

Bathroom Cost Guide



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How Much Does a Bathroom Remodel Cost?

Did you wake up this morning, walk into your bathroom to take a shower and realize now is the time to update? How many years have you been pretending to be color blind when really you know that you have a pink and aqua bathroom from the 50's? Or, finally become fed up with walking over cracked tiles? Or, could it simply be it is time to get rid of all that polished brass? Whatever the reason, the bathroom, is second to the kitchen of the most remodeled rooms in the house. It's not only a popular remodeling choice, but it can be financially rewarding when the time comes to sell your home.

The loaded question homeowners are seeking an answer to is "How much does a bathroom remodel cost?" Well, the best answer to that question is...it depends. It is extremely hard for any professional in the home remodeling industry to answer this question with any degree of accuracy before obtaining more details. For instance, is this for a powder room, guest/hall bath or master bathroom? Are you doing an entire renovation or are you doing bits and pieces? This is kind of like asking Siri (iphone concierge) a question. Who knows what the response could be unless articulated clearly and unless the right questions are asked and then answered.

Remodeling 2016 Cost vs. Value Report

Let's start off under the premise that you will be hiring a professional to do the work and that this will not be a do-it-yourself (DIY) project. According to the [Remodeling 2016 Cost vs. Value Report](#), to update a mid-range hall bathroom that is 5' x 7' costs approximately \$17,900.00 and has a ROI (return on investment) of 66% when selling your home. This includes:

- replacing all plumbing fixtures
- a 30" x 60" cast iron tub with a ceramic tile surround
- new pressure-balanced shower control
- two piece white toilet
- solid-surface vanity counter with integral sink like corian or similar material
- recessed medicine cabinet with light
- ceramic tile floor

Geographical influences affect the overall costs of a bathroom remodel as well.

Take for instance the Chicagoland area where the costs of a mid-range bathroom remodel are higher than the nation's average and are coming in closer to \$22,200.00. To see the average costs of mid-range bathrooms around the United States visit www.costvsvalue.com.

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Figure 1: Example of a mid-range bathroom remodel

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To step it up a bit and consider the costs attached to an [upscale bathroom remodel](#), we will assume the homeowner wants to enlarge their existing 5' x 7' bathroom to be 10' x 10'. Therefore, adding 65 square feet to the overall size of their master bathroom. Maybe you are considering taking some space from the adjoining bedroom or closet. On average, this scenario costs approximately \$57,400.00 and with approximately a 60% ROI. In this instance, this remodel would include:

- relocating all plumbing fixtures
- 42" x42" shower with ceramic tile and a decorative border with a recessed niche
- frameless clear glass shower enclosure
- whirlpool tub
- body sprays
- stone counter top with two sinks
- two mirrored medicine cabinets
- commode room with a one piece toilet
- exhaust fan on timer
- [custom cabinetry](#)
- [floor heat system](#) and heated towel bars
- Larger tiles on floor to be laid on the angle with custom tile base moldings instead of wood base moldings
- Recessed and wall mount lighting on dimmer switches

As compiled in the [Remodeling 2016 Cost vs. Value Report](#) findings, this same bathroom in the Chicagoland area is approximately \$64,600.00 comparatively.

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Figure 2: Example of an upscale bathroom remodel

A final deduction that can be drawn from the Cost vs. Value Report is that the average square footage price for a mid-range bathroom remodel is approximately \$635/square foot and \$650/ square foot for an upscale bathroom remodel.

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The National Kitchen & Bath Association (NKBA)

The [NKBA](#) explains that based off of the cost per square foot in a bathroom, this can be the highest priced room in your home. This is mostly due to the complexity of the plumbing and all of the moving parts. There are so many pieces or materials that all need to be accounted for when tackling a bathroom remodel. When hiring a professional bathroom designer and contractor, they will make it their responsibility to make sure everything has been ordered and accounted for. Decorative items are one thing for a homeowner to select, but all of the rough materials that are “behind the scenes” so-to-speak are for the professional bathroom designer to look out for.

The NKBA places the national average bathroom remodeling price at approximately \$16,000.00. The breakdown, based off of the NKBA’s research for a typical bathroom remodel is summarized on the next page.

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Figure 3: NKBA Labor Break Down

LABOR	20%
CABINERY	16%
FIXTURES	15%
PLUMBING	14%
FLOOR	9%
COUNTER TOP	7%
LIGHTING	5%
WALLS & CEILING	5%
OTHER	5%
DOORS & WINDOWS	4%

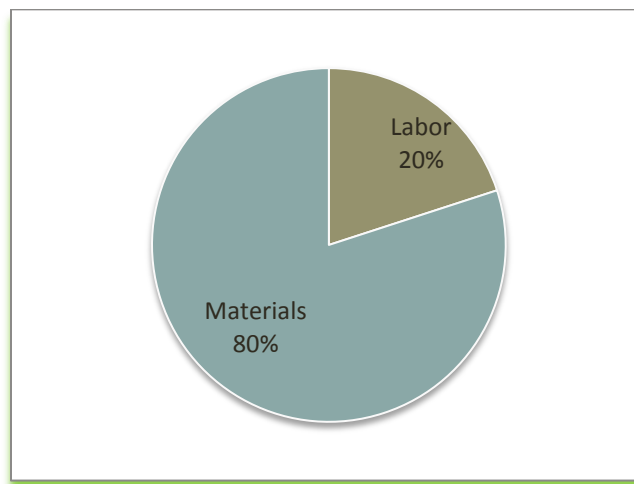


Figure 4: Bathroom Cost Breakdown

This breakdown is appropriate to refer to as a guide only since every project is unique and these are simply national averages. What is more important is what the prices are in your neighborhood. To get these answers reach out to your local kitchen and bath designers, local builders, architects or realtors.

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5-10% Rule:

A general rule of thumb when estimating the costs of a complete master bathroom remodel is to use the 5-10% rule. This basically states that the complete remodel should run approximately 5-10% of the value of your home. In other words, if you live in a \$500,000.00 house, then the typical bath remodeling cost could run between \$25,000 - \$50,000.00. Keep in mind, that most of the bottom line is allocated to the materials selected for the project. If you refer back to the NKBA data for this example, 80% of the total remodeling costs for a bathroom are determined by materials selected. The nice thing about this concept is that the homeowner has direct control and influence over what materials are being selected. For example, if you are picking a high end granite but are exceeding your budget, maybe consider a mid-range granite. The bulk of the pricing resides in the materials being selecting.

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Contact a Professional in Your Area:

Kitchens & Baths Unlimited (KBU) has almost 30 years of expertise in the bathroom remodeling industry. With this experience residing predominantly in the Chicagoland area, we can speak first hand that the averages reported from the NKBA and the 2013 Cost vs. Value Report are fair and somewhat conservative. If you would like a bathroom estimate that provides an itemized breakdown and that is customized for your space or would simply like a design consultation, [contact KBU to schedule a free estimate and/or consultation.](#)

