



“Restoration costs are elevated and trending upward, driven by concrete-heavy materials and labor pressures.

Though overall growth is stabilizing in the low single-digit range, reconstruction sectors should budget for 3-5% single-digit increases year-over-year into the end of the year.”

**Timothy J. Lozos, CPE**  
President

Quarter	Index	Δ%
Q2 2025	1523	1.5%
Q1 2025	1501	0.4%
Q4 2024	1495	0.8%
Q3 2024	1483	0.9%
Q2 2024	1470	0.6%
Q1 2024	1462	0.3%
Q4 2023	1457	1.3%
Q3 2023	1438	1.1%
2 Year Rate of Change		5.9%

MODEL RESIDENTIAL ROOF		
Month	Avg SQ Index	Δ%
Sep 2025	1628	-0.43%
Aug 2025	1635	0.00%
July 2025	1635	0.00%
June 2025	1635	0.37%
May 2025	1629	0.00%
Apr 2025	1629	0.00%
Mar 2025	1629	0.25%
Feb 2025	1625	0.93%
Jan 2025	1610	-0.25%
Dec 2024	1614	0.06%
Nov 2024	1613	0.37%
Oct 2024	1607	0.00%
1 Year Rate of Change		1.31%



The DeFacto Restoration Price Index is a weighted sampling of published construction costs, labor rates, and material prices specific to the restoration construction industry across various geographic areas. The Model Residential Roof index is a per square average index for replacement of an exemplar residential roof including all roof materials and appurtenances. The index baseline is January 2016 = 1000.

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