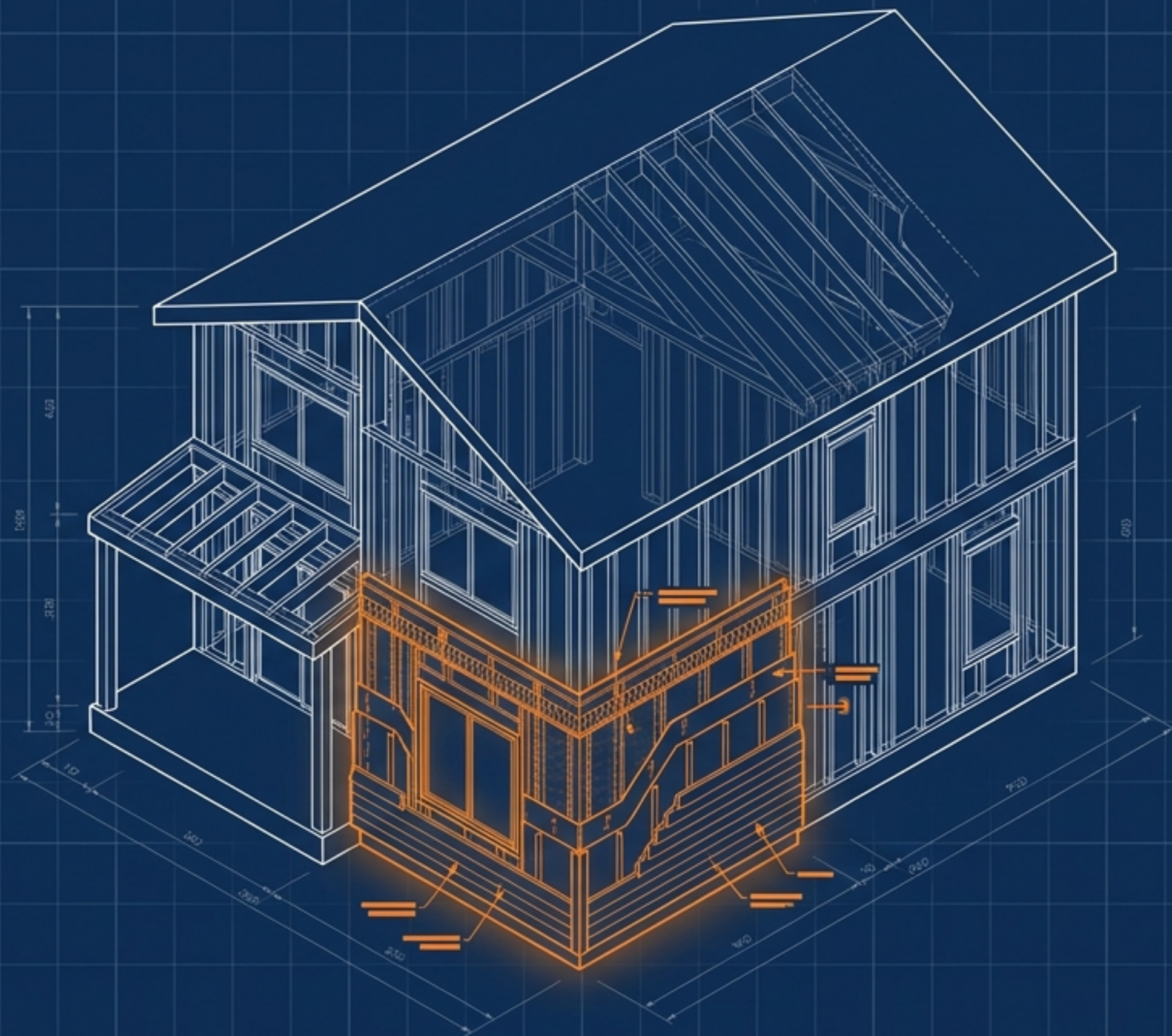


The True Cost of Siding in Denver

A 2026 Economic and Architectural Diagnostic Guide for Homeowners

Featuring local market data, labor economics, and structural project breakdowns.



