

Residential Costs with RSMeans Data
For Year 2019
 (38th Annual Edition)

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Editor's Note

Quadratic Equations

Many of the book's per-square-foot costs are given in voluminous tables. I have condensed these tables into concise quadratic equations.

For example: For the base cost of an economy-class one-story house with wood frame and wood siding, the book gives 11 different numbers, ranging from $150.15 \text{ \$/ft}^2 \times \text{living area at } 600 \text{ ft}^2$ to $82.2 \text{ \$/ft}^2 \times \text{living area at } 3200 \text{ ft}^2$, plus another 33 numbers for wood frame + brick veneer, wood frame + stucco, and concrete blocks + paint. Using a spreadsheet program, I have condensed those 44 numbers down to a much more concise quadratic expression, $30 \text{ \$/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 475 \text{ \$}$, where F has four values ranging from 2718 $\text{\$/ft}$ to 3077 $\text{\$/ft}$. This formulation's coefficient of determination (R^2) vs. the original 44 numbers is better than 99.9 percent.

Inflation

These numbers were compiled for use in 2019. To account for price changes since then, you should use, not the Consumer Price Index for All Urban Consumers that you normally think of when you hear the word "inflation", but the Producer Price Index for "new nonresidential building construction—general contractors" (PCU2364002364001). (There is no PPI for residential construction.)

Year	January PPI	Multiplication Factor vs. 2019
2019	113	1.00
2020	117	1.04
2021	118	1.04
2022	136	1.20
2023	158	1.40
2024	157	1.39
2025	162	1.43
2026	167	1.48

Optionally, instead use PPIs '23640011–'23640014 to calculate inflation for a specific Census region (Northeast, South, Midwest, or West) rather than for the entire country.

Overhead and Profit

The costs listed here include subcontractors' overhead+profit of 10 percent. According to the book, the general contractor's overhead+profit can be anything between 5 percent for a large, efficient contractor and 35 percent for a small, inefficient contractor. The book uses 15 percent in its examples.

Square-Foot Costs

Introduction

General

The *Square-Foot Costs* section contains costs per square foot for four classes of construction in seven building types. Costs are listed for exterior-wall materials that are typical of the class and building type. There are cost tables for wings and ells, with modification tables to adjust the base cost of each class of building. Non-standard items can easily be added to the standard structures.

Cost estimating for a residence is a three-step process.

- 1 Identification
- 2 Living area
- 3 Calculation

Guidelines and a sample cost-estimating procedure are shown on the following pages.

Identification

For a residential building to be properly identified, the class of construction, the type, and the exterior-wall material must be determined. The *Building Classes* section has guidelines for determining the class of construction. There also are detailed specifications at the beginning of each set of tables to further aid in proper building class and type identification.

Living Area

Base-cost tables are prepared as costs per square foot of area. The living area of a residence is that area which is suitable and normally designed for full-time living. It does not include basement recreation rooms or finished attics, although these areas often are considered full-time living areas by the owners.

Living area is calculated from the exterior dimensions, without the need to adjust for exterior-wall thickness. When calculating the living area of a 1.5-story, two-story, three-story, or tri-level residence, overhangs and other differences in size and shape between floors must be considered.

In a 1.5-floor residence, only the floor area with a ceiling height of seven feet or more is considered living area. In a bi-level or tri-level, the areas that are below grade are considered living areas, even when these areas may not be completely finished.

Dimensions

For this section to be used, only the dimensions used to calculate the horizontal areas of the building and its additions, modifications, adjustments, and alternatives are needed. The dimensions, normally the length and the width, can come from drawings or from field measurements. For ease in calculation, consider measuring in tenths of feet—e. g., 9'6" = 9.5 ft and 9'4" = 9.3 ft.

Calculation

The calculation portion of the estimating process is a two-step activity.

Cost estimating for a residence is a three-step process.

- 1 Selection of appropriate costs
- 2 Computation

Selection of Appropriate Costs

To select the appropriate cost from the base tables, the following information is needed.

