2026 RENOVATION COST GUIDE

What a Kitchen or Bathroom Renovation Actually Costs in Roswell and Alpharetta in 2026

A Three-Tier Cost Breakdown for North Atlanta Homeowners — With No Surprises, No Vague Ranges, and Real Atlanta Numbers

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Data Sources: Houzz 2025-2026 Kitchen & Bath Trends Studies | Remodeling Magazine Cost vs. Value 2025 | Angi Atlanta Cost Data 2026 | Harvard Joint Center for Housing Studies | NKBA 2026 Design Trends Report

$20,000	37%	10-20%	3-4%
median U.S. renovation spend in 2025 (Houzz)	of homeowners exceed their budget (Houzz 2026)	contingency to add to any renovation budget	annual cost increase in remodeling (2025)

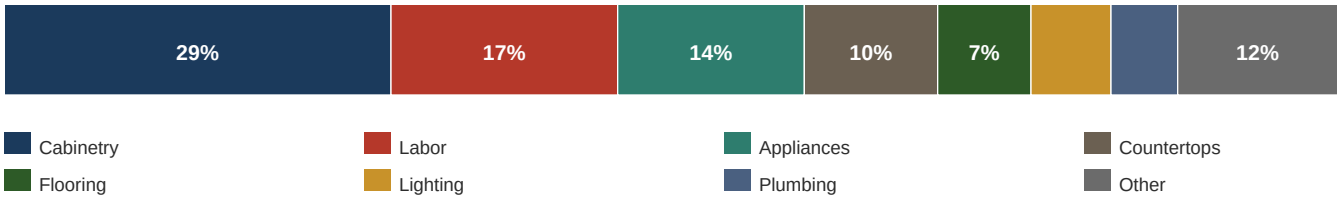
EXECUTIVE SUMMARY

The most common question Roswell and Alpharetta homeowners ask before starting a kitchen or bathroom renovation is also the most important one: what is this actually going to cost? The answer matters not just for budgeting, but for decision-making. A homeowner who enters a renovation with inaccurate cost expectations is the homeowner who runs out of money at tile selection, makes compromises they regret, or discovers mid-project that their vision and their budget are not compatible.

This guide provides realistic, data-grounded cost ranges for kitchen and bathroom renovations in the Roswell-Alpharetta corridor, organized into three tiers by scope. The data draws on the 2025 and 2026 Houzz Kitchen and Bath Trends Studies, Remodeling Magazine's 2025 Cost vs. Value Report, Angi's Atlanta-specific cost data, and the National Kitchen and Bath Association's 2026 industry benchmarks. Where Atlanta costs differ meaningfully from national averages, this guide uses local data.

One finding stands above all others: 37% of homeowners exceeded their renovation budget in 2025. The most common reasons were unexpected structural issues discovered during demolition, material upgrades chosen mid-project, and scope expansion once work began. A designer who has managed hundreds of renovations in this market knows which houses hide which surprises — and how to structure a budget that survives contact with reality.

Where Your Kitchen Renovation Budget Goes (National Average)



Source: Kitchen Cabinet Kings / Houzz 2024 U.S. Kitchen Trends Study. Cabinetry = 29% of total project cost nationally.

The biggest budget category surprises most homeowners: cabinetry typically consumes 29 cents of every renovation dollar before a countertop, appliance, or tile is selected. Understanding this breakdown before you start is the difference between a budget that holds and one that collapses when the cabinetry quote arrives.

