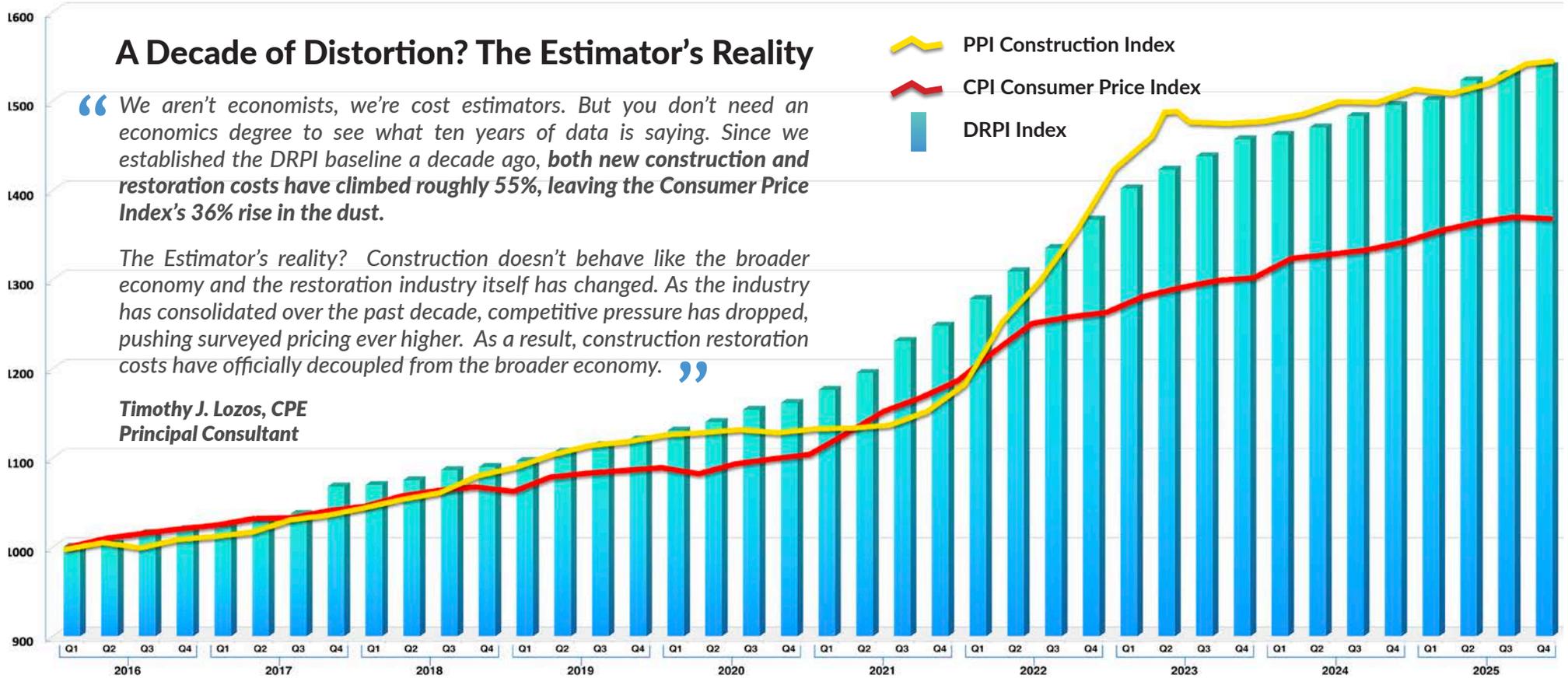


### A Decade of Distortion? The Estimator's Reality

“ We aren't economists, we're cost estimators. But you don't need an economics degree to see what ten years of data is saying. Since we established the DRPI baseline a decade ago, **both new construction and restoration costs have climbed roughly 55%, leaving the Consumer Price Index's 36% rise in the dust.** ”

The Estimator's reality? Construction doesn't behave like the broader economy and the restoration industry itself has changed. As the industry has consolidated over the past decade, competitive pressure has dropped, pushing surveyed pricing ever higher. As a result, construction restoration costs have officially decoupled from the broader economy. ”

**Timothy J. Lozos, CPE**  
Principal Consultant



Sources: US Bureau of Labor Statistics - Producer Price Index - Construction (WPU80); US Bureau of Labor Statistics - Consumer Price Index for All Urban Consumers (CUUR0005A0)

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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