	\$106.62	\$108.07	\$114.08	\$117.00	\$123.51
4200	2100													\$116.00	\$122.45
4400	2200	\$62.00	\$65.45	\$66.34	\$70.03	\$72.50	\$76.53	\$77.58	\$81.89	\$99.00	\$104.50	\$105.93	\$111.82	\$115.00	\$121.39
4600	2300													\$114.00	\$120.34
4800	2400	\$60.50	\$63.86	\$64.74	\$68.33	\$71.00	\$74.95	\$75.97	\$80.19	\$97.00	\$102.39	\$103.79	\$109.56	\$112.00	\$118.23
5200	2600					\$69.50	\$73.36	\$74.37	\$78.50	\$95.00	\$100.28	\$101.65	\$107.30	\$111.00	\$117.17
5600	2800					\$68.50	\$72.31	\$73.30	\$77.37	\$93.50	\$98.70	\$100.05	\$105.61	\$109.00	\$115.06
6000	3000									\$92.50	\$97.64	\$98.98	\$104.48	\$107.00	\$112.95
6400	3200									\$91.00	\$96.06	\$97.37	\$102.78	\$106.00	\$111.89
99999	99999														

1.16 Marshall and Swift Current Cost Multiplier for Central District of U.S.
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area

12/2021 update
 12/2021 update

TWO STORY TOWN HOUSE & DUPLEX SCHEDULES

		<i>base m&s</i>	<i>modified unit</i>	<i>base m&s</i>	<i>modified unit</i>	<i>base m&s</i>	<i>modified unit</i>	<i>base m&s</i>	<i>modified unit</i>	<i>base m&s</i>	<i>modified unit</i>	<i>base m&s</i>	<i>modified unit</i>	<i>base m&s</i>	<i>modified unit</i>
		<i>unit price</i>	<i>price</i>	<i>unit price</i>	<i>price</i>	<i>unit price</i>	<i>price</i>	<i>unit price</i>	<i>price</i>	<i>unit price</i>	<i>price</i>	<i>unit price</i>	<i>price</i>	<i>unit price</i>	<i>price</i>
QUALITY	CLASS	FAIR		FAIR		AVERAGE		AVERAGE		GOOD		GOOD		VERY GOOD	
		DF25		DV25		DF35		DV35		DF45		DV45		DF55	
MAX SQ FT	PER UNIT SQFT														
900	450	\$83.75	\$88.41	\$89.61	\$94.59										
1000	500	\$82.00	\$86.56	\$87.74	\$92.62										
1100	550														
1200	600	\$78.50	\$82.86	\$84.00	\$88.67	\$92.50	\$97.64	\$98.98	\$104.48						
1300	650														
1400	700	\$76.00	\$80.23	\$81.32	\$85.84	\$89.00	\$93.95	\$95.23	\$100.52	\$122.00	\$128.78	\$130.54	\$137.80		
1500	750														
1600	800	\$74.00	\$78.11	\$79.18	\$83.58	\$86.50	\$91.31	\$92.56	\$97.70	\$118.00	\$124.56	\$126.26	\$133.28	\$137.00	\$144.62
1700	850														
1800	900	\$72.00	\$76.00	\$77.04	\$81.32	\$84.50	\$89.20	\$90.42	\$95.44	\$115.00	\$121.39	\$123.05	\$129.89	\$134.00	\$141.45
1900	950														
2000	1000	\$70.50	\$74.42	\$75.44	\$79.63	\$82.50	\$87.09	\$88.28	\$93.18	\$113.00	\$119.28	\$120.91	\$127.63	\$131.00	\$138.28
2100	1050														
2200	1100	\$69.00	\$72.84	\$73.83	\$77.93	\$81.00	\$85.50	\$86.67	\$91.49						
2300	1150														
2400	1200	\$67.50	\$71.25	\$72.23	\$76.24	\$79.50	\$83.92	\$85.07	\$89.79	\$108.00	\$114.00	\$115.56	\$121.99	\$126.00	\$133.01
2500	1250														
2600	1300	\$66.50	\$70.20	\$71.16	\$75.11	\$78.00	\$82.34	\$83.46	\$88.10						
2700	1350														
2800	1400	\$65.50	\$69.14	\$70.09	\$73.98	\$76.50	\$80.75	\$81.86	\$86.41	\$105.00	\$110.84	\$112.35	\$118.60	\$122.00	\$128.78
2900	1450														
3000	1500	\$64.50	\$68.09	\$69.02	\$72.85	\$75.50	\$79.70	\$80.79	\$85.28	\$103.00	\$108.73	\$110.21	\$116.34		
3100	1550														
3200	1600	\$63.50	\$67.03	\$67.95	\$71.72	\$74.50	\$78.64	\$79.72	\$84.15	\$102.00	\$107.67	\$109.14	\$115.21	\$118.00	\$124.56
3400	1700	\$63.00	\$66.50	\$67.41	\$71.16	\$73.50	\$77.59	\$78.65	\$83.02	\$100.00	\$105.56	\$107.00	\$112.95	\$117.00	\$123.51
3600	1800	\$62.00	\$65.45	\$66.34	\$70.03	\$72.50	\$76.53	\$77.58	\$81.89	\$99.00	\$104.50	\$105.93	\$111.82	\$115.00	\$121.39
3800	1900	\$61.50	\$64.92	\$65.81	\$69.46					\$98.00	\$103.45	\$104.86	\$110.69	\$114.00	\$120.34
4000	2000	\$60.50	\$63.86	\$64.74	\$68.33	\$71.00	\$74.95	\$75.97	\$80.19	\$97.00	\$102.39	\$103.79	\$109.56	\$113.00	\$119.28
4200	2100													\$111.00	\$117.17
4400	2200	\$59.50	\$62.81	\$63.67	\$67.20	\$69.50	\$73.36	\$74.37	\$78.50	\$95.00	\$100.28	\$101.65	\$107.30	\$110.00	\$116.12
4600	2300													\$109.00	\$115.06
4800	2400	\$58.50	\$61.75	\$62.60	\$66.08	\$68.00	\$71.78	\$72.76	\$76.81	\$93.00	\$98.17	\$99.51	\$105.04	\$108.00	\$114.00
5200	2600					\$67.00	\$70.73	\$71.69	\$75.68	\$91.50	\$96.59	\$97.91	\$103.35	\$106.00	\$111.89
5600	2800					\$66.00	\$69.67	\$70.62	\$74.55	\$90.00	\$95.00	\$96.30	\$101.65	\$105.00	\$110.84
6000	3000									\$88.50	\$93.42	\$94.70	\$99.96	\$103.00	\$108.73
6400	3200									\$87.50	\$92.37	\$93.63	\$98.83	\$102.00	\$107.67
999999	999999														

1.16 *Marshall and Swift Current Cost Multiplier for Central District of U.S.*
 0.91 *Marshall and Swift Local Cost Multiplier for Dallas area*