Class of construction

- Economy
- Average
- Custom
- Luxury

Type of residence

- One-story
- 1.5-story
- Two-story
- 2.5-story
- Three-story
- Bi-level
- Tri-level

Occupancy

- One-family

- Two-family
- Three-family

Building configuration

- Detached
- End unit
- Inner unit

Exterior-wall construction

- Wood frame (with vinyl siding, brick veneer, stucco, or stone veneer)
- Concrete blocks (with paint)
- Solid bricks
- Logs
- Solid stone

Living areas

Modifications are classified by class, type, and size.

Base Tables and Modifications

Base-cost tables show the base cost per square foot without a basement, with one full bathroom and one full kitchen for economy and average homes, and with an additional half bathroom for custom and luxury models. Adjustments for finished and unfinished basements are part of the base-cost tables. Adjustments for multi-family residences, additional bathrooms, townhouses, alternative roofs, and air-conditioning and heating systems are listed as modifications, adjustments, and alternatives below the base-cost tables.

Costs for other modifications, adjustments, and alternatives, including garages, breezeways, and site improvements, follow the base tables.

Base tables are given for the following living-area ranges.

Living area (ft ²)		Class				
		Economy	Average		Custom	Luxury
		Wood frame or concrete blocks	Wood frame or solid bricks	Logs	Wood frame or solid bricks	Wood frame, solid bricks, or solid stone
Type	One-story	600–3200	600–3200	600–3200	800–3600	1000–4000
	1.5-story	600–3200	600–3200	—	1000–4000	1000–4000
	Two-story	1000–3800	1000–3800	1000–3800	1200–4400	1200–4400
	2.5-story	—	1200–4400	—	1500–5500	1500–6000
	Three-story	—	1500–6000	—	1500–6000	1500–6000
	Bi-level	1000–3800	1000–3800	—	1200–4400	1200–4400
	Tri-level	1200–4400	1200–4600	—	1200–5000	1500–5500

Computation

The computation process should take the following sequence.

- 1 Apply the base-cost formula to the area.
- 2 Add or subtract the modifications, adjustments, and alternatives.
- 3 Apply the location modifier.
- [4] [If you're estimating after year 2019, apply the inflation modifier.]

[5] [If you're estimating as a consumer rather than as a general contractor, apply the modifier for the general contractor's overhead+profit.]

When selecting costs, use the cost that most nearly matches the structure under study, or interpolate between two such costs. This applies to size, exterior-wall construction, and class.

Building Classes

Economy

An economy-class residence usually is built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features. The overall shape of the foundation seldom is other than square or rectangular.

An unfinished basement includes an 8"×7' foundation wall composed of either concrete blocks or cast-in-place concrete.

Included in the finished-basement cost are inexpensive paneling or drywall as the interior finish on the foundation walls, a low-cost sponge-backed carpet adhered to the concrete floor, a drywall ceiling, and overhead lighting.

Average

An average-class residence is a simple design built from standard plans. Materials and workmanship are average but often exceed minimum building codes. There frequently are special features that give the residence some distinctive characteristics.

An unfinished basement includes an 8"×7'6" foundation wall composed of either cast-in-place concrete or concrete blocks.

Included in a finished basement are plywood paneling or drywall on furring that is fastened to the foundation walls, sponge-backed carpeting adhered to the concrete floor, a suspended ceiling, overhead lighting, and heating.

Custom

A custom-class residence usually is built from plans and specifications with enough features to give the building a distinct design. Materials and workmanship generally are above average, with obvious attention given to construction details. Construction normally exceeds building-code requirements.

An unfinished basement includes a 10"×7'6" cast-in-place foundation wall or a 12"×7'6" concrete-block foundation wall.

A finished basement includes painted drywall on insulated 2"×4" wood furring as the interior finish to the concrete walls, a suspended ceiling, carpeting adhered to the concrete floor, overhead lighting, and heating.

Luxury

A luxury-class residence is built from an architect's plan for a specific owner. It is unique in both design and workmanship. There are many special features, and construction usually exceeds all building codes. It is obvious that primary attention is placed on the owner's comfort and pleasure. Construction is supervised by an architect.

An unfinished basement includes a 12"×8' foundation wall composed of cast-in-place concrete or concrete blocks.

