

# HOME BUYERS' GUIDE TO CALCULATING COST PER SQFT

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Single Family Home - Kelowna, BC



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Did you know that the average cost to build a house in Kelowna and the Okanagan is \$225 per square foot (plus or minus \$50/ sq ft)?

This is one of the most asked questions people have when they start thinking about building a new house. Knowing the average cost to build a house in Kelowna is essential in project planning, and plays a role in major decisions throughout construction.

A house is a complex structure with over a million components all coming together as one, which means careful considerations need to be taken during the planning phase to ensure the budget will stay on course.





## What factors affect the cost to build a house in Kelowna?

Before coming up with a finalized per square foot price, we need to look at the major factors that contribute to the overall cost, which include:

- Site Preparation and Topography
- Type of Home
- Interior Finishing
- Building and mechanical systems
- Underground services
- Premium Materials
- Roof design and complex architecture
- Municipality regulations
- Retaining Walls
- BC Energy Step Code Energy Performance Modeling

When calculating cost per square foot, we only use the living spaces. These are the current averages +/- \$50/sq ft for building a house in the Okanagan:

**Barebones (studs) renovation/ remodel – \$200/sq ft**

**Current Code Construction – \$225/sq ft**

**Custom Luxury Home – \$300+/ sq ft**



**As an example,** if you wanted to know how much it would cost to build a 2,500 sq ft house in Kelowna, you could simply multiply the cost per sq ft number by the total sq ft of the living area.

For a Code Build Home, you would be looking at:

Low end: 2,500 sq ft x \$175 = \$437,500

High end 2,500 sq ft x \$275 = \$687,500

When you're building with Maloff Contracting, you can count on us to work with you to determine the majority of these cost factors in the construction-planning phase. This allows for a streamlined process throughout construction, and offers you, the homeowner, full transparency on where the major costs will be.

If you have questions about what your dream home build may cost, or you're ready to get building, [send us a message](#) to discuss your potential project. You can also learn more about our New Home Construction process [here](#).