12/2021 update
 12/2021 update

SINGLE STORY RESIDENTIAL FRAME SCHEDULES

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1F		1+F		2F		2+F		3F		3+F		4F		4+F		5F		5+F		6F		6+F	
400	\$115.00	\$103.60	\$120.51	\$108.57	\$124.65	\$112.30																		
500	\$109.00	\$98.20	\$114.33	\$103.00																				
600	\$105.00	\$94.59	\$110.21	\$99.29	\$114.00	\$102.70	\$120.27	\$108.35	\$134.00	\$120.72	\$150.90	\$135.95												
700	\$101.00	\$90.99	\$106.09	\$95.58	\$111.00	\$100.00	\$117.11	\$105.50																
800	\$98.00	\$88.29	\$103.00	\$92.79	\$108.00	\$97.30	\$113.94	\$102.65	\$127.00	\$114.41	\$143.02	\$128.84	\$167.00	\$150.45	\$180.22	\$162.36								
900	\$95.50	\$86.04	\$99.91	\$90.01	\$106.00	\$95.50	\$111.83	\$100.75																
1000	\$93.50	\$84.23	\$98.27	\$88.53	\$104.00	\$93.69	\$108.67	\$97.90	\$121.00	\$109.01	\$136.26	\$122.76	\$160.00	\$144.14	\$172.66	\$155.55								
1100	\$91.50	\$82.43	\$95.79	\$86.30	\$102.00	\$91.89	\$107.61	\$96.95																
1200	\$89.50	\$80.63	\$93.73	\$84.44	\$100.00	\$90.09	\$105.50	\$95.04	\$117.00	\$105.41	\$131.76	\$118.70	\$155.00	\$139.64	\$167.27	\$150.69	\$188.00	\$169.37	\$230.62	\$207.77				
1300	\$88.00	\$79.28	\$91.67	\$82.59	\$98.50	\$88.74	\$103.39	\$93.14	\$116.00	\$104.50	\$130.63	\$117.69												
1400	\$86.50	\$77.93	\$90.64	\$81.66	\$97.50	\$87.84	\$102.34	\$92.19	\$114.00	\$102.70	\$128.38	\$115.66	\$151.00	\$136.04	\$162.95	\$146.80	\$183.00	\$164.86	\$224.49	\$202.24				
1500		\$0.00			\$96.00	\$86.49	\$100.23	\$90.29	\$113.00	\$101.80	\$127.25	\$114.64												
1600	\$84.00	\$75.68	\$87.55	\$78.87	\$95.00	\$85.59	\$99.91	\$90.01	\$111.00	\$100.00	\$125.00	\$112.61	\$147.00	\$132.43	\$158.63	\$142.91	\$178.00	\$160.36	\$218.35	\$196.72	\$262.00	\$236.04	\$291.40	\$262.52
1700					\$94.00	\$84.68	\$98.75	\$88.96	\$110.00	\$99.10	\$123.87	\$111.60												
1800	\$81.50	\$73.42	\$85.49	\$77.02	\$93.00	\$83.78	\$97.06	\$87.44	\$109.00	\$98.20	\$122.75	\$110.58	\$144.00	\$129.73	\$155.40	\$140.00	\$174.00	\$156.76	\$213.45	\$192.29	\$256.00	\$230.63	\$284.73	\$256.51
1900									\$108.00	\$97.30	\$121.62	\$109.57	\$142.00	\$127.93	\$153.24	\$138.05								
2000	\$79.50	\$71.62	\$83.43	\$75.16	\$91.00	\$81.98	\$95.79	\$86.30	\$107.00	\$96.40	\$120.50	\$108.55	\$141.00	\$127.03	\$152.16	\$137.08	\$170.00	\$153.15	\$208.54	\$187.87	\$251.00	\$226.13	\$279.17	\$251.50
2100					\$106.00	\$95.50	\$119.37	\$107.54	\$140.00	\$126.13	\$151.08	\$136.11												
2200	\$78.00	\$70.27	\$81.37	\$73.31	\$89.50	\$80.63	\$93.90	\$84.59	\$105.00	\$94.59	\$118.24	\$106.53	\$139.00	\$125.23	\$150.00	\$135.14	\$167.00		\$204.86	\$184.56	\$247.00	\$222.52	\$274.72	\$247.49
2300																	\$165.00	\$148.65	\$202.40	\$182.34				
2400	\$76.50	\$68.92	\$79.31	\$71.45	\$88.00	\$79.28	\$92.52	\$83.35	\$103.00	\$92.79	\$115.99	\$104.50	\$136.00	\$122.52	\$146.76	\$132.22	\$164.00	\$147.75	\$201.18	\$181.24	\$243.00	\$218.92	\$270.27	\$243.49
2500														\$0.00			\$163.00	\$146.85	\$199.95	\$180.14				
2600	\$75.00	\$67.57	\$78.28	\$70.52	\$86.50	\$77.93	\$91.15	\$82.12	\$102.00	\$91.89	\$114.86	\$103.48	\$134.00	\$120.72	\$144.60	\$130.27	\$161.00	\$145.04	\$197.50	\$177.93	\$240.00	\$216.22	\$266.93	\$240.48
2800	\$73.50	\$66.22	\$77.25	\$69.59	\$85.50	\$77.03	\$89.68	\$80.79	\$100.00	\$90.09	\$112.61	\$101.45	\$133.00	\$119.82	\$143.53	\$129.30	\$159.00	\$143.24	\$195.05	\$175.72	\$236.00	\$212.61	\$262.48	\$236.47
3000	\$72.50	\$65.32	\$76.22	\$68.67	\$84.50	\$76.13	\$88.62	\$79.84	\$99.00	\$89.19	\$111.49	\$100.44	\$131.00	\$118.02	\$141.37	\$127.36	\$157.00	\$141.44	\$192.59	\$173.51	\$234.00	\$210.81	\$260.26	\$234.47
3200									\$97.50	\$87.84	\$109.80	\$98.92	\$129.00	\$116.22	\$139.21	\$125.41	\$155.00	\$139.64	\$190.14	\$171.30	\$231.00	\$208.11	\$256.92	\$231.46
3400													\$128.00	\$115.32	\$138.13	\$124.44	\$153.00	\$137.84	\$187.69	\$169.09	\$228.00	\$205.41	\$253.59	\$228.46
3600													\$127.00	\$114.41	\$137.05	\$123.47	\$151.00	\$136.04	\$185.23	\$166.88	\$226.00	\$203.60	\$251.36	\$226.45
3800													\$125.00	\$112.61	\$134.89	\$121.52	\$150.00	\$135.14	\$184.01	\$165.77	\$224.00	\$201.80	\$249.14	\$224.45
4000													\$124.00	\$111.71	\$133.81	\$120.55	\$148.00	\$133.33	\$181.55	\$163.56	\$222.00	\$200.00	\$246.91	\$222.44
4200																	\$147.00	\$132.43	\$180.33	\$162.46	\$220.00	\$198.20	\$244.69	\$220.44
4400																	\$146.00	\$131.53	\$179.10	\$161.35	\$218.00	\$196.40	\$242.46	\$218.44
4800																					\$215.00	\$193.69	\$239.13	\$215.43
5200																					\$211.00	\$190.09	\$234.68	\$211.42
5600																					\$209.00	\$188.29	\$232.45	\$209.42
6000																					\$206.00	\$185.59	\$229.12	\$206.41
9999999	\$72.50	\$65.32	\$76.22	\$68.67	\$84.50	\$76.13	\$88.62	\$79.84	\$97.50	\$87.84	\$109.80	\$98.92	\$124.00	\$111.71	\$133.81	\$120.55	\$146.00	\$131.53	\$179.10	\$161.35	\$206.00	\$185.59	\$229.12	\$206.41

indicates the typical average size for each quality cost range, used as base for economy of scale.

*for 6+F interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6F

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE

*VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

TWO STORY RESIDENTIAL FRAME SCHEDULES

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
800	\$95.00	\$85.59	\$99.67	\$89.79																				
900	\$92.50	\$83.33	\$97.04	\$87.43	\$101.00	\$90.99	\$106.33	\$95.79	\$118.00	\$106.31	\$131.93	\$118.86												
1000	\$90.00	\$81.08	\$94.42	\$85.06	\$98.50	\$88.74	\$103.70	\$93.42	\$115.00	\$103.60	\$128.58	\$115.84	\$149.00	\$134.23	\$164.14	\$147.88								
1100	\$88.00	\$79.28	\$92.32	\$83.17	\$97.00	\$87.39	\$102.12	\$92.00																
1200	\$86.50	\$77.93	\$90.75	\$81.76	\$95.00	\$85.59	\$100.01	\$90.10	\$111.00	\$100.00	\$124.11	\$111.81	\$144.00	\$129.73	\$158.63	\$142.91								
1300	\$85.00	\$76.58	\$89.18	\$80.34	\$93.50	\$84.23	\$98.43	\$88.68																
1400	\$83.50	\$75.23	\$87.60	\$78.92	\$92.50	\$83.33	\$97.38	\$87.73	\$107.00	\$96.40	\$119.64	\$107.78	\$139.00	\$125.23	\$153.13	\$137.95								
1500	\$82.00	\$73.87	\$86.03	\$77.50	\$91.00	\$81.98	\$95.80	\$86.31	\$106.00	\$95.50	\$118.52	\$106.77												
1600	\$81.00	\$72.97	\$84.98	\$76.56	\$90.00	\$81.08	\$94.75	\$85.36	\$104.00	\$93.69	\$116.28	\$104.76	\$136.00	\$122.52	\$149.82	\$134.97	\$169.00	\$152.25	\$203.83	\$183.63				
1700	\$80.00	\$72.07	\$83.93	\$75.61	\$89.00	\$80.18	\$93.70	\$84.41	\$103.00	\$92.79	\$115.16	\$103.75												
1800	\$79.00	\$71.17	\$82.88	\$74.67	\$88.00	\$79.28	\$92.64	\$83.46	\$102.00	\$91.89	\$114.05	\$102.74	\$133.00	\$119.82	\$146.52	\$132.00	\$165.00	\$148.65	\$199.00	\$179.28	\$234.00	\$210.81	\$258.81	\$233.16
1900	\$78.00	\$70.27	\$81.83	\$73.72	\$87.00	\$78.38	\$91.59	\$82.51	\$101.00	\$90.99	\$112.93	\$101.74	\$131.00	\$118.02	\$144.31	\$130.01								
2000	\$77.00	\$69.37	\$80.78	\$72.78	\$86.50	\$77.93	\$91.07	\$82.04	\$99.50	\$89.64	\$111.25	\$100.23	\$130.00	\$117.12	\$143.21	\$129.02	\$161.00	\$145.04	\$194.18	\$174.94	\$229.00	\$206.31	\$253.28	\$228.18
2100	\$76.00	\$68.47	\$79.73	\$71.83	\$85.50	\$77.03	\$90.01	\$81.09	\$98.50	\$88.74	\$110.13	\$99.22	\$129.00	\$116.22	\$142.11	\$128.03								
2200	\$75.00	\$67.57	\$78.68	\$70.89	\$85.00	\$76.58	\$89.49	\$80.62	\$97.50	\$87.84	\$109.01	\$98.21	\$128.00	\$115.32	\$141.01	\$127.03	\$158.00	\$142.34	\$190.56	\$171.68	\$225.00	\$202.70	\$248.86	\$224.19
2300		\$0.00		\$0.00	\$84.00	\$75.68	\$88.43	\$79.67	\$96.50	\$86.94	\$107.90	\$97.20	\$126.00	\$113.51	\$138.80	\$125.05								
2400	\$73.50	\$66.22	\$77.11	\$69.47	\$83.50	\$75.23	\$87.91	\$79.20	\$96.00	\$86.49	\$107.34	\$96.70	\$125.00	\$112.61	\$137.70	\$124.06	\$155.00	\$139.64	\$186.94	\$168.42	\$221.00	\$199.10	\$244.43	\$220.21
2500									\$95.00	\$85.59	\$106.22	\$95.69				\$154.00	\$138.74	\$185.74	\$167.33					
2600	\$72.50	\$65.32	\$76.06	\$68.52	\$82.00	\$73.87	\$86.33	\$77.77	\$94.00	\$84.68	\$105.10	\$94.69	\$123.00	\$110.81	\$135.50	\$122.07	\$152.00	\$136.94	\$183.32	\$165.16	\$217.00	\$195.50	\$240.01	\$216.22
2700																\$151.00	\$136.04	\$182.12	\$164.07					
2800	\$71.00	\$63.96	\$74.49	\$67.11	\$81.00	\$72.97	\$85.28	\$76.82	\$92.50	\$83.33	\$103.42	\$93.17	\$122.00	\$109.91	\$134.40	\$121.08	\$150.00	\$135.14	\$180.91	\$162.98	\$214.00	\$192.79	\$236.69	\$213.23
2900																\$149.00	\$134.23	\$179.71	\$161.90					
3000	\$70.00	\$63.06	\$73.44	\$66.16	\$80.00	\$72.07	\$84.22	\$75.88	\$91.50	\$82.43	\$102.31	\$92.17	\$120.00	\$108.11	\$132.20	\$119.09	\$148.00	\$133.33	\$178.50	\$160.81	\$211.00	\$190.09	\$233.37	\$210.24
3100																\$147.00	\$132.43	\$177.29	\$159.72					
3200									\$90.00	\$81.08	\$100.63	\$90.66	\$119.00	\$107.21	\$131.09	\$118.10	\$146.00	\$131.53	\$176.09	\$158.64	\$209.00	\$188.29	\$231.16	\$208.25
3400													\$117.00	\$105.41	\$128.89	\$116.12	\$144.00	\$129.73	\$173.68	\$156.46	\$206.00	\$185.59	\$227.84	\$205.26
3600													\$116.00	\$104.50	\$127.79	\$115.12	\$142.00	\$127.93	\$171.26	\$154.29	\$204.00	\$183.78	\$225.63	\$203.27
3800													\$115.00	\$103.60	\$126.69	\$114.13	\$141.00	\$127.03	\$170.06	\$153.20	\$202.00	\$181.98	\$223.42	\$201.28
4000													\$113.00	\$101.80	\$124.48	\$112.15	\$139.00	\$125.23	\$167.65	\$151.03	\$200.00	\$180.18	\$221.21	\$199.28
4200																\$138.00	\$124.32	\$166.44	\$149.95	\$198.00	\$178.38	\$218.99	\$197.29	
4400																\$136.00	\$122.52	\$164.03	\$147.77	\$196.00	\$176.58	\$216.78	\$195.30	
4800																				\$193.00	\$173.87	\$213.46	\$192.31	
5000																				\$191.00	\$172.07	\$211.25	\$190.32	
5200																				\$190.00	\$171.17	\$210.15	\$189.32	
5600																				\$187.00	\$168.47	\$206.83	\$186.33	
6000																				\$184.00	\$165.77	\$203.51	\$183.34	
999999	\$70.00	\$63.06	\$73.44	\$66.16	\$80.00	\$72.07	\$84.22	\$75.88	\$90.00	\$81.08	\$100.63	\$90.66	\$113.00	\$101.80	\$124.48	\$112.15	\$136.00	\$122.52	\$164.03	\$147.77	\$184.00	\$165.77	\$203.51	\$183.34

