How Much Does Brick Cost?

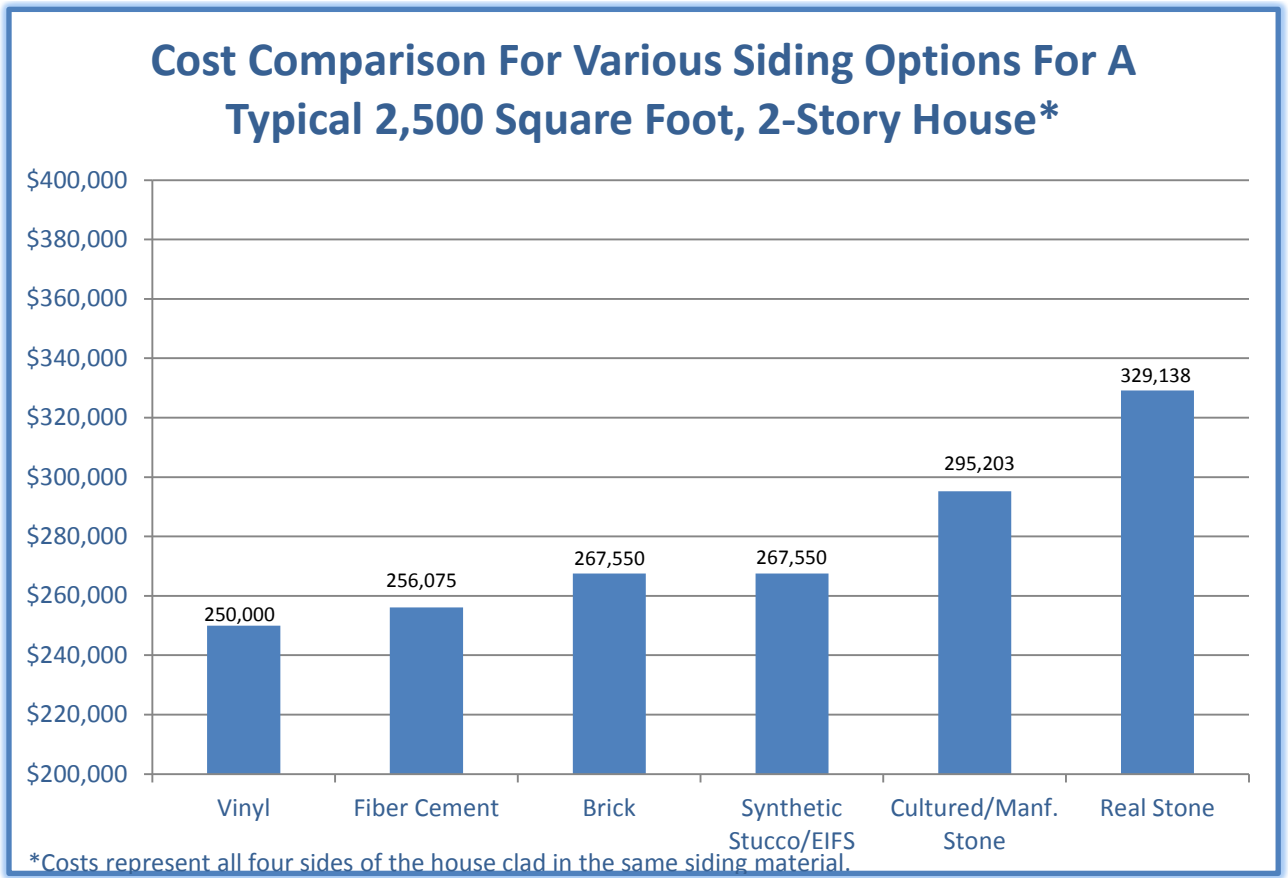
Brick is the single most preferred exterior material across most of the United States. And for good reason. Brick has unlimited design possibilities, brick dramatically increases a home's value and it outperforms every other exterior building material from a maintenance and an investment viewpoint.

Too often, however, the material that has proven to make houses sell faster and for more money—actually paying you back over time—is positioned as 'just too expensive.' But, does brick actually cost more? It doesn't if you consider its long-term value. Over time, brick actually is the bargain.

Here are some facts you need to know.

The day you buy your brick home, the total cost should be in this range: 6 to 7% *more* than vinyl; 3 to 4% more than fiber cement; or 10 to 19% less than stone--for a home in the $250,000, 2,500 square foot range.

The following chart shows upfront cost comparisons for six siding options on a typical 2,500 square foot, two-story house. Note that this comparison includes all four sides of the house clad in the same material. The cost of the 4-sides-brick home is approximately $4,000 more per side than the vinyl house and $2,900 more per side than the fiber cement house.



