

average construction costs of small apartment in washington state

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★ AI Overview

Building a small apartment in Washington State typically costs **\$300 to over \$500 per square foot**, depending heavily on location (Seattle is pricier), materials, site work, and regulations, with backyard cottages (DADUs) often running \$400k+, while basic multi-family construction might start around \$300/sq ft plus site prep, with figures varying from \$180/sq ft in cheaper areas like Vancouver to \$550+/sq ft in King County. [🔗](#)



Cost Breakdown by Location & Type:

- **Seattle/King County:** Expect higher costs, often \$300 to \$550+ per sq ft, due to high land values, permits, and labor.
- **Other Urban/Rural Areas:** You might find costs ranging from \$180 to \$250 per sq ft in places like Spokane or Clark County.
- **Small Apartment/Multi-Family:** Around \$300/sq ft for modest builds, plus site work, with finished commercial space costing more.
- **Backyard Cottages (DADUs):** \$400,000 - \$525,000 for 800-1000 sq ft, including foundation and site work. [🔗](#)

Key Factors Influencing Costs:

- **Location:** Seattle is significantly more expensive than other areas.
- **Site Work:** Excavation, foundation, and utilities add substantial costs, especially for smaller projects.
- **Materials & Finishes:** Higher-end materials drive costs up; basic spec builds are cheaper.
- **Regulations:** Permitting and impact fees add to overall expenses, notes the [BIAW](#). [🔗](#)

General Figures:

- [Harrison Architects](#) suggests \$300+/sq ft for basic multi-family.
- [RG ProBuilders](#) puts Seattle at \$300-\$550/sq ft.
- [Washington State Standard](#) reported median costs of \$551/sq ft for King County affordable housing projects in 2023. [🔗](#)

AI Overview

Building a duplex in Washington State typically costs **\$100,000 to over \$1 million**, averaging around **\$300,000 to \$550,000** or **\$115-\$240 per square foot**, but varies wildly by location (Seattle vs. rural), size, finishes, and site prep, with higher costs for complex designs or premium materials. Expect total costs in the **\$250-\$550/sq ft** range for new construction in WA, plus land. [🔗](#)



Cost Factors

- **Location:** King County (Seattle) is significantly more expensive than other areas due to higher labor and permit costs.
- **Size & Design:** Larger square footage increases total cost, but complex designs (vaulted ceilings, custom features) raise the price per square foot.
- **Materials & Finishes:** High-end flooring, windows, and smart home tech add substantial cost, while basic finishes are cheaper.
- **Labor:** Hiring experienced contractors and ensuring code compliance is crucial, adding 10-20% to project costs.
- **Site Work:** Permits, utility connections, foundation, and landscaping (especially on slopes) add significant expenses. [🔗](#)

Cost Estimates by Type & Size

- **Per Square Foot:** Around \$115 to \$240/sq ft is common, but can reach \$350-\$400+ for custom builds.
- **By Size (Total Project):**
 - ~2,000 sq ft: \$300,000 - \$560,000+
 - ~3,000 sq ft: \$450,000 - \$840,000+ [🔗](#)

Key Takeaway

For a realistic budget in Washington, aim for **\$250-\$550 per square foot**, plus land, and factor in higher costs for major metro areas like Seattle and for detailed architectural plans. [🔗](#)