indicates the typical average size for each quality cost range, used as base for economy of scale.

*for 6+F2 interpolated typical average size (3000 sq ft price) up and used same economy of scale numbers from 6F2

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE

*VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

SINGLE STORY RESIDENTIAL BRICK/VENEER SCHEDULES

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VERY GOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
	1V		1+V		2V		2+V		3V		3+V		4V		4+V		5V		5+V		6V		6+V	
400	\$127.00	\$114.41	\$131.63	\$118.58	\$138.04	\$124.36																		
500	\$120.00	\$108.11	\$124.88	\$112.50																				
600	\$115.00	\$103.60	\$120.38	\$108.45	\$125.00	\$112.61	\$131.67	\$118.62	\$150.00	\$135.14	\$169.67	\$152.86												
700	\$111.00	\$100.00	\$115.88	\$104.39	\$122.00	\$109.91	\$128.21	\$115.50																
800	\$107.00	\$96.40	\$112.50	\$101.35	\$118.00	\$106.31	\$124.74	\$112.38	\$141.00	\$127.03	\$159.49	\$143.69	\$188.00	\$169.37	\$200.21	\$180.37								
900	\$104.00	\$93.69	\$109.13	\$98.31	\$116.00	\$104.50	\$122.43	\$110.30																
1000	\$101.00	\$90.99	\$106.19	\$95.67	\$113.00	\$101.80	\$118.97	\$107.18	\$135.00	\$121.62	\$152.70	\$137.57	\$179.00	\$161.26	\$190.62	\$171.73								
1100	\$99.00	\$89.19	\$104.63	\$94.26	\$111.00	\$100.00	\$117.81	\$106.14																
1200	\$96.50	\$86.94	\$102.38	\$92.23	\$109.00	\$98.20	\$115.50	\$104.05	\$130.00	\$117.12	\$147.05	\$132.48	\$173.00	\$155.86	\$184.23	\$165.98	\$204.00	\$183.78	\$252.07	\$227.09				
1300	\$95.00	\$85.59	\$100.13	\$90.20	\$107.00	\$96.40	\$113.19	\$101.97	\$128.00	\$115.32	\$144.79	\$130.44												
1400	\$93.00	\$83.78	\$99.00	\$89.19	\$106.00	\$95.50	\$112.04	\$100.93	\$126.00	\$113.51	\$142.52	\$128.40	\$168.00	\$151.35	\$178.91	\$161.18	\$198.00	\$178.38	\$244.66	\$220.41				
1500					\$104.00	\$93.69	\$109.73	\$98.85	\$124.00	\$111.71	\$140.26	\$126.36												
1600	\$90.00	\$81.08	\$95.63	\$86.15	\$103.00	\$92.79	\$109.38	\$98.54	\$122.00	\$109.91	\$138.00	\$124.32	\$164.00	\$147.75	\$174.65	\$157.34	\$192.00	\$172.97	\$237.24	\$213.73	\$280.00	\$252.25	\$310.42	\$279.65
1700					\$102.00	\$91.89	\$108.11	\$97.39	\$121.00	\$109.01	\$136.87	\$123.31												
1800	\$87.50	\$78.83	\$93.38	\$84.12	\$100.00	\$90.09	\$106.26	\$95.73	\$119.00	\$107.21	\$134.61	\$121.27	\$160.00	\$144.14	\$170.39	\$153.50	\$187.00	\$168.47	\$231.06	\$208.16	\$274.00	\$246.85	\$303.83	\$273.72
1900									\$118.00	\$106.31	\$133.48	\$120.25	\$158.00	\$142.34	\$168.26	\$151.59								
2000	\$85.00	\$76.58	\$91.13	\$82.09	\$98.50	\$88.74	\$104.87	\$94.48	\$117.00	\$105.41	\$132.34	\$119.23	\$157.00	\$141.44	\$167.19	\$150.63	\$183.00	\$164.86	\$226.12	\$203.71	\$269.00	\$242.34	\$298.07	\$268.53
2100									\$116.00	\$104.50	\$131.21	\$118.21	\$155.00	\$139.64	\$165.06	\$148.71								
2200	\$83.00	\$74.77	\$88.88	\$80.07	\$96.50	\$86.94	\$102.80	\$92.61	\$115.00	\$103.60	\$130.08	\$117.19	\$154.00	\$138.74	\$164.00	\$147.75	\$180.00	\$162.16	\$222.41	\$200.37	\$264.00	\$237.84	\$292.94	\$263.91
2300																	\$178.00	\$160.36	\$219.94	\$198.15				
2400	\$81.50	\$73.42	\$86.63	\$78.04	\$95.00	\$85.59	\$101.29	\$91.26	\$113.00	\$101.80	\$127.82	\$115.15	\$151.00	\$136.04	\$160.81	\$144.87	\$177.00	\$159.46	\$218.71	\$197.03	\$260.00	\$234.23	\$288.35	\$259.77
2500																	\$175.00	\$157.66	\$216.24	\$194.81				
2600	\$79.50	\$71.62	\$85.50	\$77.03	\$93.50	\$84.23	\$99.79	\$89.90	\$111.00	\$100.00	\$125.56	\$113.11	\$149.00	\$134.23	\$158.68	\$142.95	\$174.00	\$156.76	\$215.00	\$193.69	\$256.00	\$230.63	\$284.19	\$256.03
2800	\$78.00	\$70.27	\$84.38	\$76.01	\$92.00	\$82.88	\$98.18	\$88.45	\$109.00	\$98.20	\$123.30	\$111.08	\$146.00	\$131.53	\$155.48	\$140.07	\$171.00	\$154.05	\$211.29	\$190.35	\$252.00	\$227.03	\$280.40	\$252.61
3000	\$77.00	\$69.37	\$83.25	\$75.00	\$90.50	\$81.53	\$97.02	\$87.41	\$108.00	\$97.30	\$122.16	\$110.06	\$144.00	\$129.73	\$153.35	\$138.15	\$168.00	\$151.35	\$207.59	\$187.01	\$249.00	\$224.32	\$276.91	\$249.47
3200									\$106.00	\$95.50	\$119.90	\$108.02	\$143.00	\$128.83	\$152.29	\$137.19	\$166.00	\$149.55	\$205.11	\$184.79	\$246.00	\$221.62	\$273.67	\$246.55
3400													\$141.00	\$127.03	\$150.16	\$135.28	\$164.00	\$147.75	\$202.64	\$182.56	\$243.00	\$218.92	\$270.68	\$243.86
3600													\$139.00	\$125.23	\$148.03	\$133.36	\$162.00	\$145.95	\$200.17	\$180.34	\$241.00	\$217.12	\$267.88	\$241.34
3800													\$138.00	\$124.32	\$146.96	\$132.40	\$160.00	\$144.14	\$197.70	\$178.11	\$238.00	\$214.41	\$265.28	\$238.99
4000													\$136.00	\$122.52	\$144.83	\$130.48	\$159.00	\$143.24	\$196.47	\$177.00	\$236.00	\$212.61	\$262.82	\$236.77
4200																	\$157.00	\$141.44	\$193.99	\$174.77	\$234.00	\$210.81	\$260.49	\$234.67
4400																	\$155.00	\$139.64	\$191.52	\$172.54	\$232.00	\$209.01	\$258.30	\$232.70
4800																					\$228.00	\$205.41	\$254.26	\$229.06
5200																					\$225.00	\$202.70	\$250.60	\$225.77
5600																					\$222.00	\$200.00	\$247.23	\$222.73
6000																					\$219.00	\$197.30	\$244.18	\$219.98
999999	\$77.00	\$69.37	\$83.25	\$75.00	\$90.50	\$81.53	\$97.02	\$87.41	\$106.00	\$95.50	\$119.90	\$108.02	\$136.00	\$122.52	\$144.83	\$130.48	\$155.00	\$139.64	\$191.52	\$172.54	\$219.00	\$197.30	\$244.18	\$219.98

indicates the typical average size for each quality cost range, used as base for economy of scale.

