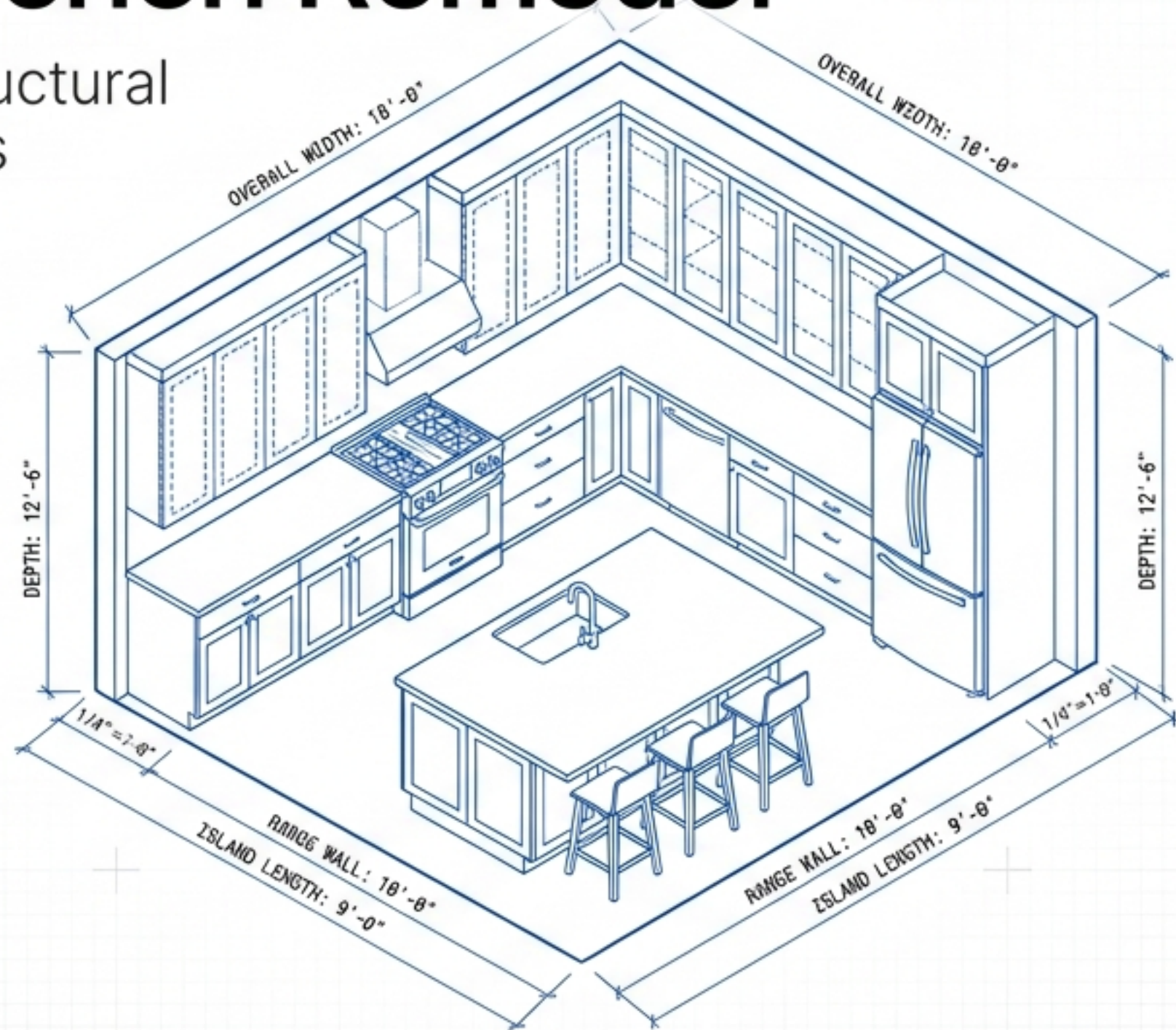


# The True Cost of a Portland Kitchen Remodel

A 2026 Financial & Structural Guide for Homeowners



SCALE: 1/4" = 1'-8"

DATE:	2026
SUBJECT:	FINANCIAL DIAGNOSTIC
LOC:	PORTLAND, OR

# The 2026 Portland Kitchen Baseline

## Total Range

\$28,000 to \$185,000+

Ranges from cosmetic condo refreshes to full-gut historic renovations.

