



## How Long Does it Take to Build a House?



According to the [2017 Survey of Construction](#) from the Census Bureau, the average completion time of a single-family home is around six months.

**Caveats and points of clarification:** Many factors can affect the time it takes to build a new house, with two primary factors being “construction style” (i.e., custom home versus production home) and the region and/or environment in which the home is being constructed.

The average time for construction of a new home (by construction style):

Home Construction Type	Average Construction Time
Custom Homes	10 months to 16 months
Production Homes	4 months to 6 months

The average time for the construction of a new home (based on region and metro):

Region and Environment	Average Construction Time
Mid-Atlantic Region	9.5 months
Mountainous Regions	6 months
Metropolitan Area	7 months
Rural Area	9 months
All Regions and Metro Areas Combined	6 months

Other than the type of home being built, the region and type of environment in which the home is being built is the largest factor affecting construction time. The averages calculated are for new home construction projects, from the start of construction through

the final walkthrough. In other words, the pre-construction (and permit-approval processes) is finalized and complete (and, therefore, not included in the averages).

The last key factor that causes high variance in the time it takes to construct a new home is “unplanned changes.” When buyers insist on features or functionality of their new-construction home during the building process (i.e., changes that were not scoped during the planning phases), delays in the process are almost always the result.

Here are five most commonly cited factors influencing construction time:

### **Pre-Construction and Permits**

Before a builder can start building your home, the home’s lot must be prepared. That means clearing trees, rocks and other items, rough grading and levelling for the foundation. Depending on how much work is involved — say there’s an unexpected issue while clearing the lot — there can be delays during pre-construction.

Getting proper approvals and permits can also cause delays. “Factors like approval on building permit and inspections process can vary between locations and can lengthen the time to a completed home.

### **Environment**

Depending on where the home will be, building times can be affected by region of the country.

## **Availability of Workers and Supplies**

The summer months are generally the busiest time for home construction, so you might find your new home's construction delayed while waiting for the necessary labor to be available or if there is a housing boom going on in your area.

## **Changing the Plan**

Change orders will usually extend the build time, especially if they occur in the latter part of the process.

Most buyers wait until the last minute to choose their finishes, this can cause delays. "For example, cabinets usually take six to eight weeks to order and one to two weeks to install, so selecting cabinets when it is time to install them will cost you two months or more."

To limit the amount of time lost to decision delays, you should maintain open communication with your builder. After all, throughout the construction process, there will be many decisions that you must make along the way.

## **Construction Style**

The style of your home will also influence construction time. Custom-built homes average 10 to 16 months, while personalized production plans average four to six months. Because the floor plans used by production builders have been built many

times before, there are generally fewer delays. “Choosing a standard floor plan will quicken the building process because it eliminates any variations that the builder will need to work out.

So what can you do to make sure the construction of your new home is as painless as possible?

Collaboration is the key: “Engaging construction managers and going through adequate pre-planning and estimating as early as possible will save time and money in the long run.