



▼

New Home Construction



48239



Redford, MI

How much does it cost to build a house in Michigan?

\$130 – \$220 average cost per square foot

\$234,000 – \$396,000 average total cost

Get free estimates for your project or view our cost guide below:

[Get free estimates](#)

Are you a pro? [Get new customers](#)

HOMEGUIDE > COST GUIDES > COST TO BUILD A HOUSE IN MICHIGAN



Written by **Kristen Cramer**

September 15, 2024

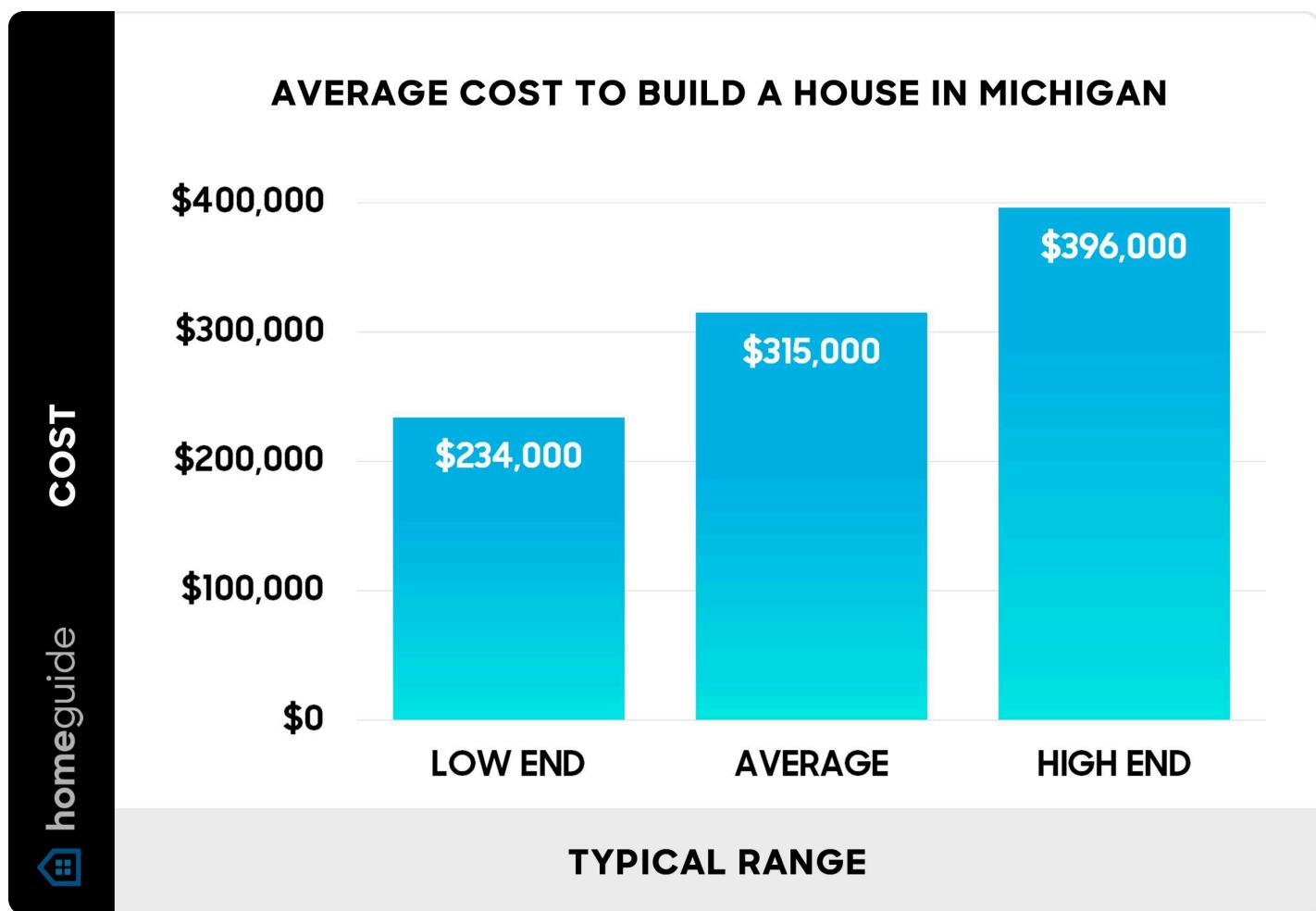
✓ Edited by **Tamatha Hazen**

✓ Fact-checked by **Tara Farmer**

[Average cost](#) | [Cost per square foot](#) | [Factors that affect the cost](#) |
[Labor costs](#) | [Cost to build vs. other states](#) | [FAQs](#) | [Getting estimates](#)