The 2026 Economic Baseline

National Demand



Q1 2026 NAHB **Remodeling Market Index** shows sustained, high national demand for residential renovations, keeping supply chain prices firm.

Local Labor Pressure

3.9%

Colorado Unemployment (vs. 4.3% National)

\$15.16

State Baseline Minimum Wage

Extreme demand for skilled tradesmen drives hyper-local inflation. Specialized siding crews proficient in Denver's required heavyweight materials command absolute premiums.



The Bottom Line: Daily crew rates in Denver now range between \$1,200 and \$2,000.

Anatomy of a Denver Siding Budget

Based on a standard \$28,000 mid-range project (2,000 sq ft home)



Key Insight: Labor and materials consume 80% of every dollar spent. Bids that dramatically undercut market averages are mathematically forced to compromise on either crew expertise or material grade.

The Material Trade-Offs for the Front Range



High UV



Freeze-Thaw



Hailstorms

The Denver Standard

Basic Vinyl	Mid-Range Fiber Cement	Premium Engineered Wood / Steel
\$18,000 – \$28,000	\$25,000 – \$45,000	\$40,000 – \$75,000+
Low. Vulnerable to intense UV degradation and hail impact.	High. Exceptional resistance to hail, fire, and pests. 40-60% more expensive than vinyl, but mandatory for Front Range durability.	Maximum. Ultra-durable with minimal maintenance.
Budget-conscious repairs where longevity is a secondary priority.	Most residential replacements seeking maximum ROI.	High-end architectural aesthetics and severe weather zones.