SCALE: 1/4" = 1'-0"

## The Median

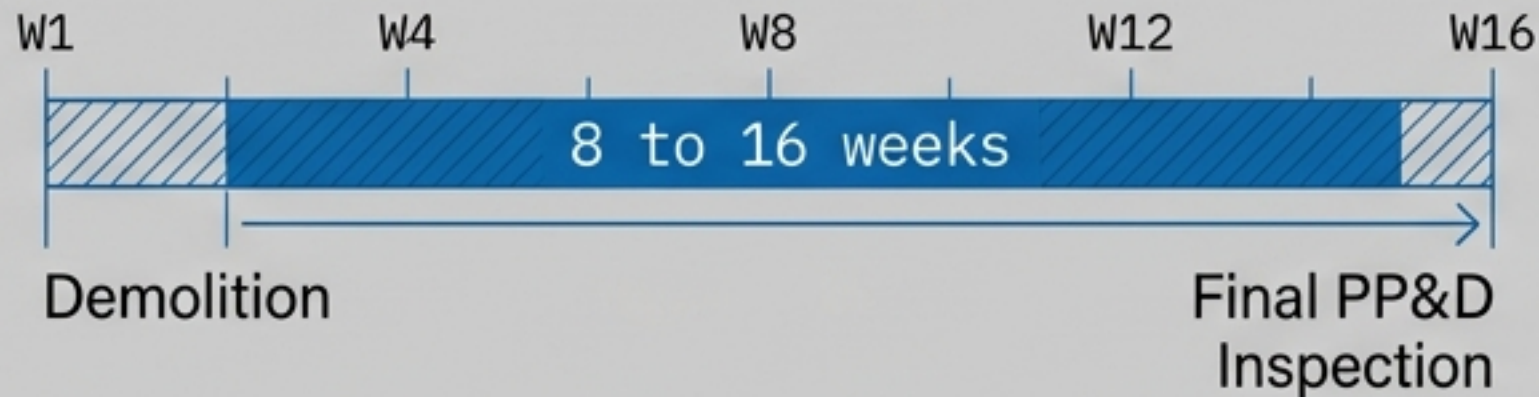
\$78,500

The typical mid-range project (semi-custom cabinets, quartz, new appliances).

0 5 10 20  
SCALE: 1/4" = 1'-0"

PLAN VIEW

## Project Timeline

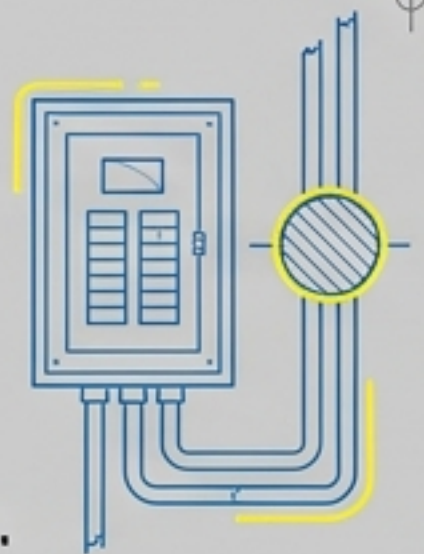


SCALE: 1/4" = 1'-0"