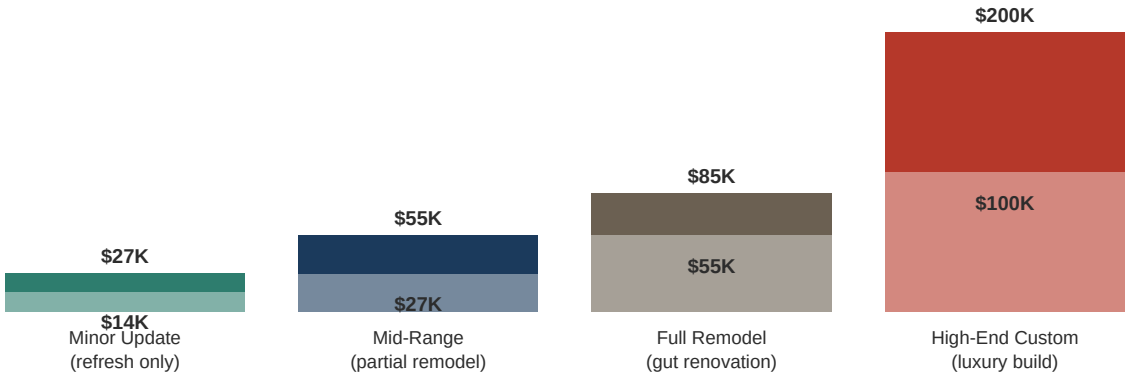
Finding 1

The Budget Gap: Why 37% of Renovations Exceed Their Original Budget

37% over budget in 2025

The 2026 Houzz & Home Study — drawn from more than 20,000 U.S. homeowner survey responses — found that 37% of homeowners who renovated in 2025 exceeded their planned budget, slightly outpacing the 35% who came in on target. The three most common causes were: materials and services costing more than expected (52% of over-budget projects), homeowners choosing higher-end materials mid-project (35%), and scope expansion once work was underway (31%). In North Atlanta's Roswell and Alpharetta market — where labor rates are measurably above the national average and where older homes regularly reveal water damage, outdated wiring, and non-standard framing during demolition — the risk of budget overrun is higher than the national figure suggests. The 1980s and 1990s ranch and Colonial housing stock that dominates these communities was built during a period of rapid suburban growth, and construction quality was not always consistent. A designer with 40 years of North Atlanta renovation experience can identify the houses most likely to produce surprises before the first wall comes down.

Kitchen Renovation Cost Ranges by Tier (National/Atlanta 2025-2026)



Sources: Houzz 2024-2025 Kitchen Trends Study, Remodeling Magazine Cost vs. Value 2025, Angi Atlanta cost data 2026.

Ranges reflect 2025-2026 national and Atlanta-area data. North Atlanta labor costs (Roswell, Alpharetta, Milton) typically run 15-25% above national averages. Ranges shown are project totals including design, labor, and materials.

THE THREE TIERS: WHAT EACH BUDGET DELIVERS

TIER 1 - The Targeted Refresh

$14,550 - $30,000 (Kitchen) | $7,500 - $20,000 (Bathroom)

Kitchen

- Cabinet refacing or painting (not replacement) — when boxes are structurally sound*
- New countertops: quartz, granite, or butcher block
- Updated hardware, faucet, and sink
- Appliance refresh (1-3 appliances, not all)
- New backsplash tile
- Updated lighting fixtures
- Existing layout unchanged — plumbing stays in place

Bathroom

- New vanity and countertop
- Updated toilet and fixtures
- Tub/shower surround tile refresh or reglazing
- New lighting and mirror
- Existing floor plan unchanged — no plumbing moves
- Paint, grout refresh, accessories

Typical timeline: Kitchen: 3-6 weeks | Bathroom: 2-4 weeks

** Cabinet Refacing Caveat — From Simone Feldman's 40 Years of North Atlanta Experience: Cabinet refacing is appropriate when the existing box structure is sound. In Roswell's 1980s-1990s housing stock, original cabinet boxes are frequently too compromised to support stone countertops or to accept modern interior accessories (pull-out shelves, pots-and-pans drawers, adjustable shelf systems). Retrofitting these features into old boxes is more expensive than ordering them built into new cabinetry. A physical inspection by a certified designer before committing to refacing is essential — this decision cannot be made from a budget spreadsheet.*

TIER 2 - The Full Renovation

$30,000 - $75,000 (Kitchen) | $20,000 - $45,000 (Bathroom)