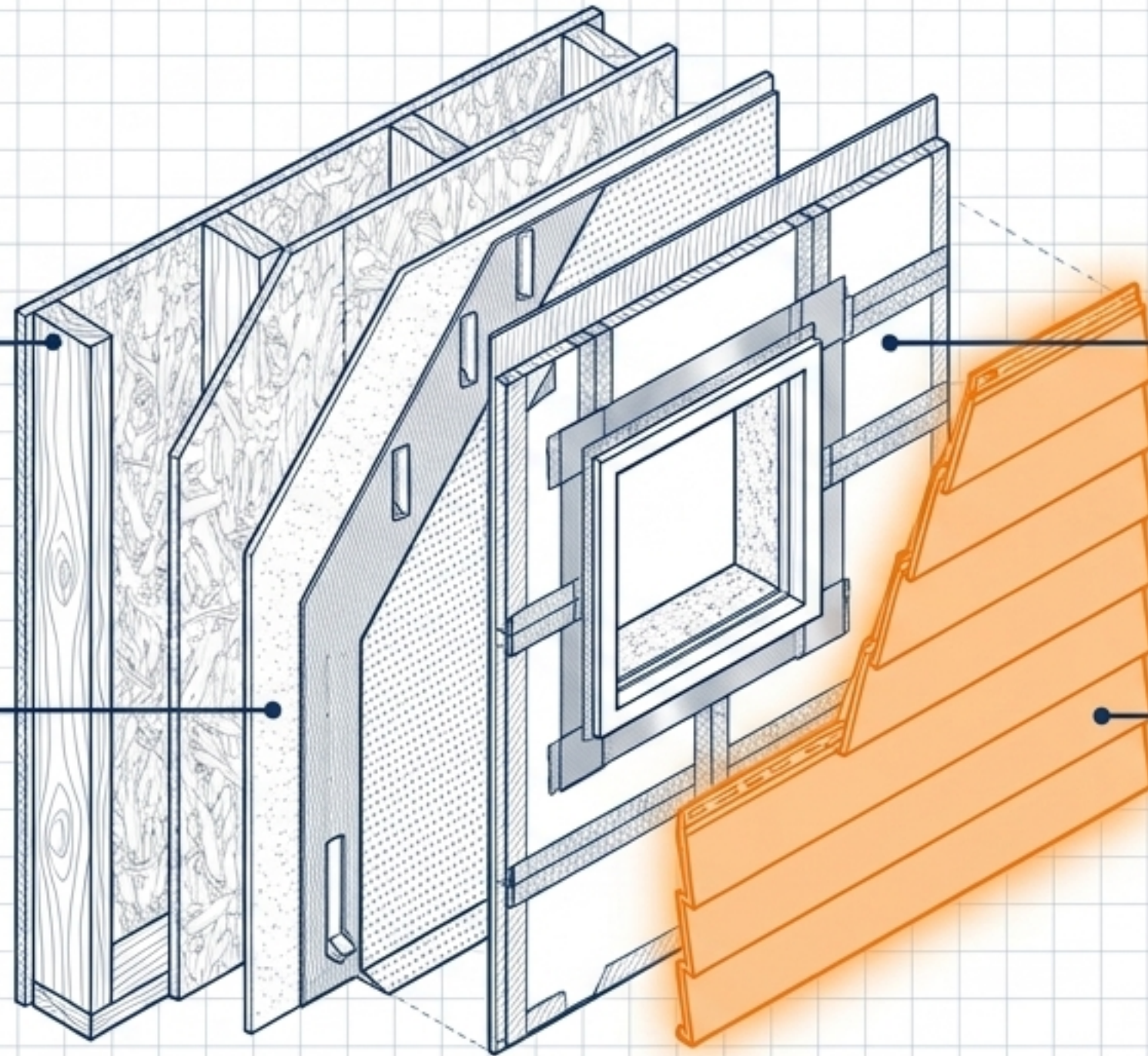
The Architectural Envelope

1. Framing & Sheathing: The structural core. OSB sheathing is the most common site of hidden rot.

2. Weather-Resistive Barrier: The critical defense line. Upgrading to advanced fluid-applied or self-adhered WRB prevents catastrophic moisture trapping.

3. Flashing & Taping: The joints. Cheap bids cut corners here, ensuring eventual water intrusion around windows and doors.