A finished basement includes painted drywall on 2"×4" wood furring as the interior finish, a suspended ceiling, tackless carpeting on wood subfloor with sleepers, overhead lighting, and heating.

Configurations

A building of any configuration can belong to any type.

Detached

A detached residence is a free-standing, separate building, with or without an attached garage. It has four exterior walls.

End Unit

An end unit has three exterior walls, as well as one fireproof common wall with another end unit (making it one of two semidetached residences) or with an inner unit (making it one of three or more townhouses/rowhouses).

Inner Unit

An inner unit has two exterior walls, as well as two fireproof common walls with other inner units or with end units (making it one of three or more townhouses/rowhouses).

Dwelling Types

One-Story

The living area of a one-story residence is confined to the ground floor.

1.5-Story

The living area on the upper level of a 1.5-story residence is at least 50 percent of the ground floor, but less than 90 percent. This is made possible by a high-peaked roof and/or dormers. Only the upper-level area with a ceiling height of seven feet or more is considered living area.

Two-Story

The upper level of a two-story residence can range from 90 percent to 110 percent of the ground floor's area, depending on setbacks and overhangs.

2.5-Story

A 2.5-story residence has two levels of equal or nearly equal area and a third level that has living area of 50 to 90 percent of the ground floor. This is made possible by a high-peaked roof, extended wall heights, and/or dormers. Only the upper-level area with ceiling height of seven feet or more is considered living area.

Three-Story

A three-story residence has three levels that are equal or nearly equal. As in the two-story residence, the second-floor and third-floor areas may vary slightly depending on setbacks and overhangs.

Bi-Level

A bi-level residence has two living areas, one above the other. One area is about four feet below grade, and the second area is about four feet above grade. Both areas are equal in size. The lower level is designed and built to serve as a living area, not as a basement.

Tri-Level

A tri-level residence has three levels of living area: one at grade level, one about four feet below grade, and one about four feet above grade. All levels are designed to serve as living areas and have full ceiling heights.

Finished Attic

A finished attic has sufficient headroom for use as a living area (made possible by a high-peaked roof), but is less than 50 percent of the ground floor. For calculation purposes, a residence's living area does not include a finished attic; rather, a finished attic is considered an adjustment.

Garage Types

Attached

Shares a common wall with the dwelling. Typically is accessed through a door between the dwelling and the garage.

Built-In

Is constructed under the second-floor living area and above the basement. Reduces first-floor living area.

Basement

Is constructed under the roof of the dwelling but below the living area.

Detached

Is constructed apart from the main dwelling. Shares no common area or wall with the dwelling.

Exterior-Wall Construction

Wood Frame

Typical wood-frame construction consists of wood studs with insulation between them. A typical exterior surface is made up of wood sheathing, building paper, and (1) wood, vinyl, aluminum, or stucco exterior siding, or (2) an exterior of brick tied to the sheathing with metal strips.

Blocks, Bricks, or Stone

Typical masonry construction consists of a stone or block wall covered on the exterior with brick, stone, or other masonry.

Economy

The first full bathroom, kitchen, entry+exit, set of HVAC controls, and electric meter are included in the base cost of a main building (not of a wing or ell).

One-Story

Main Building

Base Cost

$30 \text{ \$/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 475 \text{ \$}$, for living area $\in [600, 3200] \text{ ft}^2$

Exterior Walls		F (\$/ft)
Wood Frame	Wood Siding	2942
	Brick Veneer	3077
	Stucco	2718
Concrete Blocks	Paint	2840

Basement

Type	Cost (\$)
None	+0
Unfinished	$+(2/\text{ft}^2 \times \text{living area} + 333/\text{ft} \times \sqrt{(\text{living area})} - 227)$
Finished	$+(17/\text{ft}^2 \times \text{living area} + 429/\text{ft} \times \sqrt{(\text{living area})} - 462)$

Alternatives

Alternative		Cost (\$/ft ²)
Roofing	Composition Roll	-1.15
	Asphalt Shingles	+0
	Cedar Shakes	+4.15
Walls and Ceilings	Gypsum Board	+0