Kitchen

- Full cabinet replacement — semi-custom or custom
- New countertops with upgraded material selection
- Full appliance suite replacement
- Layout improvements: island addition, opening a wall
- New flooring (hardwood or tile)
- Updated plumbing and electrical (may require permits)
- New lighting plan with recessed and task lighting
- Backsplash, paint, and all finish work

Bathroom

- Complete fixture and surface replacement
- New tile: floor, shower surround, and accent
- Custom or semi-custom vanity with quartz top
- Walk-in shower conversion or addition
- Updated plumbing (may involve minor moves)
- Improved ventilation and lighting plan
- Heated floor option
- Frameless glass shower enclosure

Typical timeline: Kitchen: 6-12 weeks | Bathroom: 4-8 weeks

TIER 3 - The High-End Custom Renovation

$75,000 - $150,000+ (Kitchen) | $45,000 - $100,000+ (Bathroom)

Kitchen	Bathroom
- Full custom cabinetry: face-frame or frameless	- Spa-grade primary bathroom transformation
- Premium countertops: quartzite, marble, or thick quartz	- Freestanding soaking tub as focal point
- Professional-grade appliances: Sub-Zero, Wolf, Miele	- Custom tile work: Zellige, natural stone, mosaic
- Structural changes: removing load-bearing walls	- Steam shower or built-in sauna
- Custom range hood and ventilation system	- Double vanity with custom cabinetry
- Butler's pantry or scullery addition	- Radiant floor heating
- Full lighting design: layered, dimmable, smart-controlled	- Smart shower controls and lighting
- Full tile, flooring, and millwork package	- Hotel-grade fixtures and hardware throughout

Typical timeline: Kitchen: 10-20+ weeks | Bathroom: 8-16+ weeks

Finding 2

Atlanta-Specific Cost Factors: Why North Atlanta Costs More Than the National Average

15-25% above national labor rates

North Atlanta's renovation market — specifically the Roswell, Alpharetta, Milton, and Sandy Springs corridor — consistently runs above national cost benchmarks for three structural reasons. First, labor demand: Gwinnett, Forsyth, and North Fulton counties are among the fastest-growing in Georgia, creating sustained high demand for skilled tradespeople relative to supply. Licensed plumbers, electricians, and tile setters in this market charge a premium that national averages do not reflect. Second, permitting complexity: Atlanta-area municipalities have active permit and inspection requirements for kitchen and bathroom renovations that add cost and time compared to some other markets. Third, housing stock characteristics: Roswell's predominant 1980s and 1990s housing stock often contains non-standard framing, outdated wiring, and galvanized plumbing that must be addressed when walls are opened. The Angi Atlanta cost data reflects a local bathroom renovation average of $13,129 with most projects falling between $7,410 and $19,039 — but these are averages across all project scopes, not reflective of mid-to-high-end renovations in North Fulton County's above-median home values.

Finding 3

The Cabinetry Reality: Why 29 Cents of Every Dollar Goes to Cabinets — and Why Refacing Isn't Always the Answer

29% of budget for cabinetry

The single largest cost category in any kitchen renovation is cabinetry — consuming an average of 29% of total project budget nationally, according to Houzz research. In a $50,000 kitchen renovation, that is $14,500 in cabinetry alone before a single countertop, appliance, or tile is purchased. Cabinet refacing is listed in Tier 1 of this guide as a cost-conscious option — and it can be exactly the right choice when the existing cabinet boxes are structurally sound. But a critical caveat comes directly from Simone Feldman's 40 years of North Atlanta project experience: in Roswell's predominant 1980s and 1990s housing stock, original cabinet boxes are frequently in poor enough structural condition that they cannot support the weight of a stone countertop. Attempting to reface compromised boxes and then install quartzite or granite creates a structural failure risk. There is also a functional limitation that most homeowners discover too late: retrofitting the modern interior accessories they see online — pull-out shelves, adjustable shelf systems, pots-and-pans drawers — into original 1980s cabinet boxes is more difficult and more expensive than ordering those features built into new cabinetry from the start. The decision between refacing and replacement must be made after a physical inspection of the box structure by a certified designer — not from a budget spreadsheet alone.