Average cost to build a house in Michigan

The cost to build a house in Michigan is \$234,000 to \$396,000 on average, not including the cost of the land or excavation and other site prep. New home construction costs range from \$130 to \$220+ per square foot, depending on the home size and style, quality of the material and finishes, and location.



Average cost to build a house in Michigan - Chart

Average cost to build a house in Michigan

Average Cost	\$315,000
--------------	-----------

Minimum Cost	\$96,000
Maximum Cost	\$1,500,000
Average Range	\$234,000 to \$396,000*

*Not including the cost of the land or site prep



The average home size in Michigan is **1,800 square feet**.

Get free estimates from home builders near you.

48239

Search

Cost per square foot to build a house in Michigan

The cost to build a house in Michigan is **\$130 to \$220 per square foot** on average for a basic home with builder-grade finishes. Costs increase to **\$280+ per square foot** for custom-built homes with upgrades like hardwood floors, granite countertops, or high-end fixtures and finishes.

Price per square foot to build a house in Michigan

Home size (square feet)	Average cost to build*
800	\$104,000 – \$176,000
1,000	\$130,000 – \$220,000
1,500	\$195,000 – \$330,000
1,800	\$234,000 – \$396,000
2,000	\$260,000 – \$440,000
2,500	\$325,000 – \$550,000
3,000	\$390,000 – \$660,000
3,500	\$455,000 – \$770,000
4,000	\$520,000 – \$880,000

*Not including the cost of the land or site prep

Factors that affect the cost of building a home in Michigan

Material costs make up about **50% to 60%** of the total cost to build a house, while labor makes up the rest. The table below provides a breakdown of the average costs for major aspects of new home construction in Michigan, including labor and materials.

Breakdown of home construction costs in Michigan

Category	Average cost*
Foundation	\$9,000 – \$25,000
Framing	\$19,500 – \$54,000
Roof	\$5,700 – \$16,000
Siding	\$7,200 – \$24,000
Electrical	\$7,000 – \$16,500
Plumbing	\$8,000 – \$12,000
HVAC	\$7,000 – \$16,000
Interior finishes & fixtures	\$50,000 – \$200,000+
Appliances	\$3,100 – \$7,700
Building permits	\$1,000 – \$3,000

*Including labor and materials.

Buying land in Michigan

Before you can build a house, you'll need to purchase a lot suitable for construction. Land costs in Michigan range from **\$6,000 to \$20,000+ per acre**, depending on the location. Asking prices for lots in highly desirable lakefront locations can exceed **\$200,000 per acre**.

A new construction [land survey costs \\$400 to \\$1,800](#) on average and includes marking property boundaries, utilities, and foundations. Some land surveys also include topographical information.

Site prep & foundation

Your new home site will require preparation before construction can begin. [Excavation costs \\$1,500 to \\$10,000](#) on average to level and grade the site for a new foundation. However, costs can exceed [\\$20,000](#) in areas with rough terrain, rocky soil, excessive clay, or large boulders.

Building a new [foundation costs \\$6 to \\$50 per square foot](#) or [\\$12,000 to \\$100,000](#) total on average, depending on if it's a concrete slab or basement.

Framing

[Framing a house costs \\$11 to \\$30 per square foot](#) for labor and materials, or [\\$19,500 to \\$54,000](#) total for a typical house, including the roof trusses. Framing makes up a large portion of the total home construction cost and takes 30 to 60+ days, depending on the home's size, layout, and design complexity.

Roof

A [new roof costs \\$3 to \\$6 per square foot](#) on average, depending on the material. Asphalt shingle roofs—the most common type—typically fall within this price range and last 15 to 30 years. Premium materials like slate or tile cost [\\$7 to \\$25+ per square foot](#) with installation.