Alternative		Cost (\$/ft ²)
Ceiling Finish	Skim-Coat Plaster	+0.86
	Plain	+0
	Textured	+0.61
Heating	None	-3.72
	Electric	-2.24
	Hot Air	+0
	Heat Pump	+1.2
	Hot Water	+1.46
Air Conditioning	None	+0
	In Heating Ductwork	+4.95
	In Separate Ductwork	+7.23

Multiplicative Adjustments

Adjustment Multiplier to Cost Calculated So Far

Detached	1
End Unit	0.97
Inner Unit	0.95

Additive Adjustments

Adjustment	Cost (\$)
Fireplace+Chimney	+6742

Kitchen Modifications

Modification		Cost (\$)
Cabinets	Economy	+0
	Upgraded	+1255
Countertops	Economy	+0
	Solid-Surface	+888

Wings and Ells

Base Price

$70 \text{ $/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 3573 \text{ $}$, for living area $\in [50, 700] \text{ ft}^2$

Exterior Walls		F (\$/ft)
Wood Frame	Wood Siding	480
	Brick Veneer	576
	Stucco	322
Concrete Blocks	Paint	420

Basement

Type	Cost (\$)
None	+0
Unfinished	$+(6/\text{ft}^2 \times \text{living area} + 106/\text{ft} \times \sqrt{(\text{living area})} + 523)$
Finished	$+(22/\text{ft}^2 \times \text{living area} + 141/\text{ft} \times \sqrt{(\text{living area})} + 642)$

1.5-Story

Main Building

Base Cost

$47 \text{ \$/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 31627 \text{ \$}$, for living area $\in [600, 3200] \text{ ft}^2$

Exterior Walls		F (\$/ft)
Wood Frame	Wood Siding	1780
	Brick Veneer	1951
	Stucco	1501
Concrete Blocks	Paint	1650

Basement

Type	Cost (\$)
None	+0
Unfinished	$+(2/\text{ft}^2 \times \text{living area} + 184/\text{ft} \times \sqrt{(\text{living area})} + 1864)$
Finished	$+(12/\text{ft}^2 \times \text{living area} + 208/\text{ft} \times \sqrt{(\text{living area})} + 2755)$

Alternatives

Alternative		Cost (\$/ft ²)
Roofing	Composition Roll	-0.75
	Asphalt Shingles	+0
	Cedar Shakes	+3
Walls and Ceilings	Gypsum Board	+0
	Skim-Coat Plaster	+0.86
Ceiling Finish	Plain	+0
	Textured	+0.61
Heating	None	-3.43
	Electric	-1.78
	Hot Air	+0
	Heat Pump	+1.32
	Hot Water	+1.38
Air Conditioning	None	+0
	In Heating Ductwork	+3.69
	In Separate Ductwork	+6.35

Multiplicative Adjustments

Adjustment	Multiplier to Cost Calculated So Far
Detached	1
End Unit	0.97
Inner Unit	0.95

Additive Adjustments

Adjustment	Cost (\$)
Fireplace+Chimney	+6742

Kitchen Modifications

Modification		Cost (\$)
Cabinets	Economy	+0
	Upgraded	+1255
Countertops	Economy	+0
	Solid-Surface	+888

Wings and Ells

Base Price

$52 \text{ \$/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 4315 \text{ \$}$, for living area $\in [100, 800] \text{ ft}^2$

Exterior Walls		F (\$/ft)
Wood Frame	Wood Siding	695
	Brick Veneer	822
	Stucco	489
Concrete Blocks	Paint	617

Basement

Type	Cost (\$)
None	+0
Unfinished	$+(5/\text{ft}^2 \times \text{living area} + 89/\text{ft} \times \sqrt{(\text{living area})} + 501)$
Finished	$+(17/\text{ft}^2 \times \text{living area} + 138/\text{ft} \times \sqrt{(\text{living area})} + 624)$

Two-Story

Main Building

Base Cost

$32 \text{ \$/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 6296 \text{ \$}$, for living area $\in [1000, 3800] \text{ ft}^2$

Exterior Walls		F (\$/ft)
Wood Frame	Wood Siding	3001
	Brick Veneer	3187
	Stucco	2697
Concrete Blocks	Paint	2875