## The Biggest Surprise

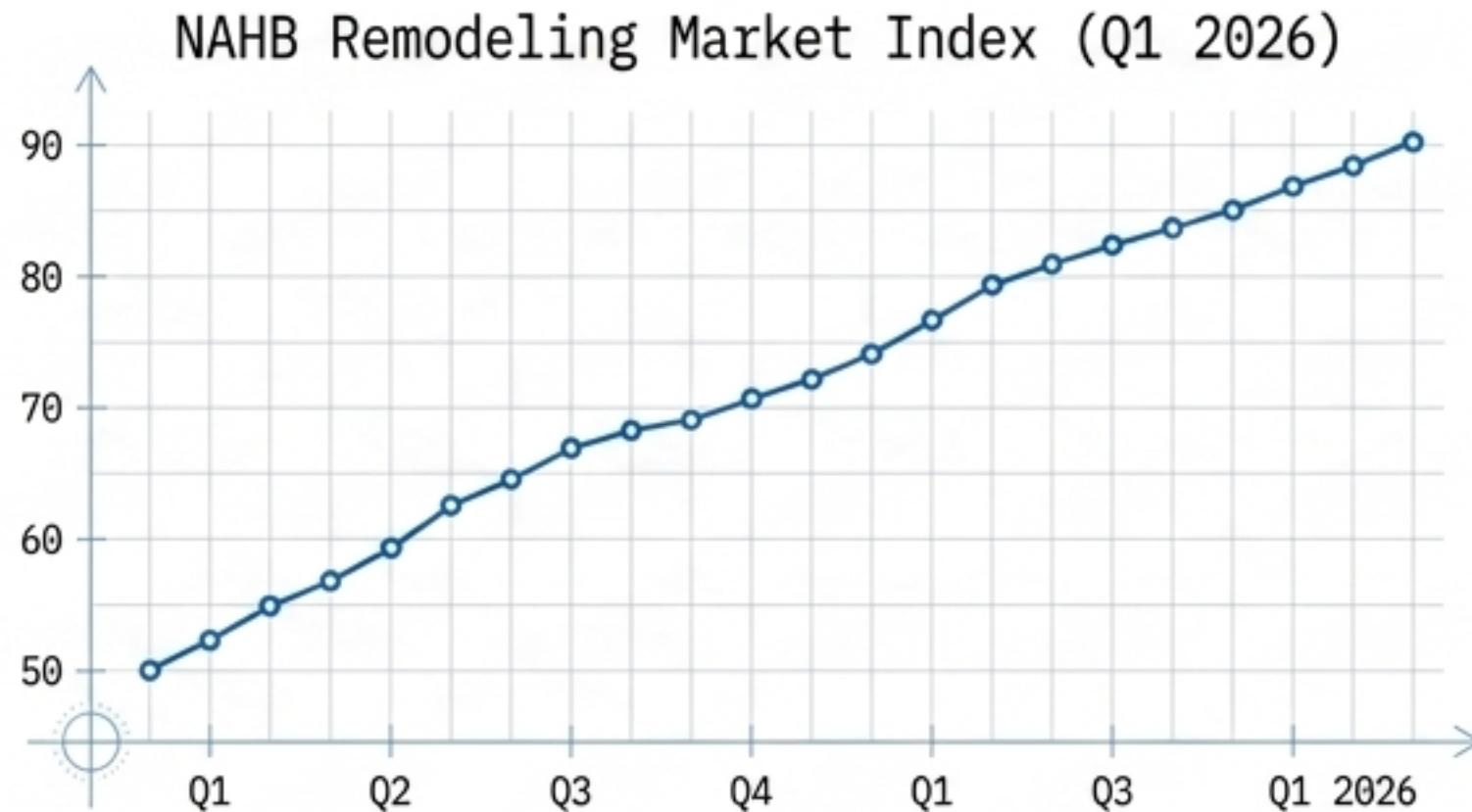
Electrical Upgrades:  
\$4,000 - \$8,000

Bringing older homes up to modern code is the most frequent budget shock.