Siding

New [house siding costs \\$4 to \\$13 per square foot or \\$7,200 to \\$24,000 total](#) with installation, depending on the material, style, and quality. Vinyl and aluminum siding are popular affordable choices, while brick and stone cost the most but provide a high-end look.

Electrical

The [cost to wire a house is \\$4 to \\$9 per square foot or \\$7,000 to \\$16,500 total](#) on average for new construction. Costs fall on the high end of the range for homes with more complex layouts or houses that require a more powerful electrical service panel.

Plumbing & HVAC

[Plumbing for new construction costs \\$8,000 to \\$12,000](#), depending on the pipe material and the home's layout. Rough-in plumbing involves installing pipes, water supply lines, drain lines, connections, and vents. Plumbers charge an additional **\$450 to \$1,800 per fixture** to install bathtubs, sinks, toilets, and other fixtures.

Installing an [HVAC system with ductwork costs \\$7,000 to \\$16,000](#), depending on the home size and the system type, size, and brand.

Interior finishing & fixtures

Interior finishes and fixtures include the flooring, cabinets, countertops, lighting, painting, and more. This category makes up a large chunk of the total

building cost, and prices can vary significantly depending on the quality. Keep these items in mind when budgeting for your new home:

- New flooring costs \$4 to \$15 per square foot with installation.
- Kitchen cabinets cost \$150 to \$500 per linear foot or \$4,500 to \$15,000+ total with installation.
- Countertops cost \$50 to \$150 per square foot, depending on the material.
- Lighting fixtures cost \$70 to \$400 each with installation.
- Drywall installation costs \$1.50 to \$3.50 per square foot.
- Interior painting costs \$1 to \$3 per square foot of wall or ceiling surface.

Appliances

The average cost of appliances for a new home ranges from \$200 to \$2,300 each, depending on the brand, model, and features. Prices for high-end refrigerators, ovens, and ranges can reach \$5,000 each.

- A kitchen appliance package that includes a basic fridge, range, dishwasher, and microwave costs \$2,100 to \$5,400.
- A new washer and dryer cost \$1,000 to \$2,300 per set.



A new house in suburban Michigan with vinyl siding and a 3-car garage

Labor costs to build a house in Michigan

A [general contractor charges](#) **10% to 20%** of the total construction budget. The general contractor coordinates the entire project, hires and manages the subcontractors, orders materials and supplies, obtains permits, and ensures the project meets all deadlines.

Labor costs make up about **40% to 50%** of the construction budget. The table below lists the labor rates for many of the professionals and subcontractors involved in building a house.

Get free estimates from home builders near you.

 48239

Search

Labor costs to build a house

Professional	Labor cost per hour
Excavating contractors	\$100 – \$300
Plumbers	\$75 – \$150
Electricians	\$50 – \$130
Roofers	\$30 – \$100
Carpenters & framing contractors	\$30 – \$100
Siding contractors	\$40 – \$80
Drywall contractors	\$40 – \$100
Painters	\$20 – \$70
Flooring installers	\$20 – \$70
HVAC installers	\$75 – \$150

Professional	Labor cost per hour
Landscapers	\$25 – \$50

Cost to build a house in Michigan vs. other states

In comparison to Michigan, the nationwide [average cost to build a house](#) is **\$150 to \$250 per square foot** for a basic builder-grade home or **\$250 to \$400 per square foot** for a custom home, not including the cost of the land.

Prices are highest in Alaska, Hawaii, and California, with the [cost to build a house in California](#) ranging from **\$200 to \$600 per square foot**.

New home construction costs in Michigan are also slightly lower than in Florida and Texas:

- The [cost to build a house in Florida](#) is **\$150 to \$280+ per square foot**.
- The [cost to build a house in Texas](#) is **\$140 to \$300+ per square foot**.

FAQs about building a house in Michigan

Is it cheaper to buy or build a house in Michigan?

[It is cheaper to buy a house than build one](#) in Michigan. According to current real estate market data, the median sale price for single-family homes in Michigan is **\$231,500**.

How much does it cost to build a tiny house in Michigan?

