



Current, localized, and detailed cost information on reconstruction labor and building materials is essential to create reliable, component-based replacement cost estimates. To supply insurance professionals and underwriters with this valuable information, the underlying reconstruction cost data used to develop 360Value® estimates is continually researched and validated at a highly localized level.

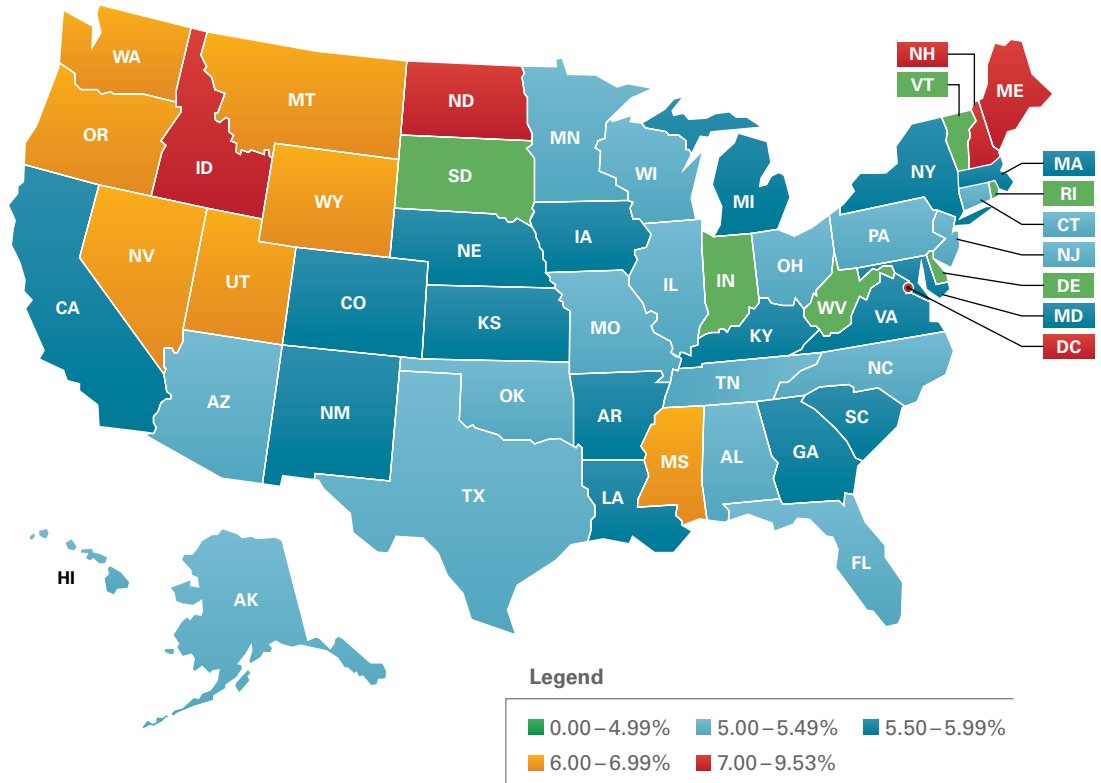
The process includes real-time feedback on reconstruction costs from tens of thousands of contractors and claims adjusters in the field, extensive material and labor cost surveys, and analysis of more than 5 million actual damage repair estimates for claims each year. Updated reconstruction cost data is incorporated into 360Value quarterly.

This report provides an overview of current reconstruction cost trends at the national and state levels. It also gives 360Value users a general understanding of reconstruction cost changes and how they may affect replacement cost estimates over the next quarter. The data contained in this report should not be used as the basis for underwriting or renewal decisions, as changes in replacement cost estimates may vary dramatically at the individual property level.

National Overview

From April 2014 to April 2015, overall reconstruction costs increased 5.6 percent in the United States. During the first quarter of 2015, reconstruction costs were up 0.9 percent.