# Market Forces Shaping 2026 Renovation Costs

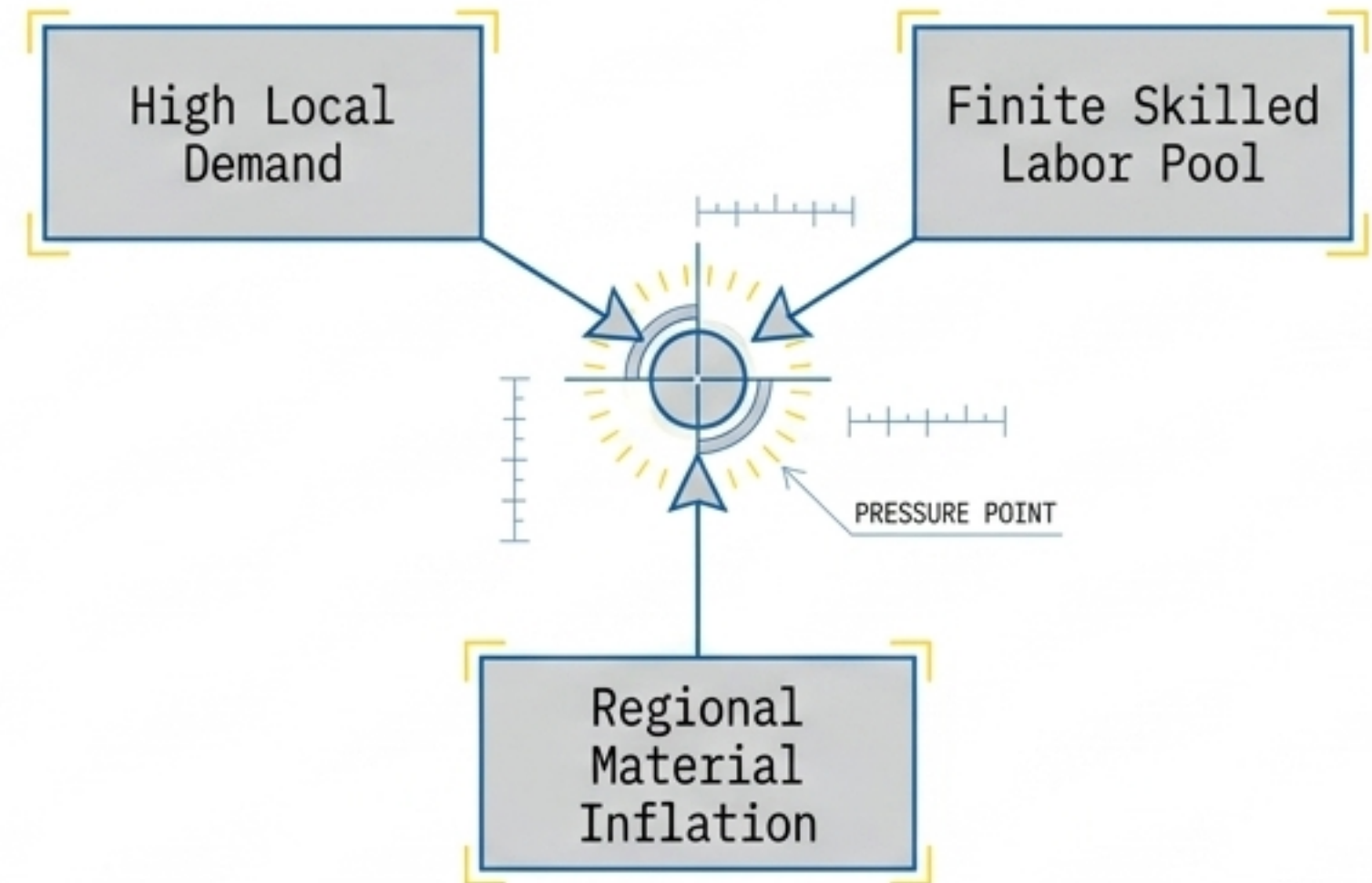
## National Data



Steady national demand for remodeling despite broader economic shifts.

SCALE: 1/4"-1'-0"

## Local Pressures



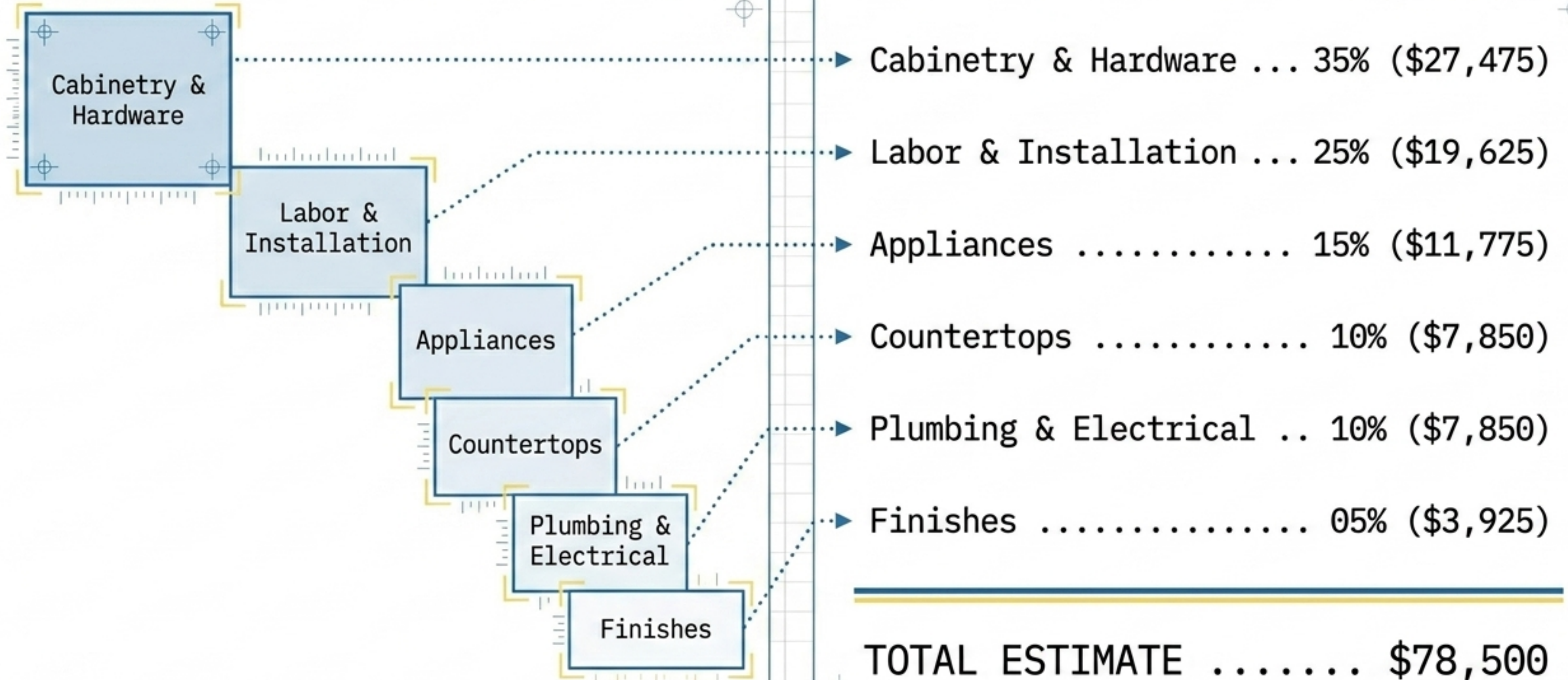
SCALE: 1/4"-1'-6"

Portland costs consistently outpace national medians. Understanding why requires looking at the regional data.

