LIFE-CYCLE COST COMPARISON 2026

THE NATIONAL TERRAZZO & MOSAIC ASSOCIATION

"I think of terrazzo as a timeless finish: it will last longer than the rest of the building." Robyn Toth, TCA Architects

Flooring Type	Initial Cost / SF	Expected Replacement Cycle	40-Year Costs / SF (Including Maintenance & Replacement Costs)	Annualized Cost
Terrazzo (National Average)	**$29.82**	**100 Years**	**$64.26**	**$0.71**
Natural Stone	$21.00	75 Years	$102.90	**$1.37**
Quarry Tile	$12.70	40 Years	$86.40	**$2.16**
Porcelain Tile	$14.38	40 Years	$87.97	**$2.20**
Stained Concrete	$6.72	15 Years	$90.72	**$2.27**
Ceramic Tile	$12.54	20 Years	$91.74	**$2.29**
Polished Concrete	$8.40	15 Years	$94.08	**$2.35**
Wood Flooring	$12.60	25 Years	$100.80	**$2.52**
Luxury Vinyl Tile (LVT)	$6.30	15 Years	$102.48	**$2.56**
Carpet	$5.04	10 Years	$104.58	**$2.61**
Carpet Tile	$5.88	10 Years	$112.56	**$2.81**
VCT	$3.36	10 Years	$114.77	**$2.87**
Sheet Vinyl	$7.45	15 Years	$148.80	**$3.72**

Long-Term Flooring Value Should Consider:

- Maintenance requirements
- Replacement frequency
- Operational disruption
- Demolition and disposal costs
- Total ownership costs
- Susceptibility to climate events
- Abuse, heavy loads, and traffic patterns
- Visual appeal

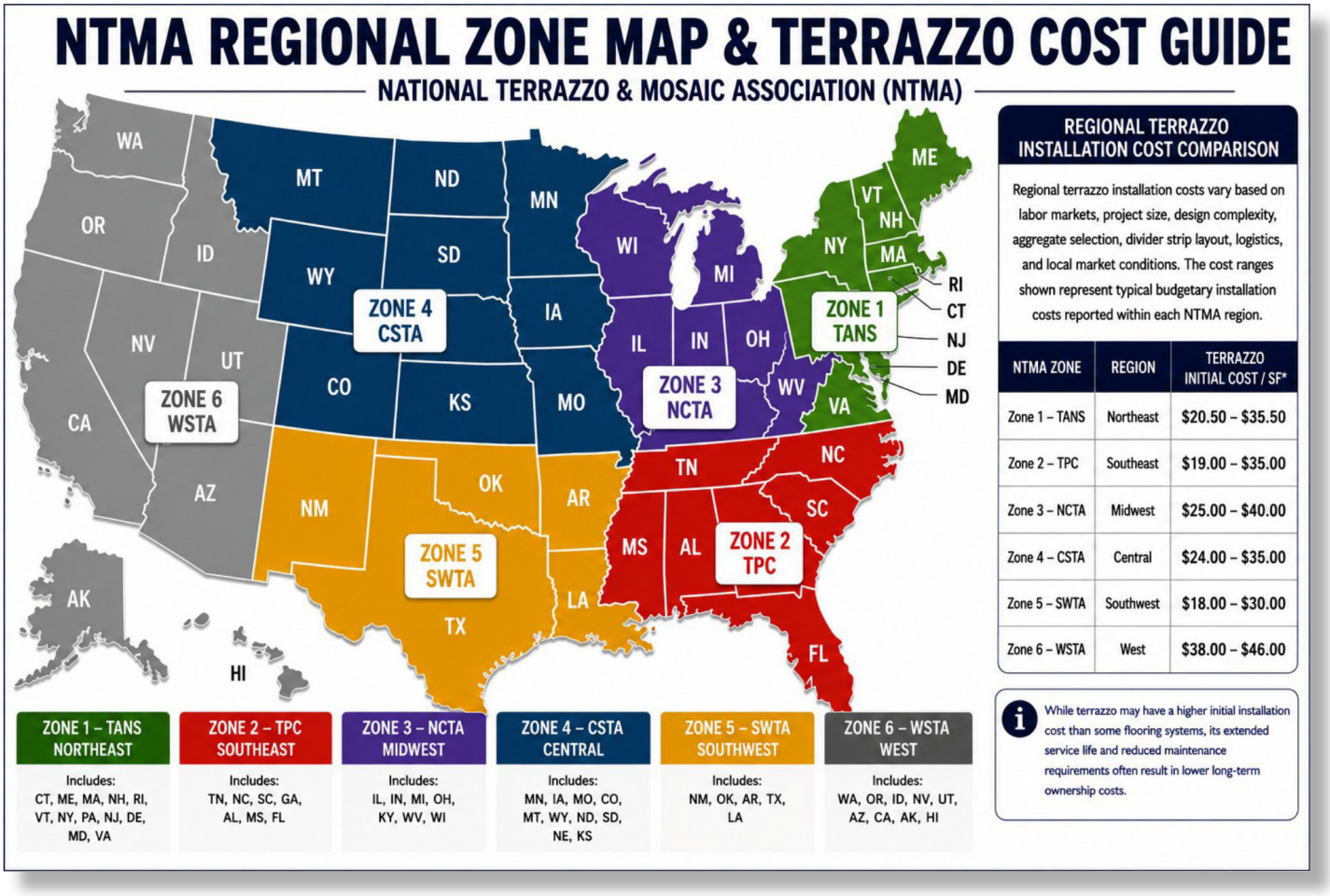
Beyond the Initial Cost of Flooring:

- Demolition and disposal expenses
- Occupant disruption during frequent renovation
- Facility downtime and lost productivity
- Ongoing maintenance materials and labor
- Material cost escalation over time
- Furniture and equipment relocation costs

Key Long-Term Benefits of Terrazzo Include:

- A 100-year+ floor
- Reduced replacement frequency
- Low maintenance requirements
- Resilient building material
- Fire and flood resistance
- Resistant to abuse, heavy loads, and high traffic
- Long-term aesthetic durability
- Reduced waste over the life of the building

REGIONAL INSTALLATION COST COMPARISON



Pricing sourced through NTMA members.

Budgetary ranges intended for conceptual evaluation purposes only. Actual project pricing varies based on quantity, substrate conditions, design complexity, aggregate selection, logistics, schedule, and local labor conditions. Contact your local NTMA terrazzo contractor for project specific pricing.



1905 Pioneer Courthouse - Portland, OR



2025 Orlando International Airport - Orlando, FL

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