The [cost to build a tiny house](#) is **\$150 to \$250 per square foot** for a prefab model or **\$250 to \$450 per square foot** for a custom-built tiny house. Tiny houses are typically 400 square feet or less, and prices depend on the finishes and if the home is on wheels or a foundation.



Some Michigan cities do not allow you to put a tiny house on your property, while other cities only allow it if there is already a larger permanent structure on the same lot. Check local zoning regulations before buying or building a tiny house.

How long does it take to build a house in Michigan?

Building a house in Michigan takes **6 to 10+ months**, not including the architectural design phase or land clearing, excavation, and other work needed to prepare the site. The total construction time depends on weather conditions, labor and material availability, and the contractor's experience.

[Get free estimates from home builders near you.](#)

 48239

Search

Can I build my own house in Michigan?

Yes, you can build your own house in Michigan. The Michigan Licensing Law allows you to act as your own general contractor when building a single-family residence that you will occupy. However, you must obtain the required building permits and follow building codes, and the work must pass all necessary inspections.

Getting estimates from home builders in Michigan

Follow these tips to find the best [home builders near you](#):

- Look for builders who specialize in the type of home you're interested in.
- Read reviews for new home builders on HomeGuide and Google.
- Meet with at least three builders to discuss your desired home size, design, and features.
- Ask for references from previous clients.
- Tour the builder's model homes or ask to see a portfolio showing their custom homes.
- Confirm the builder's license and insurance credentials.

- Get a detailed contract outlining the materials, labor, costs, and timeline for your project.

Questions to ask house builders

Ask these important questions before signing a contract with a builder:

- How long have you been building homes?
- How many homes do you build per year?
- Do you have any model homes I can tour?
- Are you licensed and insured in this state?
- Can you provide references from past clients?
- Do you have [architects](#) or home designers on staff who will create the house plans?
- How much input will I have on the design and material choices?
- Can you suggest ways to reduce costs without compromising the home's quality?
- What financing options do you offer? Do you work with specific lenders?
- Will you handle all the permits and inspections?
- What warranties do you offer?

- ⓘ How we get this data

Using our proprietary cost database, in-depth research, and collaboration with industry experts, we deliver accurate, up-to-date

pricing and insights you can trust, every time.

Related articles



Cost to build a house



Cost to build a house in Wisconsin



Cost to build a house in Tennessee



Cost to build a house in Pennsylvania



Cost to build a house in New Jersey



Cost to build a house in Colorado



Cost to build a house in Texas



Cost to build a house in North Carolina



Cost to build a house in Georgia



Cost to build a house in California

Find home builders in your area

[Home Builders New York](#)

[Home Builders Chicago](#)

[Home Builders Phoenix](#)

[Home Builders San Antonio](#)

[Home Builders San Diego](#)

[Home Builders Detroit](#)

[Home Builders Indianapolis](#)

[Home Builders Columbus](#)

[Home Builders Charlotte](#)

[Home Builders Boston](#)

[Home Builders Los Angeles](#)

[Home Builders Houston](#)

[Home Builders Philadelphia](#)

[Home Builders Dallas](#)

[Home Builders San Jose](#)

[Home Builders San Francisco](#)

[Home Builders Austin](#)

[Home Builders Fort Worth](#)

[Home Builders Baltimore](#)

[Home Builders Denver](#)

Find pros nearby

[Home Builders near me](#)

[Log Home & Cabin Builders near me](#)

[ADU Contractors near me](#)

[Spec Home Builders near me](#)

[Pole Barn Home Builders near me](#)

[Barndominium Builders near me](#)

[Tiny Home Builders near me](#)

[A-Frame Home Builders near me](#)

[Building Contractors near me](#)

[Pool House Builders near me](#)

HomeGuide	Top services	Homeowners	Pros
Home	Handyman	Tips for hiring	Contractor leads
Log in	Plumbers	Cost estimator	HomeGuide reviews
About	Electricians	Services near me	
Press	Landscapers		
Contact us	House cleaning		
Help	HVAC companies		
	AC repair		
	Furnace repair		
	Home Remodeling		
	Bathroom Remodelers		
	Kitchen Remodelers		
	Tree Removal Services		
	Pest control companies		
	Roofing contractors		
	Deck Builders		