**for 6+V interpolated up from 3000 sft price and used same economy of scale numbers from 6V*

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE
 *FOR LOW-GOOD QUALITY USED STUD FRAMED MASONRY VENEER FROM MARSHALL & SWIFT
 *FOR VERY GOOD-EXCELLENT USED STUD FRAMED BRICK VENEER

TWO STORY RESIDENTIAL BRICK/VENEER SCHEDULES

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1V2		1+V2		2V2		2+V2		3V2		3+V2		4V2		4+V2		5V2		5+V2		6V2		6+V2	
800	\$106.00	\$95.50	\$111.89	\$100.80																				
900	\$102.00	\$91.89	\$107.67	\$97.00	\$113.00	\$101.80	\$119.92	\$108.03	\$135.00	\$121.62	\$152.80	\$137.65												
1000	\$99.50	\$89.64	\$105.03	\$94.62	\$110.00	\$99.10	\$116.73	\$105.17	\$132.00	\$118.92	\$149.40	\$134.59	\$173.00	\$155.86	\$186.07	\$167.63								
1100	\$96.50	\$86.94	\$101.86	\$91.77	\$108.00	\$97.30	\$114.61	\$103.25																
1200	\$94.50	\$85.14	\$99.75	\$89.86	\$105.00	\$94.59	\$111.43	\$100.39	\$126.00	\$113.51	\$142.61	\$128.48	\$166.00	\$149.55	\$178.54	\$160.85								
1300	\$92.50	\$83.33	\$97.64	\$87.96	\$103.00	\$92.79	\$109.31	\$98.47																
1400	\$90.50	\$81.53	\$95.53	\$86.06	\$102.00	\$91.89	\$108.24	\$97.52	\$121.00	\$109.01	\$136.95	\$123.38	\$160.00	\$144.14	\$172.09	\$155.03								
1500	\$89.00	\$80.18	\$93.94	\$84.63	\$100.00	\$90.09	\$106.12	\$95.61	\$119.00	\$107.21	\$134.69	\$121.34												
1600	\$87.00	\$78.38	\$91.83	\$82.73	\$98.00	\$88.29	\$104.00	\$93.69	\$117.00	\$105.41	\$132.42	\$119.30	\$155.00	\$139.64	\$166.71	\$150.19	\$185.00	\$166.67	\$224.31	\$202.08				
1700	\$86.00	\$77.48	\$90.78	\$81.78	\$97.00	\$87.39	\$102.94	\$92.74	\$115.00	\$103.60	\$130.16	\$117.26												
1800	\$84.50	\$76.13	\$89.19	\$80.36	\$95.50	\$86.04	\$101.35	\$91.30	\$113.00	\$101.80	\$127.90	\$115.22	\$151.00	\$136.04	\$162.41	\$146.31	\$180.00	\$162.16	\$218.25	\$196.62	\$256.00	\$230.63	\$283.45	\$255.36
1900	\$83.00	\$74.77	\$87.61	\$78.93	\$94.00	\$84.68	\$99.76	\$89.87	\$112.00	\$100.90	\$126.76	\$114.20	\$149.00	\$134.23	\$160.26	\$144.37								
2000	\$82.00	\$73.87	\$86.56	\$77.98	\$93.00	\$83.78	\$98.69	\$88.91	\$110.00	\$99.10	\$124.50	\$112.16	\$148.00	\$133.33	\$159.18	\$143.41	\$176.00	\$158.56	\$213.40	\$192.25	\$251.00	\$226.13	\$277.92	\$250.37
2100	\$81.00	\$72.97	\$85.50	\$77.03	\$92.00	\$82.88	\$97.63	\$87.96	\$109.00	\$98.20	\$123.37	\$111.14	\$146.00	\$131.53	\$157.03	\$141.47								
2200	\$80.00	\$72.07	\$84.44	\$76.08	\$91.00	\$81.98	\$96.57	\$87.00	\$108.00	\$97.30	\$122.24	\$110.12	\$144.00	\$129.73	\$154.88	\$139.53	\$172.00	\$154.95	\$208.55	\$187.88	\$246.00	\$221.62	\$272.38	\$245.39
2300					\$90.00	\$81.08	\$95.51	\$86.05	\$107.00	\$96.40	\$121.10	\$109.10	\$143.00	\$128.83	\$153.80	\$138.56								
2400	\$78.00	\$70.27	\$82.33	\$74.17	\$89.00	\$80.18	\$94.45	\$85.09	\$105.00	\$94.59	\$118.84	\$107.06	\$142.00	\$127.93	\$152.73	\$137.59	\$169.00	\$152.25	\$204.91	\$184.61	\$241.00	\$217.12	\$266.84	\$240.40
2500									\$104.00	\$93.69	\$117.71	\$106.04					\$167.00	\$150.45	\$202.49	\$182.42				
2600	\$76.50	\$68.92	\$80.75	\$72.75	\$87.00	\$78.38	\$92.33	\$83.18	\$103.00	\$92.79	\$116.58	\$105.02	\$139.00	\$125.23	\$149.50	\$134.68	\$166.00	\$149.55	\$201.28	\$181.33	\$237.00	\$213.51	\$262.42	\$236.41
2700																	\$164.00	\$147.75	\$198.85	\$179.14				
2800	\$74.50	\$67.12	\$78.64	\$70.85	\$85.50	\$77.03	\$90.73	\$81.74	\$101.00	\$90.99	\$114.31	\$102.99	\$137.00	\$123.42	\$147.35	\$132.75	\$163.00	\$146.85	\$197.64	\$178.05	\$234.00	\$210.81	\$259.09	\$233.42
2900																	\$162.00	\$145.95	\$196.43	\$176.96				
3000	\$73.50	\$66.22	\$77.58	\$69.89	\$84.00	\$75.68	\$89.14	\$80.31	\$99.50	\$89.64	\$112.62	\$101.46	\$135.00	\$121.62	\$145.20	\$130.81	\$160.00	\$144.14	\$194.00	\$174.77	\$231.00	\$208.11	\$255.77	\$230.42
3100																	\$159.00	\$143.24	\$192.79	\$173.68				
3200									\$98.00	\$88.29	\$110.92	\$99.93	\$133.00	\$119.82	\$143.05	\$128.87	\$158.00	\$142.34	\$191.58	\$172.59	\$228.00	\$205.41	\$252.45	\$227.43
3400													\$131.00	\$118.02	\$140.90	\$126.93	\$156.00	\$140.54	\$189.15	\$170.41	\$225.00	\$202.70	\$249.13	\$224.44
3600													\$129.00	\$116.22	\$138.74	\$125.00	\$154.00	\$138.74	\$186.73	\$168.22	\$222.00	\$200.00	\$245.81	\$221.45
3800													\$128.00	\$115.32	\$137.67	\$124.03	\$152.00	\$136.94	\$184.30	\$166.04	\$220.00	\$198.20	\$243.59	\$219.45
4000													\$126.00	\$113.51	\$135.52	\$122.09	\$150.00	\$135.14	\$181.88	\$163.85	\$217.00	\$195.50	\$240.27	\$216.46
4200																	\$149.00	\$134.23	\$180.66	\$162.76	\$215.00	\$193.69	\$238.06	\$214.46
4400																	\$147.00	\$132.43	\$178.24	\$160.57	\$213.00	\$191.89	\$235.84	\$212.47
4800																					\$209.00	\$188.29	\$231.41	\$208.48
5000																					\$208.00	\$187.39	\$230.31	\$207.48
5200																					\$206.00	\$185.59	\$228.09	\$205.49
5600																					\$203.00	\$182.88	\$224.77	\$202.49
6000																					\$200.00	\$180.18	\$221.45	\$199.50
999999	\$73.50	\$66.22	\$77.58	\$69.89	\$84.00	\$75.68	\$89.14	\$80.31	\$98.00	\$88.29	\$110.92	\$99.93	\$126.00	\$113.51	\$135.52	\$122.09	\$147.00	\$132.43	\$178.24	\$160.57	\$200.00	\$180.18	\$221.45	\$199.50

Indicates the typical average size for each quality cost range, used as base for economy of scale.

**for 6+V2 interpolated up from 3000 sft price and used same economy of scale numbers from 6V2*

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE
 *FOR LOW-GOOD QUALITY USED STUD FRAMED MASONRY VENEER FROM MARSHALL & SWIFT
 *FOR VERY GOOD-EXCELLENT USED STUD FRAMED BRICK VENEER