4. The Cladding: The visible panel. Only functions effectively if the three layers beneath it are flawlessly installed.



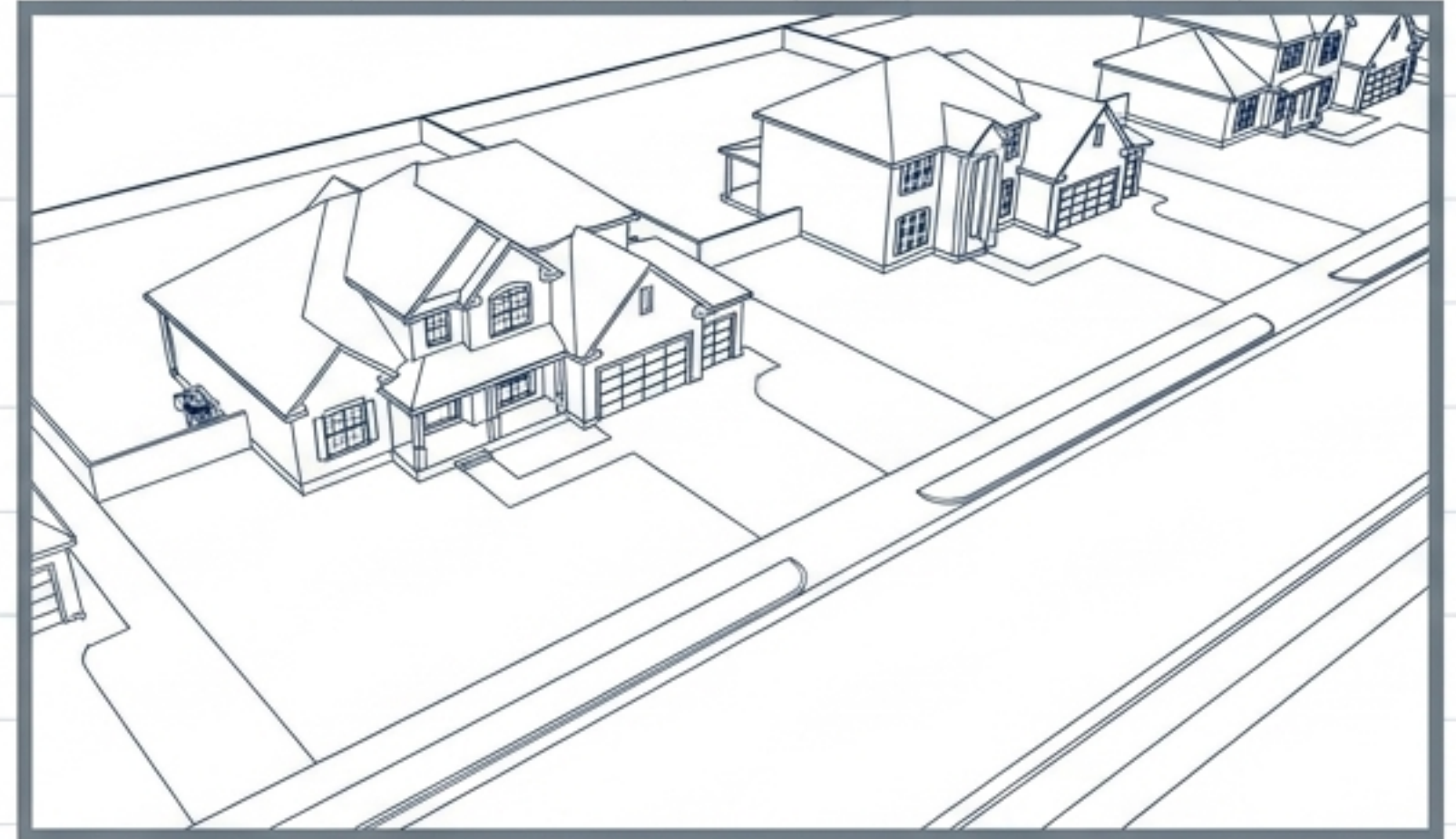
Core Insight: Homeowners over-focus on the cost per square foot of the visible panel. The true cost of a siding project is determined by the integrity of the invisible layers beneath it.

The Logistics Premium: Density Drives Cost



Urban Environments (Wash Park, Cherry Creek)

- **Challenge:** Limited street parking for dumpsters, tight lot lines requiring careful site management, strict noise ordinances.
- **Impact:** Slower labor pacing adds a 5% to 10% premium to the final invoice.



Suburban Environments (Centennial, Littleton)

- **Challenge:** Standard operational baseline.
- **Impact:** Efficient site access and staging allow crews to operate at standard baseline costs.

2026 Denver Project Dossiers



Washington Park Bungalow

Scope: 1,600 sq. ft.

Material: Pre-finished fiber cement lap.

Complication: Moderate sheathing rot discovered around windows requiring \$3,200 in framing repairs.

Final Cost: \$36,800



Stapleton Modern Home

Scope: 2,100 sq. ft.

Material: Mixed (Sleek metal accents + hail-resistant fiber cement).

Complication: Complex integration of multiple material types to replace failing stucco.