How to Structure Your Renovation Budget: Quote + Buffers

Your quoted renovation budget
Materials / scope upgrade buffer (5-10%)
Contingency for hidden issues (10-15%)

Source: Houzz & Home Study 2026 — 37% of homeowners exceeded budget in 2025. 10-20% contingency is industry standard.

Budget structuring recommendation from industry practice and Houzz research. The 10-15% contingency is not a pessimistic addition — it is the industry standard for homes built before 2000, where hidden conditions are common. If unused, it becomes savings. If needed, it was planned.

Finding 4

The 2025 Renovation Market: Costs Are Still Rising, Timelines Still Matter

54% of homeowners renovated in 2025

Home renovation activity remained historically strong in 2025, with 54% of U.S. homeowners undertaking renovation projects and median renovation spend holding at $20,000 — according to the 2026 Houzz & Home Study. High-end activity gained momentum, with the top 10% of projects reaching $150,000 or more (up from $140,000 the prior year). The Harvard Joint Center for Housing Studies projects U.S. homeowner spending on improvements to reach $522 billion by the end of 2026. For Roswell and Alpharetta homeowners considering timing: remodeling costs have been rising 3-4% annually, exceeding general inflation. A $60,000 kitchen renovation budgeted in 2024 and executed in 2026 may cost $63,600-$65,000 due to labor and material cost increases alone. Contractor scheduling in North Atlanta's active renovation market also rewards planning: sought-after designers and tradespeople book weeks to months in advance, and a spring or summer project requires commitment by late winter. Homeowners who wait until they are ready to start often find that the design and permitting process itself takes 6-12 weeks before construction begins.

THE DATA: KITCHEN RENOVATION COST BENCHMARKS 2025-2026

Scope	National Range	Atlanta Est. Range	Key Cost Drivers	Typical ROI
Minor refresh (no layout change)	**$14,550-$27,492**	**$17,000-$33,000**	**Countertops, hardware, backsplash, lighting, sink/faucet**	**72-113%**
Mid-range remodel (semi-custom cabs)	$27,492-$55,000	$32,000-$65,000	Cabinetry (29% of budget), countertops, appliances, flooring	58-72%
Full renovation (custom cabs + layout)	$55,000-$85,000	$65,000-$100,000	Custom cabinetry, structural work, permits, full appliance suite	51-58%
High-end custom (luxury build)	$85,000-$200,000+	$100,000-$250,000+	Pro-grade appliances, marble/stone, custom millwork, smart home	38-51%

National ranges: Houzz 2024-2025 Kitchen Trends Study, Remodeling Magazine Cost vs. Value 2025. Atlanta estimates apply 15-25% North Atlanta labor premium to national benchmarks. ROI figures from Remodeling Magazine Cost vs. Value 2025 (national). South Atlantic region (Georgia) minor kitchen remodel ROI has historically exceeded national average. Individual results vary by neighborhood, home value, and project quality.

THE DATA: BATHROOM RENOVATION COST BENCHMARKS 2025-2026

Scope	National Range	Atlanta Est. Range	Key Cost Drivers	Typical ROI

Basic refresh (fixtures only)	$7,500-$15,000	$8,500-$18,000	Vanity, toilet, fixtures, lighting, paint — plumbing stays in place	70-80%
Mid-range remodel (tile + layout stays)	**$15,000-$30,000**	**$18,000-$37,000**	**Full tile, new vanity, walk-in shower, frameless glass, ventilation**	**74-80%**
Primary bath renovation (primary suite)	$25,000-$60,000	$30,000-$75,000	Double vanity, soaking tub, full tile, heated floor, custom features	55-74%
High-end primary suite (spa conversion)	$60,000-$100,000+	$75,000-$130,000+	Steam shower, custom stone, radiant heat, smart controls, full millwork	45-55%

National median primary bath spend: $15,000 (Houzz 2026 & Home Study). Atlanta mid-range bathroom: ~$24,700 average per regional data. South Atlantic region midrange bathroom ROI: 73.5% (Cost vs. Value 2024, above 68% national average). Labor accounts for 30-50% of total Atlanta bathroom renovation cost (Angi, 2026).