SINGLE STORY RESIDENTIAL LOG HOME SCHEDULES

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price		
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1L		1+L		2L		2+L		3L		3+L		4L		4+L		5L		5+L		6L		6+L	
400	\$125.00	\$112.61	\$130.46	\$117.53	\$138.27	\$124.57	\$147.21	\$132.62																
500	\$118.00	\$106.31	\$123.77	\$111.50																				
600	\$113.00	\$101.80	\$119.31	\$107.48	\$125.00	\$112.61	\$132.81	\$119.65	\$151.00	\$136.04	\$173.07	\$155.92												
700	\$109.00	\$98.20	\$114.85	\$103.46	\$121.00	\$109.01	\$129.32	\$116.50																
800	\$105.00	\$94.59	\$111.50	\$100.45	\$118.00	\$106.31	\$125.82	\$113.35	\$143.00	\$128.83	\$163.99	\$147.74	\$199.00	\$179.28	\$217.81	\$196.22								
900	\$102.00	\$91.89	\$108.16	\$97.44	\$115.00	\$103.60	\$123.49	\$111.25																
1000	\$99.50	\$89.64	\$105.66	\$95.19	\$113.00	\$101.80	\$120.00	\$108.10	\$136.00	\$122.52	\$157.94	\$142.28	\$191.00	\$172.07	\$209.05	\$188.33								
1100	\$97.00	\$87.39	\$103.70	\$93.42	\$111.00	\$100.00	\$118.83	\$107.05																
1200	\$95.00	\$85.59	\$101.47	\$91.41	\$109.00	\$98.20	\$116.50	\$104.95	\$131.00	\$118.02	\$152.13	\$137.05	\$184.00	\$165.77	\$201.39	\$181.43	\$230.00	\$207.21	\$278.95	\$251.30				
1300	\$93.50	\$84.23	\$99.24	\$89.40	\$107.00	\$96.40	\$114.17	\$102.86	\$129.00	\$116.22	\$149.81	\$134.96												
1400	\$91.50	\$82.43	\$98.12	\$88.40	\$106.00	\$95.50	\$113.01	\$101.81	\$127.00	\$114.41	\$147.48	\$132.87	\$179.00	\$161.26	\$195.92	\$176.50	\$223.00	\$200.90	\$270.46	\$243.66				
1500					\$104.00	\$93.69	\$110.68	\$99.71	\$125.00	\$112.61	\$145.16	\$130.78												
1600	\$88.50	\$79.73	\$94.78	\$85.38	\$103.00	\$92.79	\$110.33	\$99.39	\$124.00	\$111.71	\$144.00	\$129.73	\$174.00	\$156.76	\$190.45	\$171.57	\$216.00	\$194.59	\$261.97	\$236.01	\$315.00	\$283.78	\$344.76	\$310.59
1700					\$101.00	\$90.99	\$109.04	\$98.24	\$122.00	\$109.91	\$141.68	\$127.64												
1800	\$86.00	\$77.48	\$92.55	\$83.37	\$100.00	\$90.09	\$107.18	\$96.56	\$121.00	\$109.01	\$140.52	\$126.59	\$170.00	\$153.15	\$186.07	\$167.63	\$211.00	\$190.09	\$255.91	\$230.54	\$307.00	\$276.58	\$336.00	\$302.70
1900						\$0.00			\$119.00	\$107.21	\$138.19	\$124.50	\$168.00	\$151.35	\$183.88	\$165.66								
2000	\$84.00	\$75.68	\$90.32	\$81.36	\$98.00	\$88.29	\$105.78	\$95.30	\$118.00	\$106.31	\$137.03	\$123.45	\$167.00	\$150.45	\$182.78	\$164.67	\$206.00	\$185.59	\$249.84	\$225.08	\$301.00	\$271.17	\$329.43	\$296.79
2100									\$117.00	\$105.41	\$135.87	\$122.41	\$165.00	\$148.65	\$180.59	\$162.70								
2200	\$82.00	\$73.87	\$88.09	\$79.36	\$96.50	\$86.94	\$103.69	\$93.41	\$116.00	\$104.50	\$134.71	\$121.36	\$164.00	\$147.75	\$179.50	\$161.71	\$202.00	\$181.98	\$244.99	\$220.71	\$295.00	\$265.77	\$322.87	\$290.87
2300																	\$200.00	\$180.18	\$242.37	\$218.35				
2400	\$80.50	\$72.52	\$85.86	\$77.35	\$94.50	\$85.14	\$102.17	\$92.05	\$114.00	\$102.70	\$132.39	\$119.27	\$161.00	\$145.04	\$176.22	\$158.75	\$198.00	\$178.38	\$240.14	\$216.34	\$290.00	\$261.26	\$317.39	\$285.94
2500																	\$197.00	\$177.48	\$238.93	\$215.25				
2600	\$78.50	\$70.72	\$84.74	\$76.34	\$93.00	\$83.78	\$100.66	\$90.68	\$112.00	\$100.90	\$130.06	\$117.18	\$158.00	\$142.34	\$172.93	\$155.80	\$195.00	\$175.68	\$236.50	\$213.06	\$286.00	\$257.66	\$313.02	\$282.00
2800	\$77.50	\$69.82	\$83.63	\$75.34	\$91.50	\$82.43	\$99.03	\$89.21	\$110.00	\$99.10	\$127.74	\$115.08	\$156.00	\$140.54	\$170.74	\$153.82	\$192.00	\$172.97	\$232.86	\$209.78	\$282.00	\$254.05	\$308.64	\$278.05
3000	\$76.00	\$68.47	\$82.51	\$74.33	\$90.50	\$81.53	\$97.86	\$88.16	\$109.00	\$98.20	\$126.58	\$114.04	\$154.00	\$138.74	\$168.55	\$151.85	\$189.00	\$170.27	\$229.22	\$206.51	\$278.00	\$250.45	\$304.26	\$274.11
3200									\$107.00	\$96.40	\$124.26	\$111.94	\$152.00	\$136.94	\$166.37	\$149.88	\$187.00	\$168.47	\$226.80	\$204.32	\$274.00	\$246.85	\$299.88	\$270.16
3400													\$150.00	\$135.14	\$164.18	\$147.91	\$184.00	\$165.77	\$223.16	\$201.04	\$271.00	\$244.14	\$296.60	\$267.21
3600													\$149.00	\$134.23	\$163.08	\$146.92	\$182.00	\$163.96	\$220.73	\$198.86	\$268.00	\$241.44	\$293.32	\$264.25
3800													\$147.00	\$132.43	\$160.89	\$144.95	\$180.00	\$162.16	\$218.31	\$196.67	\$265.00	\$238.74	\$290.03	\$261.29
4000													\$146.00	\$131.53	\$159.80	\$143.96	\$178.00	\$160.36	\$215.88	\$194.49	\$262.00	\$236.04	\$286.75	\$258.33
4200																	\$176.00	\$158.56	\$213.46	\$192.30	\$260.00	\$234.23	\$284.56	\$256.36
4400																	\$174.00	\$156.76	\$211.03	\$190.12	\$258.00	\$232.43	\$282.37	\$254.39
4800																					\$253.00	\$227.93	\$276.90	\$249.46
5200																					\$249.00	\$224.32	\$272.52	\$245.51
5600																					\$246.00	\$221.62	\$269.24	\$242.56
6000																					\$242.00	\$218.02	\$264.86	\$238.61
999999	\$76.00	\$68.47	\$82.51	\$74.33	\$90.50	\$81.53	\$97.86	\$88.16	\$107.00	\$96.40	\$124.26	\$111.94	\$146.00	\$131.53	\$159.80	\$143.96	\$174.00	\$156.76	\$211.03	\$190.12	\$242.00	\$218.02	\$264.86	\$238.61

Indicates the typical average size for each quality cost range, used as base for economy of scale.

**for 6+L interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6L*

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE
 *STUD FRAMED LOG FROM MARSHALL & SWIFT

400 sf segment inserted based on difference between 600 vs. 400 in class 1L, not provided in Marshall and Swift

TWO STORY RESIDENTIAL LOG HOME SCHEDULES

QUALITY CLASS MAX SQ FT	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
800	\$104.00	\$93.69	\$110.64	\$99.67																				
900	\$101.00	\$90.99	\$107.45	\$96.80	\$113.00	\$101.80	\$119.22	\$107.40	\$136.00	\$122.52	\$158.67	\$142.94												
1000	\$98.50	\$88.74	\$104.79	\$94.40	\$111.00	\$100.00	\$117.11	\$105.50	\$132.00	\$118.92	\$154.00	\$138.74	\$185.00	\$166.67	\$206.25	\$185.81								
1100	\$96.00	\$86.49	\$102.13	\$92.01	\$108.00	\$97.30	\$113.94	\$102.65																
1200	\$94.00	\$84.68	\$100.00	\$90.09	\$106.00	\$95.50	\$111.83	\$100.75	\$126.00	\$113.51	\$147.00	\$132.43	\$177.00	\$159.46	\$197.33	\$177.78								
1300	\$92.00	\$82.88	\$97.87	\$88.17	\$104.00	\$93.69	\$109.72	\$98.85																
1400	\$90.50	\$81.53	\$96.28	\$86.74	\$103.00	\$92.79	\$108.67	\$97.90	\$122.00	\$109.91	\$142.33	\$128.23	\$171.00	\$154.05	\$190.64	\$171.75								
1500	\$89.00	\$80.18	\$94.68	\$85.30	\$101.00	\$90.99	\$106.56	\$96.00	\$120.00	\$108.11	\$140.00	\$126.13												
1600	\$87.50	\$78.83	\$93.09	\$83.86	\$100.00	\$90.09	\$105.50	\$95.04	\$118.00	\$106.31	\$137.67	\$124.02	\$166.00	\$149.55	\$185.07	\$166.73	\$210.00	\$189.19	\$256.15	\$230.77				
1700	\$86.00	\$77.48	\$91.49	\$82.42	\$98.50	\$88.74	\$103.92	\$93.62	\$116.00	\$104.50	\$135.33	\$121.92												
1800	\$85.00	\$76.58	\$90.43	\$81.46	\$97.50	\$87.84	\$102.86	\$92.67	\$114.00	\$102.70	\$133.00	\$119.82	\$161.00	\$145.04	\$179.49	\$161.71	\$204.00	\$183.78	\$248.84	\$224.18	\$295.00	\$265.77	\$327.80	\$295.31
1900	\$84.00	\$75.68	\$89.36	\$80.51	\$96.50	\$86.94	\$101.81	\$91.72	\$113.00	\$101.80	\$131.83	\$118.77	\$159.00	\$143.24	\$177.26	\$159.70								
2000	\$82.50	\$74.32	\$87.77	\$79.07	\$95.00	\$85.59	\$100.23	\$90.29	\$111.00	\$100.00	\$129.50	\$116.67	\$157.00	\$141.44	\$175.03	\$157.69	\$199.00	\$179.28	\$242.74	\$218.68	\$289.00	\$260.36	\$321.13	\$289.31
2100	\$81.50	\$73.42	\$86.70	\$78.11	\$94.00	\$84.68	\$99.17	\$89.34	\$110.00	\$99.10	\$128.33	\$115.62	\$156.00	\$140.54	\$173.92	\$156.68								
2200	\$80.50	\$72.52	\$85.64	\$77.15	\$93.50	\$84.23	\$98.64	\$88.87	\$109.00	\$98.20	\$127.17	\$114.56	\$154.00	\$138.74	\$171.69	\$154.67	\$195.00	\$175.68	\$237.86	\$214.29	\$283.00	\$254.95	\$314.46	\$283.30
2300					\$92.50	\$83.33	\$97.59	\$87.92	\$107.00	\$96.40	\$124.83	\$112.46	\$152.00	\$136.94	\$169.46	\$152.67								
2400	\$79.00	\$71.17	\$84.04	\$75.71	\$91.50	\$82.43	\$96.53	\$86.97	\$106.00	\$95.50	\$123.67	\$111.41	\$151.00	\$136.04	\$168.34	\$151.66	\$191.00	\$172.07	\$232.98	\$209.89	\$278.00	\$250.45	\$308.91	\$278.30
2500					\$105.00	\$94.59	\$122.50	\$110.36									\$190.00	\$171.17	\$231.76	\$208.79				
2600	\$77.50	\$69.82	\$82.45	\$74.28	\$90.00	\$81.08	\$94.95	\$85.54	\$104.00	\$93.69	\$121.33	\$109.31	\$148.00	\$133.33	\$165.00	\$148.65	\$188.00	\$169.37	\$229.32	\$206.59	\$274.00	\$246.85	\$304.46	\$274.29
2700																	\$186.00	\$167.57	\$226.88	\$204.40				
2800	\$76.00	\$68.47	\$80.85	\$72.84	\$88.50	\$79.73	\$93.37	\$84.11	\$102.00	\$91.89	\$119.00	\$107.21	\$146.00	\$131.53	\$162.77	\$146.64	\$185.00	\$166.67	\$225.66	\$203.30	\$270.00	\$243.24	\$300.02	\$270.29
2900																	\$183.00	\$164.86	\$223.22	\$201.10				
3000	\$74.50	\$67.12	\$79.26	\$71.40	\$87.50	\$78.83	\$92.31	\$83.16	\$101.00	\$90.99	\$117.83	\$106.16	\$143.00	\$128.83	\$159.43	\$143.63	\$182.00	\$163.96	\$222.00	\$200.00	\$266.00	\$239.64	\$295.57	\$266.28
3100																	\$180.00	\$162.16	\$219.56	\$197.80				
3200									\$99.00	\$89.19	\$115.50	\$104.05	\$141.00	\$127.03	\$157.20	\$141.62	\$179.00	\$161.26	\$218.34	\$196.70	\$262.00	\$236.04	\$291.13	\$262.28
3400													\$139.00	\$125.23	\$154.97	\$139.61	\$177.00	\$159.46	\$215.90	\$194.51	\$259.00	\$233.33	\$287.80	\$259.28
3600													\$137.00	\$123.42	\$152.74	\$137.60	\$174.00	\$156.76	\$212.24	\$191.21	\$256.00	\$230.63	\$284.46	\$256.27
3800													\$136.00	\$122.52	\$151.62	\$136.60	\$172.00	\$154.95	\$209.80	\$189.01	\$253.00	\$227.93	\$281.13	\$253.27
4000													\$134.00	\$120.72	\$149.39	\$134.59	\$170.00	\$153.15	\$207.36	\$186.81	\$250.00	\$225.23	\$277.80	\$250.27
4200																	\$168.00	\$151.35	\$204.92	\$184.62	\$248.00	\$223.42	\$275.57	\$248.26
4400																	\$167.00	\$150.45	\$203.70	\$183.52	\$245.00	\$220.72	\$272.24	\$245.26
4800																					\$241.00	\$217.12	\$267.80	\$241.26
5000																					\$239.00	\$215.32	\$265.57	\$239.25
5200																					\$237.00	\$213.51	\$263.35	\$237.25
5600																					\$233.00	\$209.91	\$258.91	\$233.25
6000																					\$230.00	\$207.21	\$255.57	\$230.24
999999	\$74.50	\$67.12	\$79.26	\$71.40	\$87.50	\$78.83	\$92.31	\$83.16	\$99.00	\$89.19	\$115.50	\$104.05	\$134.00	\$120.72	\$149.39	\$134.59	\$167.00	\$150.45	\$203.70	\$183.52	\$230.00	\$207.21	\$255.57	\$230.24