Basement

Type	Cost (\$)
None	+0
Unfinished	$+(1/\text{ft}^2 \times \text{living area} + 231/\text{ft} \times \sqrt{(\text{living area})} - 30)$
Finished	$+(7/\text{ft}^2 \times \text{living area} + 440/\text{ft} \times \sqrt{(\text{living area})} - 3404)$

Alternatives

Alternative		Cost (\$/ft ²)
Roofing	Composition Roll	-0.55
	Asphalt Shingles	+0
	Cedar Shakes	+2.1
Walls and Ceilings	Gypsum Board	+0
	Skim-Coat Plaster	+0.87

Alternative		Cost (\$/ft ²)
Ceiling Finish	Plain	+0
	Textured	+0.61
Heating	None	-3.24
	Electric	-1.56
	Hot Air	+0
	Heat Pump	+1.39
	Hot Water	+1.34
Air Conditioning	None	+0
	In Heating Ductwork	+3.01
	In Separate Ductwork	+5.83

Multiplicative Adjustments

Adjustment	Multiplier to Cost Calculated So Far
Detached	1
End Unit	0.96
Inner Unit	0.93

Additive Adjustments

Adjustment	Cost (\$)
Fireplace+Chimney	+7450

Wings and Ells

Base Price

$52 \text{ $/ft}^2 \times \text{living area} + F \times \sqrt{(\text{living area})} + 6784 \text{ $}$, for living area $\in [100, 1400] \text{ ft}^2$

Exterior Walls		F (\$/ft)
Wood Frame	Wood Siding	512
	Brick Veneer	647
	Stucco	289
Concrete Blocks	Paint	427

Basement

Type	Cost (\$)
None	+0
Unfinished	$+(3/\text{ft}^2 \times \text{living area} + 75/\text{ft} \times \sqrt{(\text{living area})} + 535)$
Finished	$+(11/\text{ft}^2 \times \text{living area} + 101/\text{ft} \times \sqrt{(\text{living area})} + 629)$

Modifications

Additive Adjustments

Adjustment	Cost (\$)
Full Bathroom	6489
Half Bathroom	3831
Kitchen	5585
Entry+Exit	1804
Set of HVAC Controls	1748

Adjustment	Cost (\$)
Electric Meter	1089

Kitchen Modifications

Modification		Cost (\$)
Cabinets	Economy	+0
	Upgraded	+1255
Countertops	Economy	+0
	Solid-Surface	+888

Breezeway, Porch, or Attic

Modification		Cost (\$)
Breezeway	Open	$16/\text{ft}^2 \times \text{area} + 246/\text{ft} \times \sqrt{(\text{area})} - 60$, for area $\in [50, 200] \text{ ft}^2$
	Enclosed	$1/\text{ft}^2 \times \text{area} + 1258/\text{ft} \times \sqrt{(\text{area})} + 107$, for area $\in [50, 200] \text{ ft}^2$
Porch	Open	$12/\text{ft}^2 \times \text{area} + 355/\text{ft} \times \sqrt{(\text{area})} + 53$, for area $\in [25, 300] \text{ ft}^2$
	Enclosed	$30/\text{ft}^2 \times \text{area} + 461/\text{ft} \times \sqrt{(\text{area})} + 2545$, for area $\in [25, 300] \text{ ft}^2$
Finished Attic		$18/\text{ft}^2 \times \text{area} + 46/\text{ft} \times \sqrt{(\text{area})} + 1333$, for area $\in [400, 1000] \text{ ft}^2$

Sidewalk, Driveway, Patio, or Carport

Modification		Cost (\$/ft ²)
3000-lb/in ² Concrete	4-Inch	4.6
	5-Inch	5.4
	6-Inch	6.06
2-Inch Concrete Blocks	Natural	7.1
	Colors	7.35
Carport		10.8

Fencing

Fencing		Cost (\$/ft)
Galvanized-Steel Chain-Link	4-Foot	$18.2/\text{ft} \times \text{length}$
Cedar-Picket	3-Foot 2-Rail	$16.25/\text{ft} \times \text{length}$
	4-Foot 3-Rail	$19.6/\text{ft} \times \text{length}$
Cedar-Stockade	6-Foot 3-Rail	$18.95/\text{ft} \times \text{length}$
6-Foot 2-Sided Board-and-Batten	Pine	$36.5/\text{ft} \times \text{length}$
	Cedar	$40/\text{ft} \times \text{length}$
Basketweave	6-Foot Cedar	$37/\text{ft} \times \text{length}$

Garage

Includes one personnel door, an appropriate number of manual overhead doors, and one electrical fixture.