WHAT ROSWELL AND ALPHARETTA HOMEOWNERS NEED TO KNOW

1

Cabinetry is 29% of your kitchen budget before anything else is selected.

Before you fall in love with a marble countertop, know that cabinetry will consume nearly a third of whatever you spend. In a $50,000 kitchen renovation, that is $14,500 in cabinets before a single countertop, appliance, or tile is purchased. The most important early decision in any kitchen renovation is which tier of cabinetry you are committing to — stock, semi-custom, or full custom — because everything else flows from that anchor.

2

Add 10-20% to whatever your contractor quotes you.

37% of homeowners exceeded their renovation budget in 2025. The most common reason was discovering conditions inside walls — water damage, outdated wiring, non-standard framing — that were not visible during the planning phase. Roswell's 1980s and 1990s housing stock is especially prone to these discoveries. A 10-15% contingency is not pessimism. It is the difference between a renovation that finishes and one that stalls.

3

The minor kitchen remodel has the best ROI — but only if scope is controlled.

A minor kitchen refresh ($14,550-$27,492 nationally) returns 72-113% of its cost at resale — one of the few renovation categories where you can get back more than you spend. The key is keeping the scope truly minor: refacing rather than replacing cabinets, updating countertops and appliances without structural changes. The moment the scope expands to layout changes or full cabinet replacement, you move into the mid-range category with lower ROI.

4

North Atlanta costs run 15-25% above national averages. Plan for that from the start.

National renovation cost data understates what a Roswell or Alpharetta renovation actually costs. High labor demand from the region's growth, active permit requirements, and the older housing stock's tendency toward hidden conditions all push costs above the benchmarks in national databases. A homeowner who budgets a kitchen renovation at the national average and executes it in North Atlanta will be over budget before construction ends. Build the Atlanta premium in from the beginning.

About Simone Feldman Designs

Simone Feldman is a Certified Kitchen and Bath Designer (CKD/CBD) and Certified Aging-in-Place Specialist (CAPS) with 40+ years of residential renovation experience in Roswell, Alpharetta, and the North Atlanta corridor. She has served on the Georgia Chapter board of the National Kitchen and Bath Association as Vice President of Educational Programs. Every project is managed hands-on from first consultation through final walkthrough, with 3D design visuals, vetted tradespeople, and a process that keeps budgets and timelines on track.

Serving Roswell, Alpharetta, Milton, Sandy Springs, Marietta, and surrounding North Atlanta communities

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METHODOLOGY & SOURCES

Cost ranges in this guide reflect published data from multiple authoritative sources and are calibrated to the North Atlanta market. National figures are drawn from the sources listed below. Atlanta-specific estimates apply a 15-25% North Atlanta labor cost premium to national benchmarks, consistent with regional cost data from Angi, regional contractor surveys, and Simone Feldman's 40+ years of direct project experience in this market. All cost data reflects 2025-2026 conditions and will change over time. Actual project costs depend on scope, materials, site conditions, permit requirements, and contractor pricing specific to your home.

- Houzz 2025 U.S. Kitchen Trends Study (1,620 U.S. homeowner respondents)
- Houzz 2025 U.S. Bathroom Trends Study
- Houzz 2026 U.S. & Home Study (20,000+ respondents, published 2026)
- Remodeling Magazine / Zonda Cost vs. Value Report 2025 — national and South Atlantic region
- Angi Atlanta Bathroom Remodel Cost Data 2026 (local contractor pricing)
- Harvard Joint Center for Housing Studies — Leading Indicator of Remodeling Activity (LIRA) Q1 2026
- NKBA 2026 Bath Trends Report (96% of professional respondents surveyed)
- Bureau of Labor Statistics Producer Price Index — Construction Materials 2025
- National Association of Home Builders — Remodeling Market Index 2025