Indicates the typical average size for each quality cost range, used as base for economy of scale.

**for 6+L2 interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6L2*

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE
 *STUD FRAMED LOG FROM MARSHALL & SWIFT

SINGLE STORY RESIDENTIAL STEEL SCHEDULES

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1S	1+S	2S	2+S	3S	3+S	4S	4+S	5S	5+S	6S	6+S												
400	\$115.00	\$103.60	\$120.80	\$108.83	\$124.86	\$112.48																		
500	\$110.00	\$99.10	\$114.61	\$103.25																				
600	\$105.00	\$94.59	\$110.48	\$99.53	\$114.00	\$102.70	\$120.27	\$108.35	\$134.00	\$120.72	\$150.30	\$135.40												
700	\$101.00	\$90.99	\$106.35	\$95.81	\$111.00	\$100.00	\$117.11	\$105.50																
800	\$98.50	\$88.74	\$103.25	\$93.02	\$108.00	\$97.30	\$113.94	\$102.65	\$127.00	\$114.41	\$142.45	\$128.33	\$166.00	\$149.55	\$179.83	\$162.01								
900	\$95.50	\$86.04	\$100.15	\$90.23	\$106.00	\$95.50	\$111.83	\$100.75																
1000	\$93.50	\$84.23	\$98.01	\$88.30	\$104.00	\$93.69	\$108.67	\$97.90	\$122.00	\$109.91	\$136.84	\$123.28	\$159.00	\$143.24	\$172.25	\$155.18								
1100	\$91.50	\$82.43	\$96.02	\$86.51	\$102.00	\$91.89	\$107.61	\$96.95																
1200	\$89.50	\$80.63	\$93.96	\$84.65	\$100.00	\$90.09	\$105.50	\$95.04	\$118.00	\$106.31	\$132.35	\$119.24	\$154.00	\$138.74	\$166.83	\$150.30	\$188.00	\$169.37	\$230.62	\$207.77				
1300	\$88.00	\$79.28	\$91.89	\$82.79	\$99.00	\$89.19	\$103.39	\$93.14	\$116.00	\$104.50	\$130.11	\$117.21												
1400	\$86.50	\$77.93	\$90.86	\$81.86	\$97.50	\$87.84	\$102.34	\$92.19	\$114.00	\$102.70	\$127.86	\$115.19	\$150.00	\$135.14	\$162.50	\$146.40	\$183.00	\$164.86	\$224.49	\$202.24				
1500					\$96.00	\$86.49	\$100.23	\$90.29	\$113.00	\$101.80	\$126.74	\$114.18												
1600	\$84.00	\$75.68	\$87.76	\$79.07	\$95.00	\$85.59	\$99.91	\$90.01	\$111.00	\$100.00	\$124.50	\$112.16	\$146.00	\$131.53	\$158.17	\$142.49	\$178.00	\$160.36	\$218.35	\$196.72	\$262.00	\$236.04	\$291.40	\$262.52
1700					\$94.00	\$84.68	\$98.75	\$88.96	\$110.00	\$99.10	\$123.38	\$111.15												
1800	\$81.50	\$73.42	\$85.70	\$77.20	\$93.00	\$83.78	\$97.06	\$87.44	\$109.00	\$98.20	\$122.26	\$110.14	\$143.00	\$128.83	\$154.92	\$139.56	\$174.00	\$156.76	\$213.45	\$192.29	\$256.00	\$230.63	\$284.73	\$256.51
1900					\$108.00	\$97.30	\$121.14	\$109.13	\$142.00	\$127.93	\$153.83	\$138.59												
2000	\$79.50	\$71.62	\$83.63	\$75.34	\$91.00	\$81.98	\$95.79	\$86.30	\$107.00	\$96.40	\$120.01	\$108.12	\$140.00	\$126.13	\$151.67	\$136.64	\$170.00	\$153.15	\$208.54	\$187.87	\$251.00	\$226.13	\$279.17	\$251.50
2100					\$106.00	\$95.50	\$118.89	\$107.11	\$139.00	\$125.23	\$150.58	\$135.66												
2200	\$78.00	\$70.27	\$81.57	\$73.48	\$89.50	\$80.63	\$93.90	\$84.59	\$105.00	\$94.59	\$117.77	\$106.10	\$138.00	\$124.32	\$149.50	\$134.68	\$167.00	\$150.45	\$204.86	\$184.56	\$247.00	\$222.52	\$274.72	\$247.49
2300																	\$165.00	\$148.65	\$202.40	\$182.34				
2400	\$76.50	\$68.92	\$79.50	\$71.62	\$88.00	\$79.28	\$92.52	\$83.35	\$103.00	\$92.79	\$115.53	\$104.08	\$136.00	\$122.52	\$147.33	\$132.73	\$164.00	\$147.75	\$201.18	\$181.24	\$243.00	\$218.92	\$270.27	\$243.49
2500																	\$163.00	\$146.85	\$199.95	\$180.14				
2600	\$75.00	\$67.57	\$78.47	\$70.69	\$86.50	\$77.93	\$91.15	\$82.12	\$102.00	\$91.89	\$114.41	\$103.07	\$134.00	\$120.72	\$145.17	\$130.78	\$161.00	\$145.04	\$197.50	\$177.93	\$240.00	\$216.22	\$266.93	\$240.48
2800	\$73.50	\$66.22	\$77.44	\$69.76	\$85.50	\$77.03	\$89.68	\$80.79	\$100.00	\$90.09	\$112.16	\$101.05	\$132.00	\$118.92	\$143.00	\$128.83	\$159.00	\$143.24	\$195.05	\$175.72	\$236.00	\$212.61	\$262.48	\$236.47
3000	\$72.50	\$65.32	\$76.41	\$68.83	\$84.50	\$76.13	\$88.62	\$79.84	\$99.00	\$89.19	\$111.04	\$100.04	\$130.00	\$117.12	\$140.83	\$126.88	\$157.00	\$141.44	\$192.59	\$173.51	\$234.00	\$210.81	\$260.26	\$234.47
3200									\$98.00	\$88.29	\$109.92	\$99.03	\$129.00	\$116.22	\$139.75	\$125.90	\$155.00	\$139.64	\$190.14	\$171.30	\$231.00	\$208.11	\$256.92	\$231.46
3400													\$128.00	\$115.32	\$138.67	\$124.92	\$153.00	\$137.84	\$187.69	\$169.09	\$228.00	\$205.41	\$253.59	\$228.46
3600													\$126.00	\$113.51	\$136.50	\$122.97	\$151.00	\$136.04	\$185.23	\$166.88	\$226.00	\$203.60	\$251.36	\$226.45
3800													\$125.00	\$112.61	\$135.42	\$122.00	\$150.00	\$135.14	\$184.01	\$165.77	\$224.00	\$201.80	\$249.14	\$224.45
4000													\$124.00	\$111.71	\$134.33	\$121.02	\$148.00	\$133.33	\$181.55	\$163.56	\$222.00	\$200.00	\$246.91	\$222.44
4200																	\$147.00	\$132.43	\$180.33	\$162.46	\$220.00	\$198.20	\$244.69	\$220.44
4400																	\$146.00	\$131.53	\$179.10	\$161.35	\$218.00	\$196.40	\$242.46	\$218.44
4800																					\$215.00	\$193.69	\$239.13	\$215.43
5200																					\$211.00	\$190.09	\$234.68	\$211.42
5600																					\$209.00	\$188.29	\$232.45	\$209.42
6000																					\$206.00	\$185.59	\$229.12	\$206.41
999999	\$72.50	\$65.32	\$76.41	\$68.83	\$84.50	\$76.13	\$88.62	\$79.84	\$98.00	\$88.29	\$109.92	\$99.03	\$124.00	\$111.71	\$134.33	\$121.02	\$146.00	\$131.53	\$179.10	\$161.35	\$206.00	\$185.59	\$229.12	\$206.41

Indicates the typical average size for each quality cost range, used as base for economy of scale.