# Defining the Three Tiers of Portland Remodeling

	Basic (Refresh)	Mid-Range (Full Remodel) - MEDIAN	Premium (Custom)
Budget	\$28,000 - \$48,000	\$65,000 - \$95,000	\$120,000 - \$185,000+
Scope	Unchanged layout.	New layout possible.	Structural changes (wall removal).
Materials	Refinished/stock cabinets, laminate/butcher block, entry-level appliances, vinyl flooring.	Semi-custom cabinets, quartz countertops, mid-grade appliances, tile backsplash, engineered hardwood.	Custom cabinetry, high-end stone (marble/quartzite), pro-grade appliances, premium fixtures.

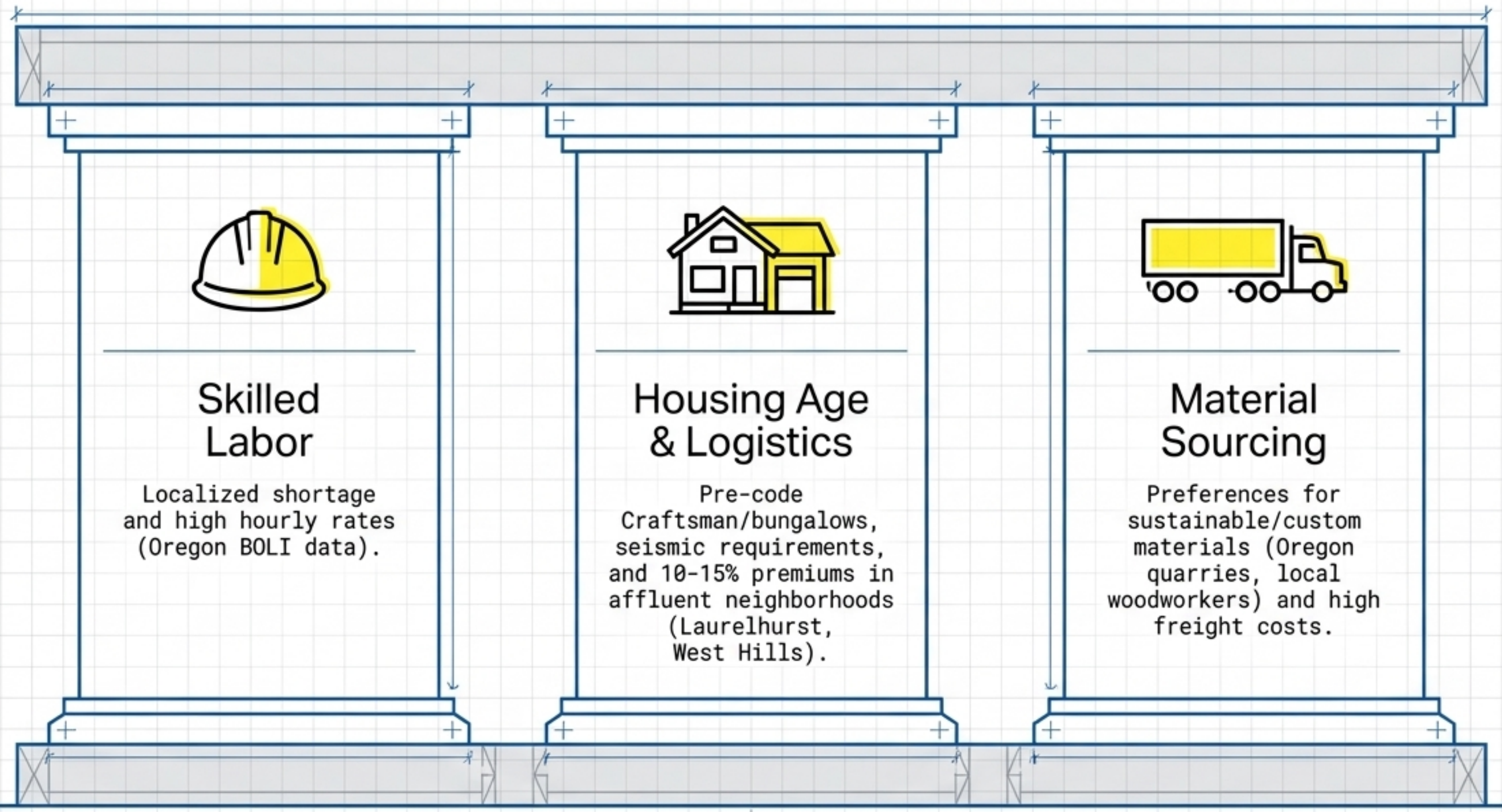
# Where the Money Goes: The \$78,500 Median Project



SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

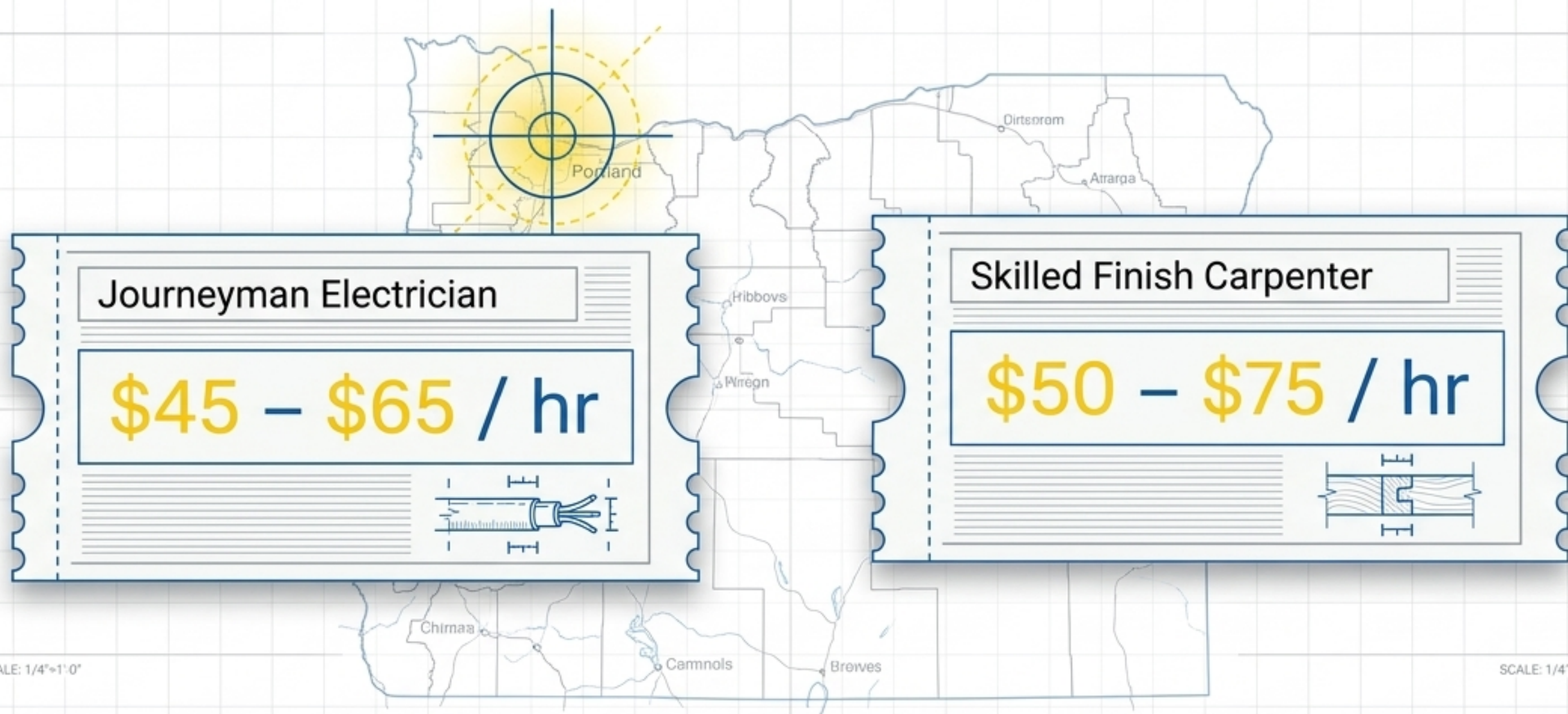
# The Portland Premium Drives Costs Above National Averages



SCALE: N.T.S.

