

360Value



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.

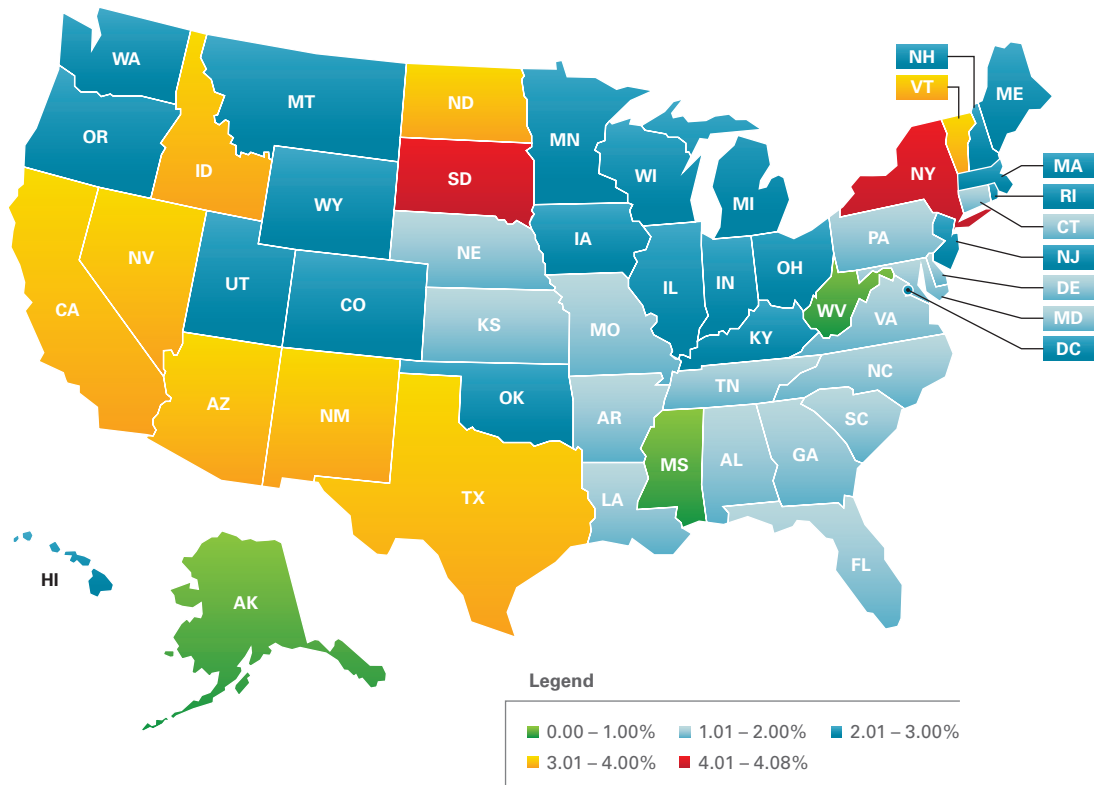
The process includes real-time feedback on reconstruction costs from tens of thousands of contractors and claims adjusters in the field, extensive material and labor cost surveys, and analysis of more than 5 million actual damage repair estimates for claims each year. Updated reconstruction cost data 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 2013 to April 2014, overall reconstruction costs increased 1.5 percent in the United States. During first-quarter 2014, reconstruction costs were virtually unchanged.

All states experienced an increase in total reconstruction costs during the past year. Thirty-one states and the District of Columbia saw increases of more than 2.0 percent. South Dakota and New York saw the highest increases, which were at least 4.0 percent. Alaska, West Virginia, and Mississippi had the lowest increases, each rising less than 1.0 percent.

