



Kitchen Remodel Cost Guide

3 Methods of determining budget inclusions and allocations.

Regardless of your budget, there are always options and various levels of remodeling that can be done to transform your space into your dream kitchen. Discover what inclusions are associated with different budgets.

Introduction: How Much Does a Kitchen Remodel Cost?

The number one item, making the top of the list to be remodeled, is the kitchen. Homeowners across the United States are asking the question “How much does a kitchen remodel cost?” and wanting an answer. This is a quick and easy question to ask, but a harder question to answer without first gathering all of the details. There are multiple variables when figuring the cost of today’s kitchen renovation projects. As a result, we can only attempt to answer this question by providing averages. These averages vary due to several factors ranging from the geographical location to the material selections, from the size of the kitchen to the age of the house. Every kitchen remodel is unique and therefore can only be priced after a jobsite assessment has taken place by a professional kitchen designer or general contractor. Regardless, homeowners still want some type of ballpark figure that can help them decide what type of kitchen renovation they are willing to undertake and to what extent they will go.

National Averages

For the purpose of providing an answer to this question, let's work under a few assumptions:

- 1) The homeowner will work with a kitchen designer / general contractor. In other words, the labor from start to finish will be hired out. Not a do-it-yourself type of project.
- 2) Material selections are midrange.
- 3) The average kitchen space is approximately 200 square feet.

According to the Remodeling 2016 Cost vs. Value Report (www.costvsvalue.com) , “minor kitchen remodels” that include new cabinet fronts, laminate countertops, a couple new appliances and hardware have an average national cost of approximately \$20,000.00 and get a 83% return on investment (ROI). A minor kitchen remodel can be looked at as a facelift providing minimal updating but a refreshed look and feel. However, be cognoscente to the concept of being able to discern if indeed this is a benefit or simply a “bandaid.” A minor kitchen remodel typically will consist of maintaining the same foot-print and the soffits in order to keep the labor costs down.

Minor Kitchen Remodel:



An average or mid-range kitchen remodel that includes new semi-custom cabinets with an island, laminate countertops, most appliances, lighting, painting and flooring has a national average of approximately \$60,000.00 and a 65% ROI. A major kitchen remodel can really improve the functionality and feel of the space for years to come. Taking out soffits alone can make or break an updated result. Don't consider leaving the soffits to save minimally now, when you may regret it down the road. Within a major kitchen remodel there may be some minor relocations and modifications to the existing footprint.

Major Kitchen Remodel:



An “upscale kitchen” renovation including custom cabinetry, granite countertops, built-in appliances, LED task lighting and under-cabinet lighting, flooring and a glass-tiled backsplash can easily cost \$120,000.00 or more with a 62% ROI. The options and possibilities with an upscale kitchen are endless. Custom cabinetry will provide the versatility and the originality that will define each unique kitchen space. Walls may be removed to provide an open feel in addition to new windows or doors being relocated or modified.

Upscale Kitchen Remodel:



To demonstrate the weight that the geographical factor can play in kitchen prices, the averages for the same three scenarios mentioned above for the Chicago land area increase on average by approximately 15% putting the correlated values at \$24,000.00 for a “minor kitchen” remodel, \$69,000.00 for a “major kitchen” remodel and \$133,000.00 for an “upscale kitchen”. To investigate how other locations fluctuate from the national averages visit www.costvsvalue.com

The 10% Rule

Another way to estimate what a kitchen remodel will cost or how to align an appropriate budget to your renovation is to use the 10% rule. Basically, this rule states that your kitchen renovation should cost at least 10% of the [value of your home](#). Therefore if you are living in a \$500,000.00 house then you could expect to allocate at least \$50,000.00 on your kitchen project versus a million dollar home where you could expect to spend at least \$100,000.00 on the remodeling of the kitchen.

Proportionately speaking, the more expensive the home typically implies the larger the space. Not only will the space be larger, but the material selections are at a larger scale and high end. There are more bells and whistles. The bottom line is that regardless the value of the home, there is a dream kitchen out there for everyone. Represented below are the categorizations of budget differentials depicted by what standard materials would be expected for a complete kitchen remodel at that price point.

	Budget: Under \$25,000.00	Budget: \$25,000.00 - \$60,000.00	Budget: \$60,000.00 +
Cabinetry	Stock	Semi-Custom	Custom
Appliances	Freestanding	Counter depth	Built-in
Counter Tops	Laminate	Solid Surface or Tiled	Stone, concrete, glass or stainless steel
Configuration	Keep existing layout	Remove soffits and modify layout slightly	Remove walls - relocate windows and doors
Flooring	Vinyl or laminate	Refinish existing wood floor or ceramic / porcelain tile	Stone tile, custom wood and heated flooring
Backsplash	Painted	Tiled or protective stainless steel shield behind the stove	Full height stone backsplash or unlimited intricate tile design options
Lighting	Central light fixture	Recessed light fixtures & under cabinet lighting	Recessed lighting, under cabinet lighting with chandeliers & pendants
Plumbing Fixtures	Drop in stainless steel sink with pull sprayer faucet	Stainless steel or porcelain sink with garbage disposal and soap dispenser	Instant hot, water filtration, pot filler and possibly multiple sinks
Ventilation	Small canopy style with microwave on counter	Microhood or stainless steel hood with microwave built-in to cabinetry	Stainless steel hood or custom wood hood with microwave built-in or possibly a microwave drawer

Budget Allocation

When setting a budget, sometimes it makes sense to work backwards. The [National Kitchen and Bath Association](#) provided national percentages to help determine what portion of your budget should be allocated to specific materials and to labor. As mentioned earlier, there are several factors that influence the accuracy of these percentages. They range from the geographical location in which your project will be taking place, the quality of materials being selected, the age of your home, the extent of relocating appliances or to what degree the reconfiguring will be taking place and so on. That being said, below are rough percentages you can use as a guide when determining a [kitchen budget](#).

Example demonstrating a \$50,000.00 budget.

BUDGET: <u>\$50,000.00</u>		
CABINETRY & DESIGN FEES	33%	= \$16,500.00
INSTALLATION	17%	= \$8,500.00
APPLIANCES	14%	= \$7,000.00
COUNTER TOP	10%	= \$5,000.00
FLOORING	7%	= \$3,500.00
WALLS & CEILINGS	5%	= \$2,500.00
LIGHTING	5%	= \$2,500.00
DOORS & WINDOWS	4%	= \$2,000.00
FAUCETS & PLUMBING	4%	= \$2,000.00
OTHER	1%	= \$500.00

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BUDGET: \$ _____		
CABINETRY & DESIGN FEES	33%	=
INSTALLATION	17%	=
APPLIANCES	14%	=
COUNTER TOP	10%	=
FLOORING	7%	=
WALLS & CEILINGS	5%	=
LIGHTING	5%	=
DOORS & WINDOWS	4%	=
FAUCETS & PLUMBING	4%	=
OTHER	1%	=

For a free consultation or an estimate specific to your space in the Chicago Land Area or the surrounding suburbs please [contact us](#) today.