**for 6+S interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6F*

0.99 *Marshall and Swift Current Cost Multiplier for Central District of U.S.* 12/2021 UPDATE
 0.91 *Marshall and Swift Local Cost Multiplier for Dallas area* 12/2021 UPDATE
 *LOW-GOOD QUALITY USED STUD FRAMED METAL OR VINYL SIDING FROM MARSHALL & SWIFT
 *VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

TWO STORY RESIDENTIAL STEEL SCHEDULES

QUALITY CLASS	LOW	LOW+	FAIR	FAIR+	AVERAGE	AVG+	GOOD	GOOD+	VERY GOOD	VGOOD+	EXCELLENT	EXC+
MAX SQ FT	1S2	1+S2	2S2	2+S2	3S2	3+S2	4S2	4+S2	5S2	5+S2	6S2	6+S2
800	\$95.00	\$85.59	\$99.94	\$90.04								
900	\$92.50	\$83.33	\$97.31	\$87.67	\$101.00	\$90.99	\$105.49	\$95.03	\$116.00	\$104.50	\$130.80	\$117.83
1000	\$90.50	\$81.53	\$95.21	\$85.77	\$98.50	\$88.74	\$102.88	\$92.68	\$114.00	\$102.70	\$128.54	\$115.80
1100	\$88.50	\$79.73	\$93.10	\$83.88	\$97.00	\$87.39	\$101.31	\$91.27				
1200	\$86.50	\$77.93	\$91.00	\$81.98	\$95.50	\$86.04	\$99.74	\$89.86	\$109.00	\$98.20	\$122.90	\$110.72
1300	\$85.00	\$76.58	\$89.42	\$80.56	\$94.00	\$84.68	\$98.18	\$88.45				
1400	\$83.50	\$75.23	\$87.84	\$79.14	\$92.50	\$83.33	\$96.61	\$87.04	\$106.00	\$95.50	\$119.52	\$107.68
1500	\$82.00	\$73.87	\$86.27	\$77.72	\$91.50	\$82.43	\$95.57	\$86.10	\$104.00	\$93.69	\$117.27	\$105.64
1600	\$81.00	\$72.97	\$85.21	\$76.77	\$90.00	\$81.08	\$94.00	\$84.68	\$103.00	\$92.79	\$116.14	\$104.63
1700	\$80.00	\$72.07	\$84.16	\$75.82	\$89.00	\$80.18	\$92.96	\$83.74	\$102.00	\$91.89	\$115.01	\$103.61
1800	\$79.00	\$71.17	\$83.11	\$74.87	\$88.00	\$79.28	\$91.91	\$82.80	\$100.00	\$90.09	\$112.76	\$101.58
1900	\$78.00	\$70.27	\$82.06	\$73.93	\$87.50	\$78.83	\$91.39	\$82.33	\$99.00	\$89.19	\$111.63	\$100.57
2000	\$77.00	\$69.37	\$81.01	\$72.98	\$86.50	\$77.93	\$90.34	\$81.39	\$98.00	\$88.29	\$110.50	\$99.55
2100	\$76.00	\$68.47	\$79.95	\$72.03	\$85.50	\$77.03	\$89.30	\$80.45	\$97.00	\$87.39	\$109.37	\$98.53
2200	\$75.50	\$68.02	\$79.43	\$71.56	\$85.00	\$76.58	\$88.78	\$79.98	\$96.00	\$86.49	\$108.24	\$97.52
2300					\$84.00	\$75.68	\$87.73	\$79.04	\$95.50	\$86.04	\$107.68	\$97.01
2400	\$74.00	\$66.67	\$77.85	\$70.13	\$83.50	\$75.23	\$87.21	\$78.57	\$94.50	\$85.14	\$106.55	\$95.99
2500									\$93.50	\$84.23	\$105.43	\$94.98
2600	\$72.00	\$64.86	\$75.75	\$68.24	\$82.00	\$73.87	\$85.64	\$77.16	\$93.00	\$83.78	\$104.86	\$94.47
2700												
2800	\$71.00	\$63.96	\$74.69	\$67.29	\$81.00	\$72.97	\$84.60	\$76.22	\$91.50	\$82.43	\$103.17	\$92.95
2900										\$0.00	\$133.30	\$120.09
3000	\$70.00	\$63.06	\$73.64	\$66.34	\$80.00	\$72.07	\$83.56	\$75.28	\$90.00	\$81.08	\$101.48	\$91.42
3100												
3200										\$0.00	\$147.00	\$132.43
3400									\$89.00	\$80.18	\$100.35	\$90.41
3600											\$118.00	\$106.31
3800											\$117.00	\$105.41
4000											\$115.00	\$103.60
4200											\$114.00	\$102.70
4400											\$113.00	\$101.80
4800												
5000												
5200												
5600												
6000												
999999	\$70.00	\$63.06	\$73.64	\$66.34	\$80.00	\$72.07	\$83.56	\$75.28	\$89.00	\$80.18	\$100.35	\$90.41

indicates the typical average size for each quality cost range, used as base for economy of scale.

*for 6+S2 interpolated typical average size (3000 sq ft price) up and used same economy of scale numbers from 6S2

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE

*LOW-GOOD QUALITY USED STUD FRAMED METAL OR VINYL SIDING FROM MARSHALL & SWIFT
 *VERY GOOD-EXCELLENT USED STUD FRAMED STUCCO OR SIDING FROM MARSHALL & SWIFT

SINGLE STORY RESIDENTIAL CEDAR/WOOD SIDING HOME SCHEDULES

	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
QUALITY CLASS	LOW		LOW+		FAIR		FAIR+		AVERAGE		AVG+		GOOD		GOOD+		VERY GOOD		VGOOD+		EXCELLENT		EXC+	
MAX SQ FT	1C		1+C		2C		2+C		3C		3+C		4C		4+C		5C		5+C		6C		6+C	
400	\$116.00	\$104.50	\$121.39	\$109.36	\$127.05	\$114.46																		
500	\$110.00	\$99.10	\$115.16	\$103.75																				
600	\$105.00	\$94.59	\$111.01	\$100.01	\$115.00	\$103.60	\$121.98	\$109.89	\$135.00	\$121.62	\$152.64	\$137.51												
700	\$102.00	\$91.89	\$106.86	\$96.27	\$112.00	\$100.90	\$118.77	\$107.00																
800	\$98.50	\$88.74	\$103.75	\$93.47	\$109.00	\$98.20	\$115.56	\$104.11	\$128.00	\$115.32	\$144.63	\$130.30	\$170.00	\$153.15	\$183.26	\$165.10								
900	\$96.00	\$86.49	\$100.64	\$90.66	\$107.00	\$96.40	\$113.42	\$102.18																
1000	\$93.50	\$84.23	\$98.48	\$88.72	\$105.00	\$94.59	\$110.21	\$99.29	\$123.00	\$110.81	\$138.24	\$124.54	\$163.00	\$146.85	\$175.72	\$158.30								
1100	\$91.50	\$82.43	\$96.49	\$86.93	\$103.00	\$92.79	\$109.14	\$98.32																
1200	\$90.00	\$81.08	\$94.41	\$85.06	\$101.00	\$90.99	\$107.00	\$96.40	\$119.00	\$107.21	\$133.74	\$120.49	\$157.00	\$141.44	\$169.25	\$152.48	\$190.00	\$171.17	\$231.96	\$208.98				
1300	\$88.00	\$79.28	\$92.34	\$83.19	\$99.50	\$89.64	\$104.86	\$94.47	\$117.00	\$105.41	\$131.50	\$118.46												
1400	\$86.50	\$77.93	\$91.30	\$82.25	\$98.00	\$88.29	\$103.79	\$93.50	\$116.00	\$104.50	\$130.37	\$117.45	\$153.00	\$137.84	\$164.94	\$148.59	\$184.00	\$165.77	\$224.64	\$202.38				
1500					\$97.00	\$87.39	\$101.65	\$91.58	\$114.00	\$102.70	\$128.12	\$115.43												
1600	\$84.00	\$75.68	\$88.19	\$79.45	\$95.50	\$86.04	\$101.33	\$91.29	\$113.00	\$101.80	\$127.00	\$114.41	\$149.00	\$134.23	\$160.62	\$144.71	\$180.00	\$162.16	\$219.75	\$197.98	\$263.00	\$236.94	\$292.39	\$263.41
1700					\$94.50	\$85.14	\$100.15	\$90.23	\$111.00	\$100.00	\$124.75	\$112.39												
1800	\$82.00	\$73.87	\$86.11	\$77.58	\$93.50	\$84.23	\$98.44	\$88.68	\$110.00	\$99.10	\$123.63	\$111.38	\$146.00	\$131.53	\$157.39	\$141.79	\$175.00	\$157.66	\$213.65	\$192.48	\$257.00	\$231.53	\$285.72	\$257.40
1900					\$109.00	\$98.20	\$122.50	\$110.36	\$145.00	\$130.63	\$156.31	\$140.82												
2000	\$80.00	\$72.07	\$84.04	\$75.71	\$91.50	\$82.43	\$97.16	\$87.53	\$108.00	\$97.30	\$121.38	\$109.35	\$143.00	\$128.83	\$154.16	\$138.88	\$172.00	\$154.95	\$209.99	\$189.18	\$252.00	\$227.03	\$280.16	\$252.40
2100					\$107.00	\$96.40	\$120.26	\$108.34	\$142.00	\$127.93	\$153.08	\$137.91												
2200	\$78.00	\$70.27	\$81.96	\$73.84	\$90.00	\$81.08	\$95.23	\$85.79	\$106.00	\$95.50	\$119.13	\$107.33	\$141.00	\$127.03	\$152.00	\$136.94	\$168.00	\$151.35	\$205.10	\$184.78	\$248.00	\$223.42	\$275.71	\$248.39
2300																	\$167.00	\$150.45	\$203.94	\$183.73				
2400	\$76.50	\$68.92	\$79.89	\$71.97	\$88.50	\$79.73	\$93.84	\$84.54	\$104.00	\$93.69	\$116.88	\$105.30	\$138.00	\$124.32	\$148.77	\$134.02	\$166.00	\$149.55	\$202.66	\$182.58	\$244.00	\$219.82	\$271.27	\$244.38
2500																	\$164.00	\$147.75	\$200.22	\$180.38				
2600	\$75.00	\$67.57	\$78.85	\$71.04	\$87.50	\$78.83	\$92.45	\$83.29	\$103.00	\$92.79	\$115.76	\$104.29	\$136.00	\$122.52	\$146.61	\$132.08	\$163.00	\$146.85	\$199.00	\$179.28	\$241.00	\$217.12	\$267.93	\$241.38
2800	\$74.00	\$66.67	\$77.81	\$70.10	\$86.00	\$77.48	\$90.95	\$81.94	\$101.00	\$90.99	\$113.51	\$102.26	\$135.00	\$121.62	\$145.53	\$131.11	\$161.00	\$145.04	\$196.56	\$177.08	\$238.00	\$214.41	\$264.60	\$238.37
3000	\$72.50	\$65.32	\$76.78	\$69.17	\$85.00	\$76.58	\$89.88	\$80.97	\$100.00	\$90.09	\$112.39	\$101.25	\$133.00	\$119.82	\$143.38	\$129.17	\$158.00	\$142.34	\$192.90	\$173.78	\$235.00	\$211.71	\$261.26	\$235.37
3200									\$99.00	\$89.19	\$111.27	\$100.24	\$131.00	\$118.02	\$141.22	\$127.22	\$156.00	\$140.54	\$190.45	\$171.58	\$232.00	\$209.01	\$257.92	\$232.36
3400													\$130.00	\$117.12	\$140.14	\$126.25	\$154.00	\$138.74	\$188.01	\$169.38	\$229.00	\$206.31	\$254.59	\$229.36
3600													\$128.00	\$115.32	\$137.99	\$124.31	\$153.00	\$137.84	\$186.79	\$168.28	\$227.00	\$204.50	\$252.37	\$227.36
3800													\$127.00	\$114.41	\$136.91	\$123.34	\$151.00	\$136.04	\$184.35	\$166.08	\$225.00	\$202.70	\$250.14	\$225.35
4000													\$126.00	\$113.51	\$135.83	\$122.37	\$150.00	\$135.14	\$183.13	\$164.98	\$223.00	\$200.90	\$247.92	\$223.35
4200																	\$148.00	\$133.33	\$180.69	\$162.78	\$221.00	\$199.10	\$245.70	\$221.35
4400																	\$147.00	\$132.43	\$179.47	\$161.68	\$219.00	\$197.30	\$243.47	\$219.34
4800																					\$215.00	\$193.69	\$239.03	\$215.34
5200																					\$212.00	\$190.99	\$235.69	\$212.33
5600																					\$210.00	\$189.19	\$233.47	\$210.33
6000																					\$207.00	\$186.49	\$230.13	\$207.33
999999	\$72.50	\$65.32	\$76.78	\$69.17	\$85.00	\$76.58	\$89.88	\$80.97	\$99.00	\$89.19	\$111.27	\$100.24	\$126.00	\$113.51	\$135.83	\$122.37	\$147.00	\$132.43	\$179.47	\$161.68	\$207.00	\$186.49	\$230.13	\$207.33