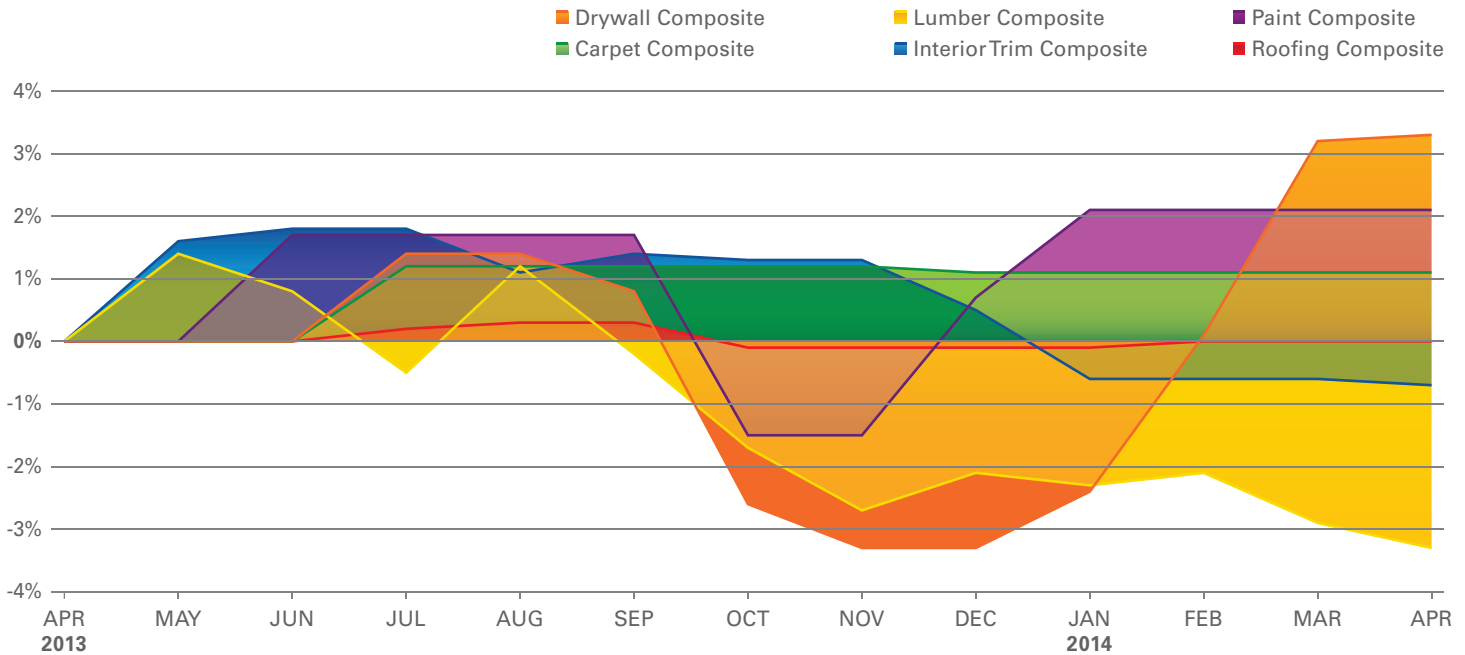
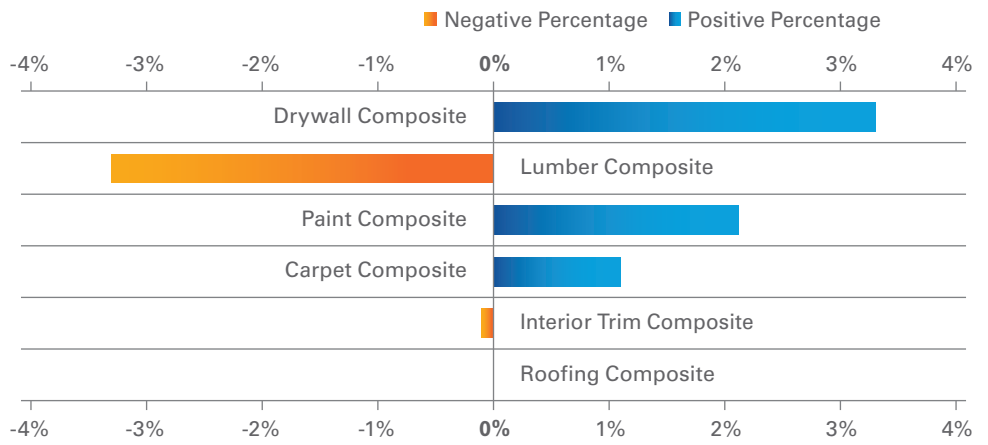


Changes in reconstruction costs by state from April 2013 to April 2014.

Material Cost Analysis

At the national level during the past 12 months, overall costs for material composites tracked by Xactware decreased 0.7 percent. During the past three months, material costs decreased 0.4 percent.

Between April 2013 and April 2014, the cost of drywall and paint rose, climbing 3.3 percent and 2.1 percent, respectively. During the same time span, the cost of lumber dropped 3.3 percent and interior trim dropped 0.7 percent. The cost of roofing material was unchanged.