So, while exact pricing may vary based on where you live, if you are told it costs an additional $10,000 per side or $40,000 more for brick than vinyl for a $250,000 house, it's time to ask questions about whether you are getting a fair price.

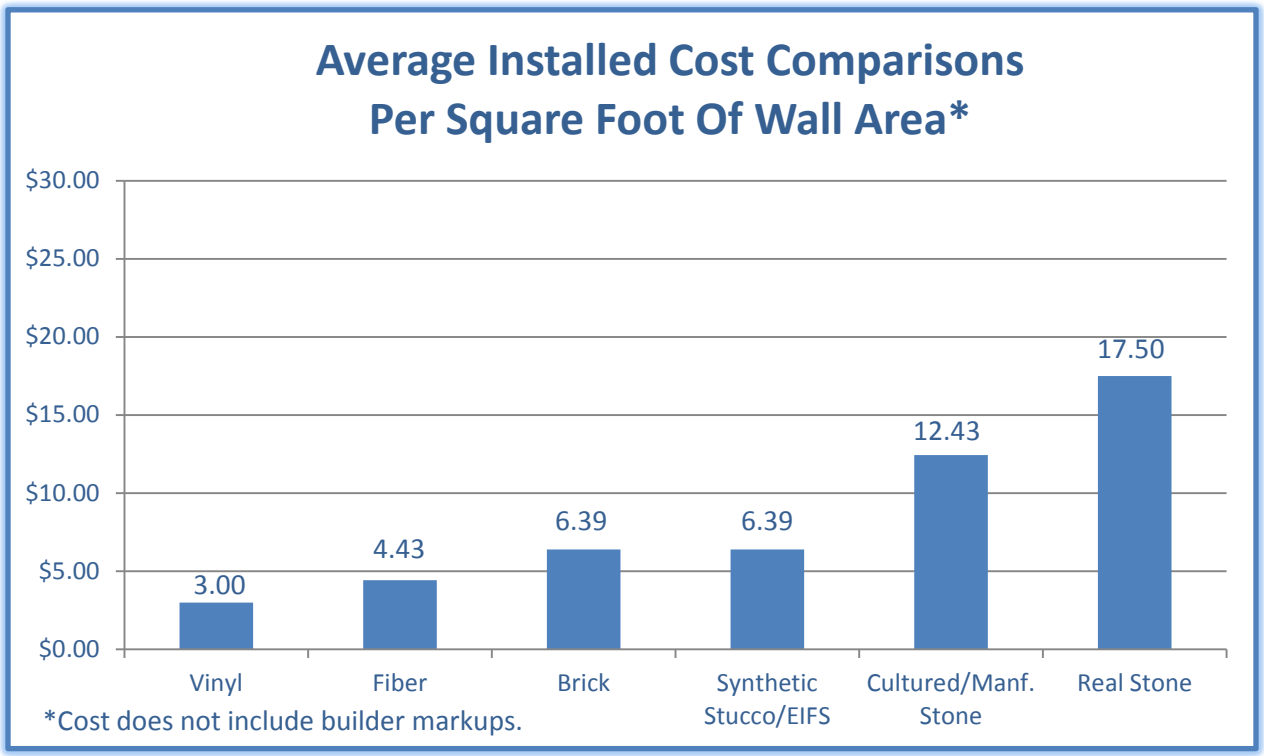
However, the cost to you on the day you buy is only part of the equation. Consider these points:

1. The extra upfront cost for brick translates into only a small increase in your monthly mortgage payments, likely no more than $50 per month for a $250,000 house.
2. Every year, compared to vinyl and fiber cement siding, you will save up to 5% on homeowners insurance.
3. Every month, compared to vinyl and fiber cement siding, you will save on heating and cooling costs.
4. For the entire time you own a brick house, you likely won't need to spend a dime on maintenance of the brick. Other materials will need maintenance, repair and painting every few years costing thousands each time.
5. The extra money you might have paid for brick on the day you buy, compared to say, vinyl, you will get back on the day you sell.

When it comes to picking a construction material for the exterior of your new home, brick is the bargain in the group. Brick is the one that pays you back.

How much should brick cost per square foot?

Cost comparisons can be complex because wall square footage and not floor square footage needs to be considered. For example, a typical 2,500 square foot (floor area), two story house would typically have approximately 2,700 square feet of wall area, (assuming 15% openings, i.e. windows and doors). Typical wall square footage cost comparisons of six different siding options are presented in the chart below. (Note: Builder markup is not included in any of the per square foot costs shown.)



Additional cost for brick construction over vinyl can also include costs for steel lintels and additional footing/foundation costs. However, none of these costs should add significantly to the total cost of a brick house.