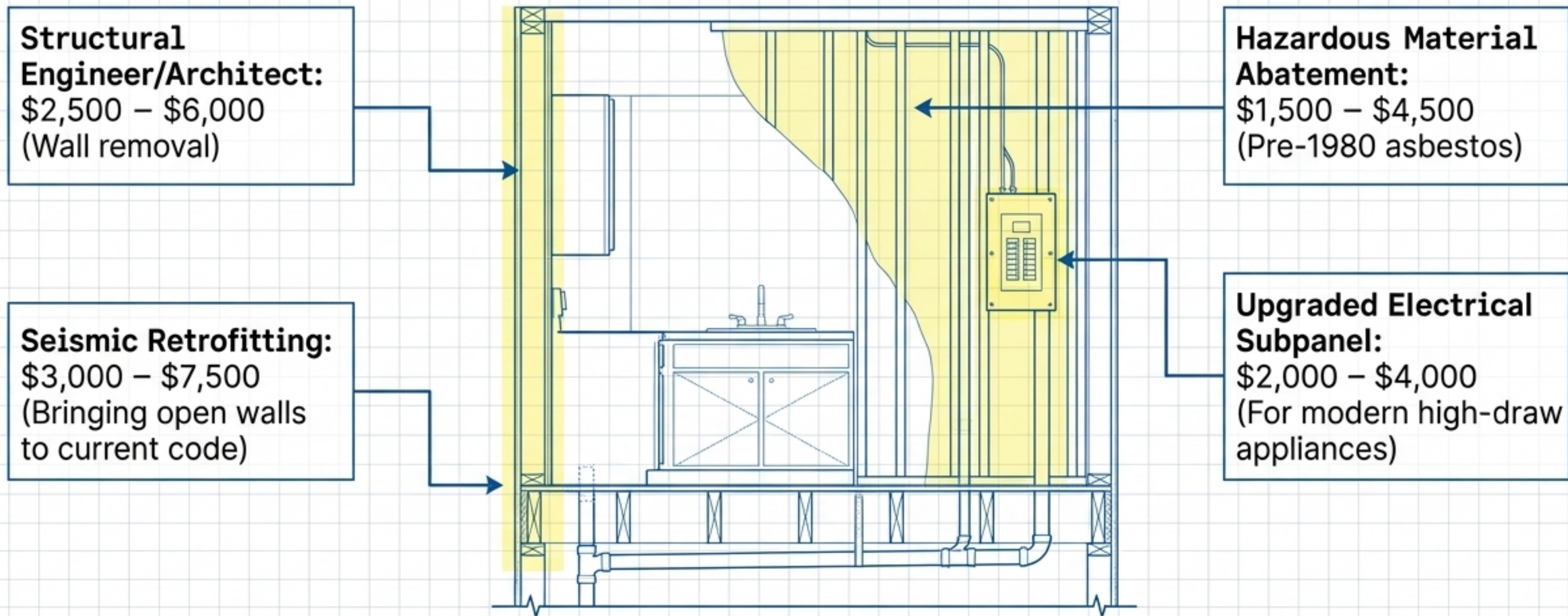
SCALE: N.T.S.

# Portland's Labor Rates Are Among the Highest in the State



Portland metro occupational wages for residential trades are 15% to 20% higher than the rest of Oregon (Source: 2025-2026 BOLI Data). Base rates are further marked up by the general contractor to cover overhead and profit.

# Below the Surface: Budgeting for Portland's Older Housing Stock

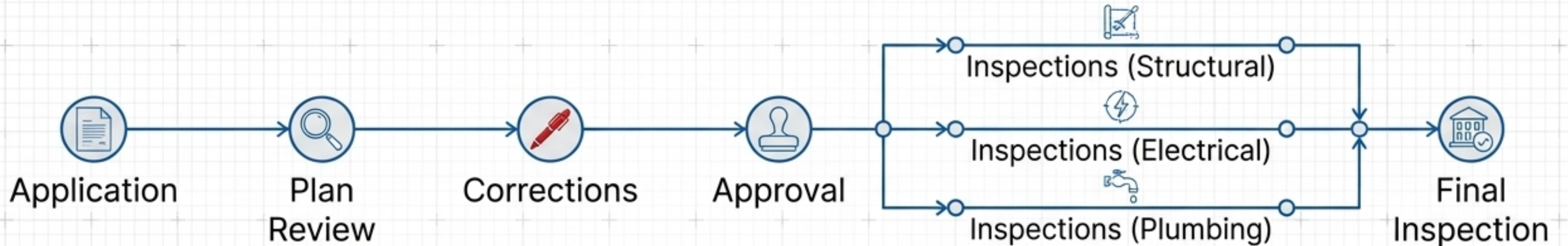


**TAKEAWAY:** Contractor quotes often assume ideal conditions. In homes over 30 years old, budget a 10-15% NAHB contingency for what lies behind the drywall.

# The Regulatory Reality of Portland Permitting & Development (PP&D)

## Permit Fees: \$1,200 – \$2,800

Covers structural, electrical, and plumbing.  
Non-negotiable for layout alterations.