Final Cost: \$44,200



Highlands Ranch Two-Story

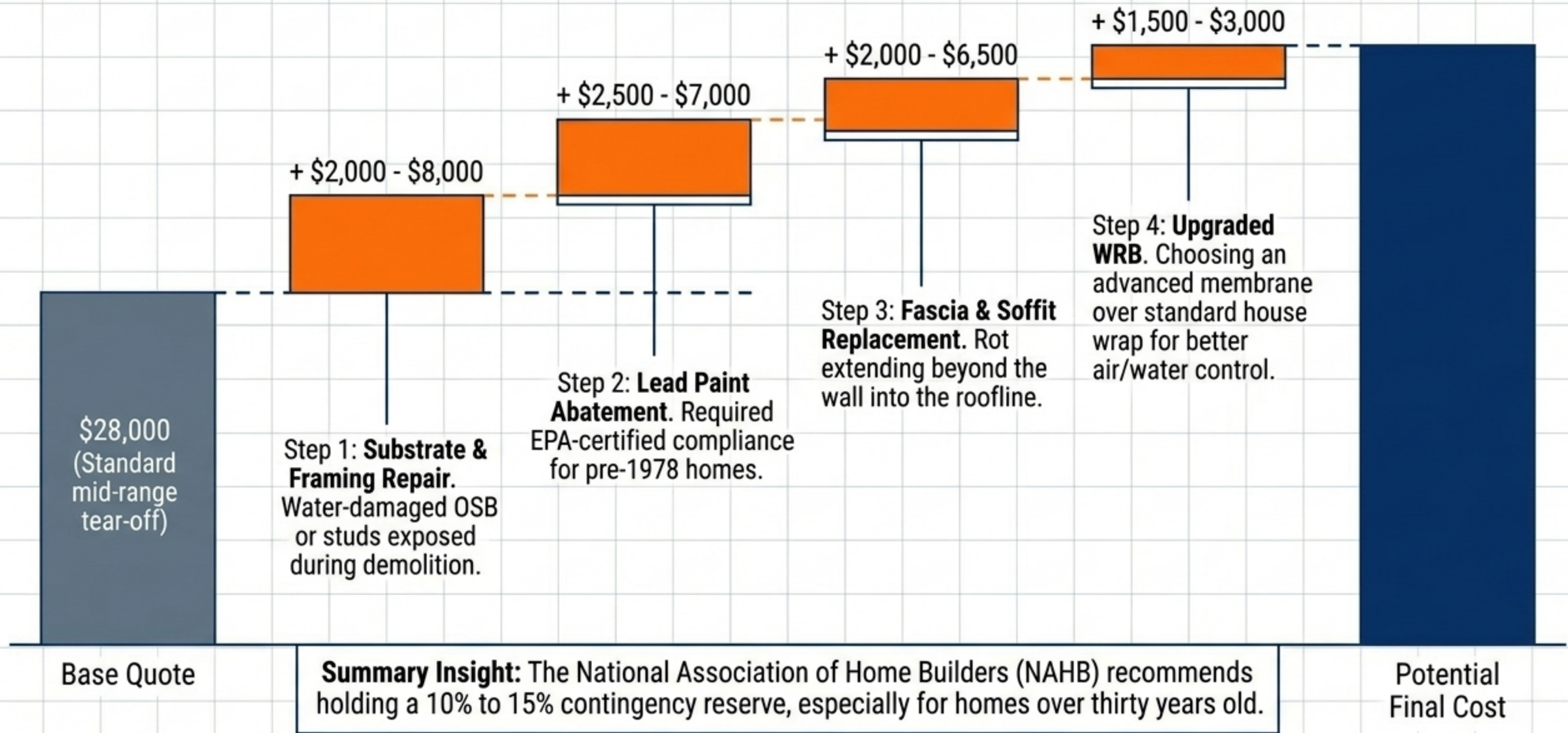
Scope: 2,400 sq. ft.

Material: Premium engineered wood.









Complication: Scope expanded to include complete replacement of all gutters and downspouts.

Final Cost: \$51,500

The Discovery Phase: Visualizing the Hidden Cost Waterfall



The Bulletproof Contractor Quote

Technical Specifications		Operational Terms	
	Exact brand, product line, and color of cladding and trim.		Responsibility for acquiring Denver Community Planning permits.
	Specific type of weather-resistant barrier (WRB) included.		Clear scope for tear-off and landfill disposal fees.
	Detailed plans for window, door, and roofline flashing.		Payment schedule strictly tied to project milestones.
	Clear breakdown of material vs. labor costs.		Proof of liability insurance, workers' comp, and detailed warranty coverage.

The Long-Term Equation

A lower bid that cuts corners on sheathing, weather barriers, or flashing will ultimately fail the entire exterior envelope. Prioritize the integrity of the underlying installation over the initial price of the panel. The true cost of a siding project is not the initial invoice, but the decades of performance that follow.