Type	Cars	Walls	Cost (\$)
Detached	1	Wood	18467
		Masonry	24997
	2	Wood	28175
		Masonry	36348

Type	Cars	Walls	Cost (\$)
	3	Wood	37884
		Masonry	47699
Attached	1	Wood	14279
		Masonry	18366
	2	Wood	24532
		Masonry	30261
	3	Wood	34241
		Masonry	41611
Built-In	1	Wood	-1984
		Masonry	-2786
	2	Wood	-3968
		Masonry	-5572
Basement	1	Concrete	1851
	2	Concrete	2550

Reference

Location Factors

Costs shown in *Residential Costs with RSMeans Data* are based on national averages for materials and installation. To adjust these costs to a specific location, multiply the base cost by the factor for that city.

The dataset is arranged first alphabetically by state (or equivalent) and then by the first three digits of the ZIP code (additionally listing a city for ease of lookup)—or, for Canada, first by province (or equivalent) and then by city. For a city not listed, use the factor for a nearby city with similar economic characteristics.

Factors given for Canadian locations include conversion from US dollars to Canadian dollars. [Editor's note: The exchange rate on 2019-01-01 was 0.7466 CAD/USD.]

Country	State	Location	Cost Multiplier
US	AL	—	0.79–0.84
	AK	—	1.21–1.24
	AZ	—	0.84–0.88
	AR	—	0.74–0.82
	CA	—	1.10–1.32
	CO	—	0.82–0.92
	DC	Washington	0.92
	CT	—	1.08–1.11
	DE	—	1.00–1.01
	FL	—	0.78–0.83
	GA	—	0.74–0.88
	GU	Dededo	0.95

Country	State	Location	Cost Multiplier
	HI	—	1.18–1.22
	ID	—	0.87–0.99
	IL	—	0.97–1.25
	IN	—	0.86–1.03
	IA	—	0.76–0.99
	KS	—	0.80–0.99
	KY	—	0.83–0.90
	LA	—	0.78–0.86
	ME	—	0.87–0.92
	MD	—	0.85–0.94
	MA	—	1.03–1.18
	MI	—	0.82–1.02

Country	State	Location	Cost Multiplier
	MN	—	0.90–1.08
	MS	—	0.74–0.83
	MO	—	0.88–1.03
	MT	—	0.84–0.89
	NE	—	0.83–0.91
	NV	—	0.90–1.02
	NH	—	0.92–0.98
	NJ	—	1.16–1.23
	NM	—	0.83–0.85
	NY	New York City, remainder of Long Island	1.25–1.40
		Remainder	0.94–1.24
	NC	—	0.90–0.95
	ND	—	0.87–0.91
	OH	—	0.90–0.97
	OK	—	0.74–0.83
	OR	—	0.96–1.01
	PA	Philadelphia	1.17
		Remainder	0.89–1.09
	PR	San Juan	0.77
	RI	—	1.07
	SC	—	0.84–0.95

Country	State	Location	Cost Multiplier
	SD	—	0.78–0.90
	TN	—	0.70–0.85
	TX	—	0.77–0.85
	UT	—	0.83–0.85
	VT	—	0.92–0.99
	VA	—	0.82–1.03
	WA	—	0.93–1.05
	WV	—	0.89–0.96
	WI	—	0.95–1.06
	WY	—	0.79–0.88
CA	AB	—	1.02–1.09
	BC	—	0.98–1.01
	MB	—	0.95–1.06
	NB	—	0.89–0.94
	NL	—	1.04–1.05
	NT	Yellowknife	1.11
	NS	—	0.92–1.01
	ON	—	1.01–1.15
	PE	—	0.90–0.94
	QC	—	1.05–1.17
	SK	—	0.88–1.07
	YT	Whitehorse	1.03