As the housing market continued to recover during the past year, all states experienced an increase in total reconstruction costs. In fact, no state saw an increase of less than 4 percent. And 44 states plus the District of Columbia experienced increases of more than 5 percent. This is the largest number of states with increases of more than 5 percent since October 2006, when residential construction experienced tremendous growth and 47 states plus Washington, D.C., experienced increases greater than 5 percent. In the most recent quarter, Delaware, Indiana, Rhode Island, South Dakota, Vermont, and West Virginia were the only states with an increase of less than 5 percent. North Dakota continued to top the charts at more than 9.5 percent, as construction costs soared because of growth from the state's oil boom.

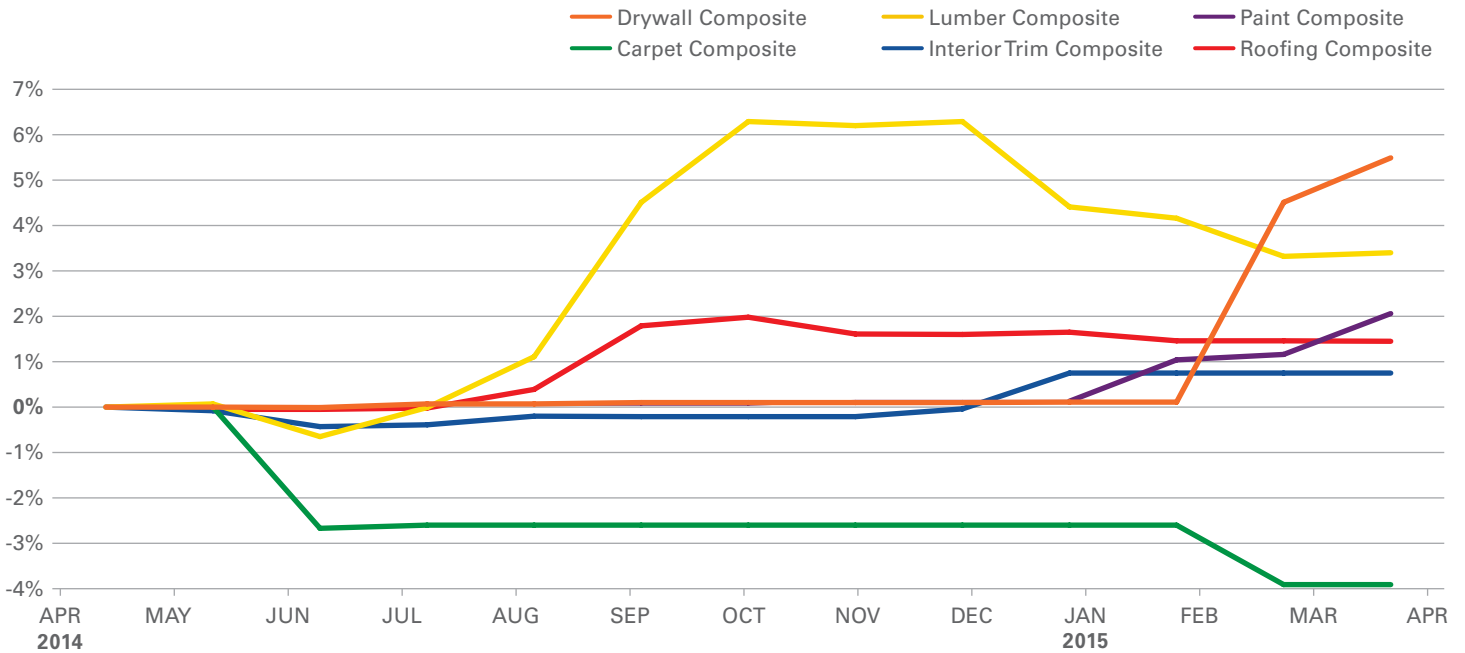
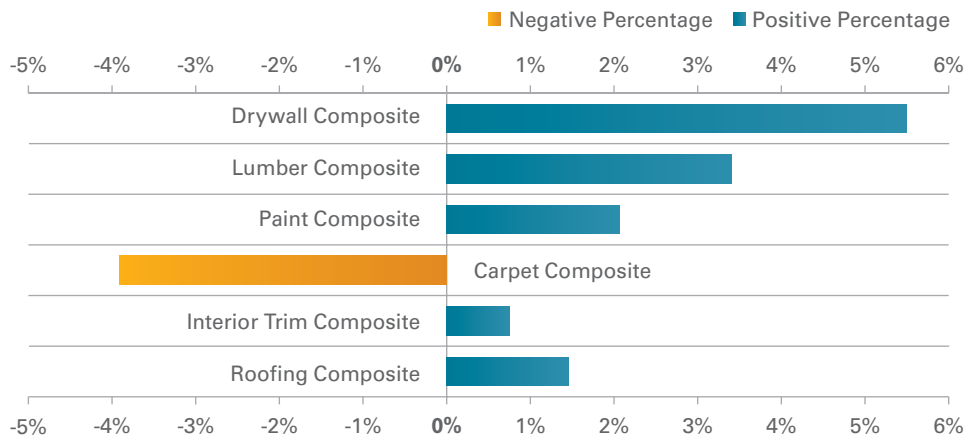