Indicates the typical average size for each quality cost range, used as base for economy of scale.

**for 6+C interpolated typical average size (3000 sq ft price) up and used same economy of scale numbers from 6C*

0.99 Marshall and Swift Current Cost Multiplier for Central District of U.S. 12/2021 UPDATE
 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE

400 sq segment inserted based on difference between 600 vs. 400 in class 1L, not provided in Marshall and Swift

TWO STORY RESIDENTIAL CEDAR/WOOD SIDING HOME SCHEDULES

QUALITY CLASS	LOW	LOW+	FAIR	FAIR+	AVERAGE	AVG+	GOOD	GOOD+	VERY GOOD	VGOOD+	EXCELLENT	EXC+
MAX SQ FT	1C2	1+C2	2C2	2+C2	3C2	3+C2	4C2	4+C2	5C2	5+C2	6C2	6+C2
	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price	base m&s unit price	modified unit price
800	\$95.50	\$86.04	\$100.71	\$90.73								
900	\$93.00	\$83.78	\$98.08	\$88.36	\$102.00	\$91.89	\$106.76	\$96.18	\$118.00	\$106.31	\$133.71	\$120.46
1000	\$90.50	\$81.53	\$95.44	\$85.98	\$100.00	\$90.09	\$104.67	\$94.30	\$115.00	\$103.60	\$130.31	\$117.40
1100	\$88.50	\$79.73	\$93.33	\$84.08	\$98.00	\$88.29	\$102.58	\$92.41	\$152.00	\$136.94	\$165.87	\$149.44
1200	\$87.00	\$78.38	\$91.75	\$82.66	\$96.50	\$86.94	\$101.01	\$91.00	\$111.00	\$100.00	\$125.78	\$113.32
1300	\$85.50	\$77.03	\$90.17	\$81.23	\$95.00	\$85.59	\$99.44	\$89.58				
1400	\$84.00	\$75.68	\$88.59	\$79.81	\$93.50	\$84.23	\$97.87	\$88.17	\$107.00	\$96.40	\$121.25	\$109.23
1500	\$82.50	\$74.32	\$87.00	\$78.38	\$92.00	\$82.88	\$96.30	\$86.75	\$106.00	\$95.50	\$120.12	\$108.21
1600	\$81.50	\$73.42	\$85.95	\$77.43	\$91.00	\$81.98	\$95.25	\$85.81	\$104.00	\$93.69	\$117.85	\$106.17
1700	\$80.00	\$72.07	\$84.37	\$76.01	\$90.00	\$81.08	\$94.20	\$84.87	\$103.00	\$92.79	\$116.72	\$105.15
1800	\$79.00	\$71.17	\$83.31	\$75.06	\$89.00	\$80.18	\$93.16	\$83.92	\$102.00	\$91.89	\$115.58	\$104.13
1900	\$78.00	\$70.27	\$82.26	\$74.11	\$88.00	\$79.28	\$92.11	\$82.98	\$101.00	\$90.99	\$114.45	\$103.11
2000	\$77.00	\$69.37	\$81.20	\$73.16	\$87.00	\$78.38	\$91.06	\$82.04	\$99.50	\$89.64	\$112.75	\$101.58
2100	\$76.50	\$68.92	\$80.68	\$72.68	\$86.50	\$77.93	\$90.54	\$81.57	\$98.50	\$88.74	\$111.62	\$100.56
2200	\$75.50	\$68.02	\$79.62	\$71.73	\$85.50	\$77.03	\$89.49	\$80.62	\$97.50	\$87.84	\$110.48	\$99.53
2300					\$85.00	\$76.58	\$88.97	\$80.15	\$96.50	\$86.94	\$109.35	\$98.51
2400	\$74.00	\$66.67	\$78.04	\$70.31	\$84.00	\$75.68	\$87.92	\$79.21	\$95.50	\$86.04	\$108.22	\$97.49
2500					\$95.00	\$85.59	\$107.65	\$96.98				
2600	\$72.50	\$65.32	\$76.46	\$68.88	\$83.00	\$74.77	\$86.88	\$78.27	\$94.00	\$84.68	\$106.52	\$95.96
2700									\$126.00	\$113.51	\$137.50	\$123.87
2800	\$71.50	\$64.41	\$75.40	\$67.93	\$81.50	\$73.42	\$85.31	\$76.85	\$92.50	\$83.33	\$104.82	\$94.43
2900									\$124.00	\$111.71	\$135.32	\$121.91
3000	\$70.50	\$63.51	\$74.35	\$66.98	\$80.50	\$72.52	\$84.26	\$75.91	\$91.00	\$81.98	\$103.12	\$92.90
3100									\$122.00	\$109.91	\$133.13	\$119.94
3200									\$149.00	\$134.23	\$179.50	\$161.71
3300									\$148.00	\$133.33	\$178.30	\$160.63
3400							\$90.00	\$81.08	\$101.98	\$91.88	\$121.00	\$109.01
3500									\$132.04	\$118.96	\$147.00	\$132.43
3600									\$129.86	\$116.99	\$145.00	\$130.63
3700									\$174.68	\$157.37	\$208.00	\$187.39
3800									\$144.00	\$129.73	\$173.48	\$156.28
3900									\$142.00	\$127.93	\$171.07	\$154.11
4000									\$203.00	\$182.88	\$231.16	\$208.25
4100									\$140.00	\$126.13	\$168.66	\$151.94
4200									\$201.00	\$181.08	\$228.88	\$206.20
4300									\$139.00	\$125.23	\$167.45	\$150.86
4400									\$199.00	\$179.28	\$226.60	\$204.15
4500									\$138.00	\$124.32	\$166.25	\$149.77
4600									\$197.00	\$177.48	\$224.33	\$202.10
4700									\$194.00	\$174.77	\$220.91	\$199.02
4800									\$192.00	\$172.97	\$218.63	\$196.97
4900									\$191.00	\$172.07	\$217.49	\$195.94
5000									\$188.00	\$169.37	\$214.08	\$192.86
5100									\$185.00	\$166.67	\$210.66	\$189.79
5200									\$185.00	\$166.67	\$210.66	\$189.79
5300									\$185.00	\$166.67	\$210.66	\$189.79
5400									\$185.00	\$166.67	\$210.66	\$189.79
5500									\$185.00	\$166.67	\$210.66	\$189.79
5600									\$185.00	\$166.67	\$210.66	\$189.79
5700									\$185.00	\$166.67	\$210.66	\$189.79
5800									\$185.00	\$166.67	\$210.66	\$189.79
5900									\$185.00	\$166.67	\$210.66	\$189.79
6000									\$185.00	\$166.67	\$210.66	\$189.79
999999	\$70.50	\$63.51	\$74.35	\$66.98	\$80.50	\$72.52	\$84.26	\$75.91	\$90.00	\$81.08	\$101.98	\$91.88
									\$115.00	\$103.60	\$125.50	\$113.06
									\$138.00	\$124.32	\$166.25	\$149.77
									\$185.00	\$166.67	\$210.66	\$189.79

Indicates the typical average size for each quality cost range, used as base for economy of scale.

*for 6+C2 interpolated typical average size (3000 sft price) up and used same economy of scale numbers from 6C2

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 0.91 Marshall and Swift Local Cost Multiplier for Dallas area 12/2021 UPDATE