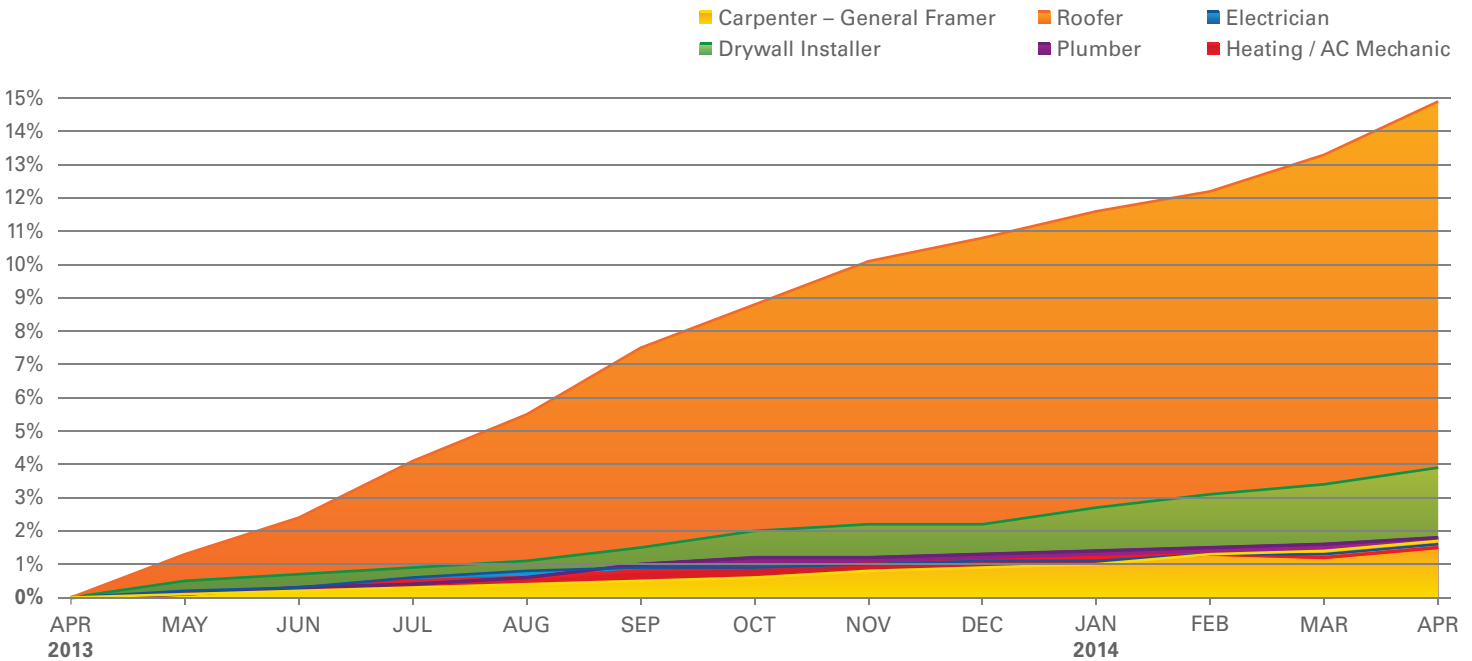
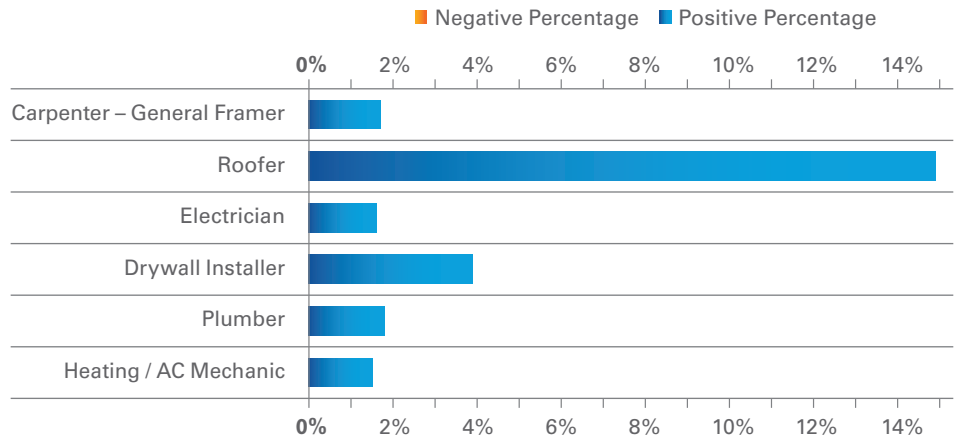


Cost changes for common building materials between April 2013 and April 2014 at the national level. This data is reported by composite, a grouping of materials needed to complete a particular aspect of reconstruction.

Labor Cost Analysis

Overall retail labor rates increased 3.5 percent between April 2013 and April 2014, with all of the six common labor trades tracked in this report showing increases. Rates for roofers rose the most (14.9 percent), while rates for drywall installers rose 3.9 percent and rates for plumbers, carpenters–general framers, electricians, and heating/AC mechanics rose within a range of 1.5 percent to 1.8 percent.

During this past quarter, average retail labor rates showed an increase of 0.8 percent. All six common labor trades tracked in this report showed increases from the previous quarter, with rates for roofers rising the most.



Changes in labor costs for some common trades between April 2013 and April 2014 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/>