Changes in reconstruction costs by state from April 2014 to April 2015.

Material Cost Analysis

At the national level during the past 12 months, overall costs for material composites that Xactware tracks increased 2.8 percent. During the past three months, material costs increased 1.6 percent.

Over the past year, Xactware identified changes to several material categories. For example, roofing material costs increased 1.5 percent, primarily because of an increase in the price of wood shakes. Additionally, drywall material costs increased 5.5 percent, while lumber, paint, and interior trim costs rose 3.4 percent, 2.1 percent, and 0.8 percent, respectively. Carpet costs fell 3.9 percent during the same period.

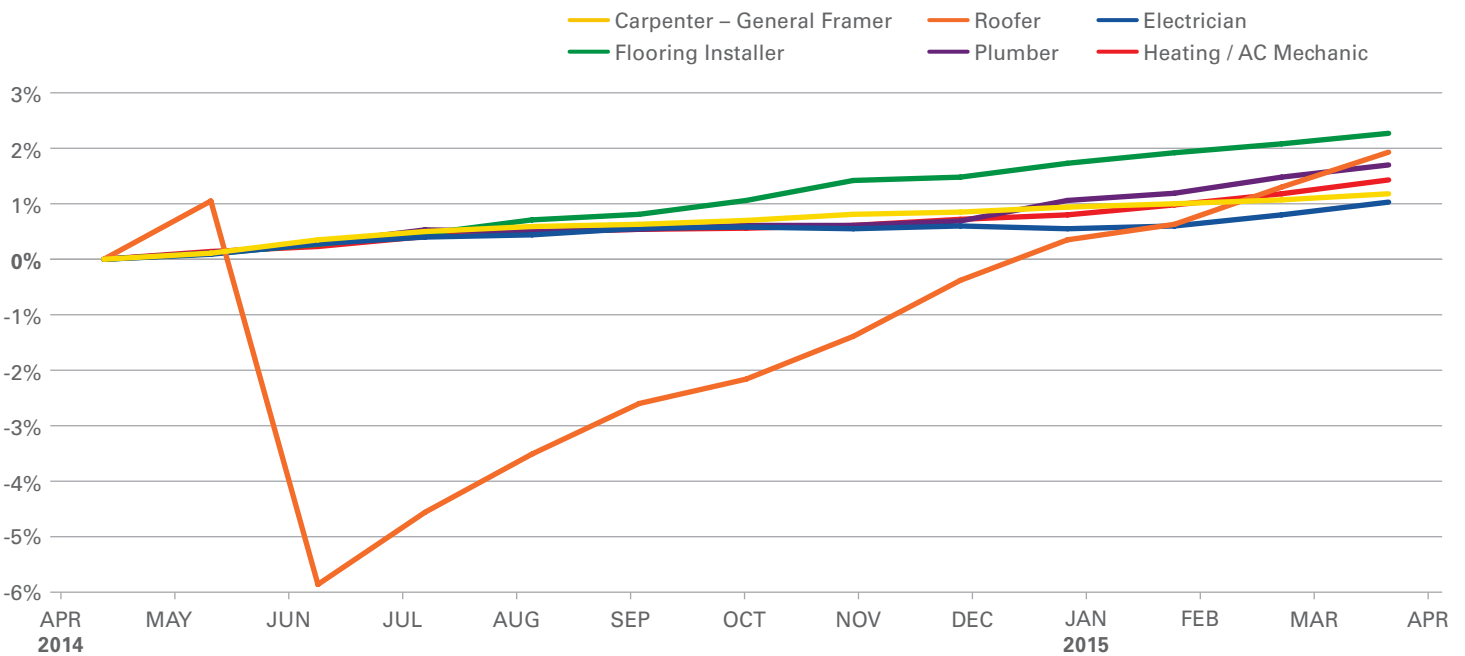
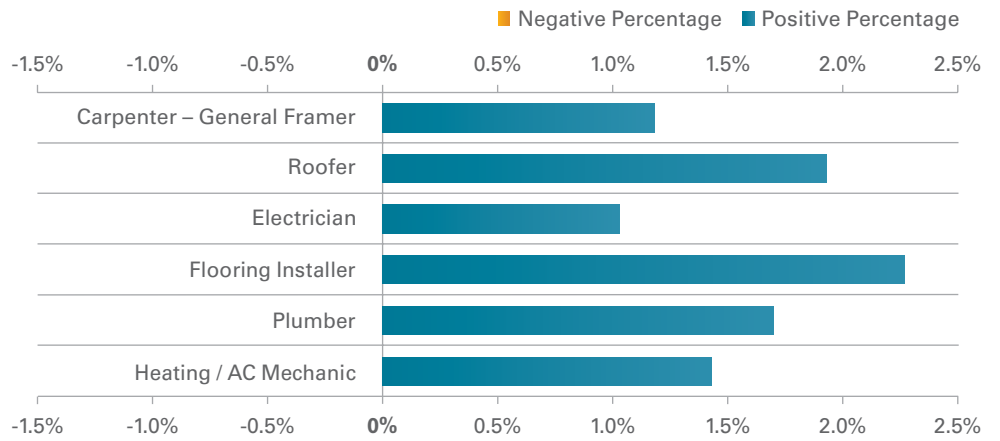


Cost changes for common building materials from April 2014 to April 2015 at the national level. The data is reported by composite, a grouping of materials needed to complete a particular aspect of reconstruction.

Labor Cost Analysis

Overall retail labor rates increased 1.8 percent from April 2014 to April 2015, with all six of the common labor trades showing increases. The quarterly change in overall retail labor costs was 0.3 percent.

Rates for flooring installers rose the most over the past year (2.3 percent), while rates for roofers, plumbers, carpenters–general framers, electricians, and heating/AC mechanics rose moderately within a range of 1.0 percent to 1.9 percent.



Changes in labor costs for some common trades from April 2014 to April 2015 at the national level. Labor costs include wages, burden, and overhead.

The data compiled in this summary is also available in Xactware’s Industry Trend Reports, an online reporting tool that gives users an overview of market changes from one area to another, along with national and state averages. The reports contain information about price trends for roofing materials, drywall materials, and much more. Additional reports give users an idea of the movement for a “basket of goods” that includes items typically used in construction, such as shingles, paint, drywall, concrete, cabinets, and more.

For more information or to subscribe to Xactware’s Industry Trend Reports, visit: <http://www.xactware.com/en-us/solutions/claims-management/industry-trend-reports/>