## Secondary Costs (The Logistics of Construction)

Item	Cost Estimate
Waste Disposal & Dumpster Rental:	\$700 – \$1,300
Temporary Kitchen Setup:	\$500 – \$1,200 (microwave, hot plate, utility sink)
Post-Construction Deep Cleaning:	\$450 – \$800
<b>Total Secondary Costs Estimate:</b>	<b>\$1,650 – \$3,300</b>

# 2026 Case Studies: Three Portland Kitchens, Three Budgets

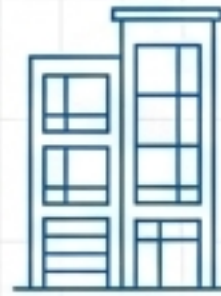


1925 Laurelhurst Craftsman

**\$118,500**

Drivers

Non-load-bearing wall removal, full electrical rewire, custom Shaker cabinets, soapstone, extensive plaster repair.



Pearl District Loft Condo

**\$82,000**

Drivers

150 sq ft (small footprint), unchanged layout (no plumbing moved), flat-panel custom, Miele appliances, quartzite waterfall island.



1970s Raleigh Hills Ranch

**\$71,000**

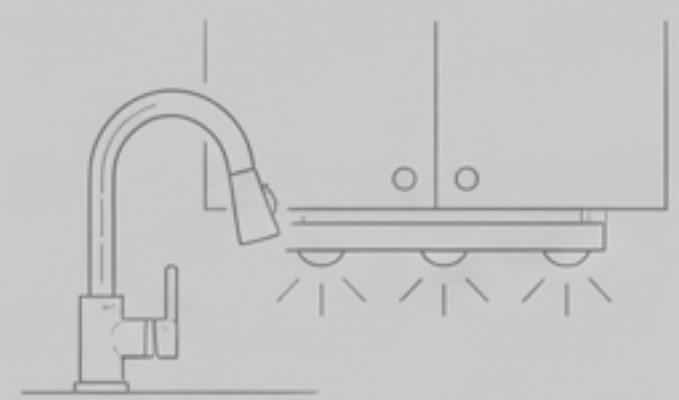
Drivers

Kept U-shaped layout, replaced everything within. Semi-custom cabinets, quartz, Bosch appliances, tile floor.

# Risk Management: The Three Primary Budget Killers

## Scope Creep: The 15-20% Surcharge

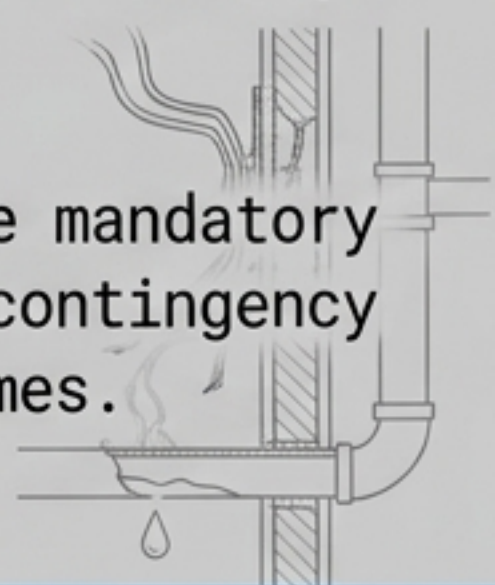
Mid-project additions (under-cabinet lighting, faucet upgrades) compound rapidly and inflate the baseline cost.



## Unforeseen Conditions: The Hidden Reality

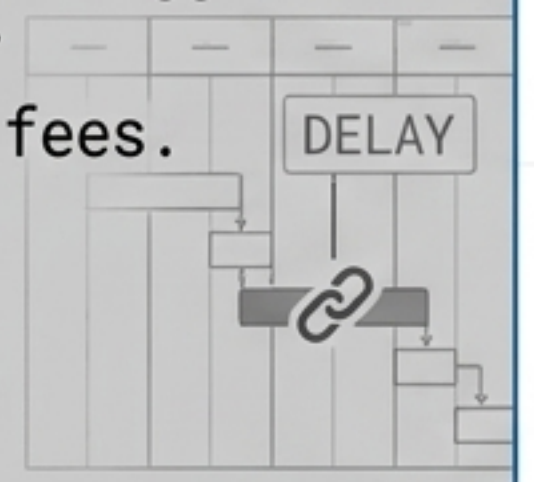
Water damage, pest infestations, or outdated wiring revealed during demolition.

Reiterate the mandatory 10-15% NAHB contingency for older homes.



## Material Delays: The Schedule Breaker

Failure to order countertops or tile on schedule causes work stoppages and triggers subcontractor rescheduling fees.



SCALE - 1/8" = 1'-0"

SCALE - 1/8" = 1'-0"

DRAFTING SCALE - 1/8" = 1'-0"

# The Bulletproof Contractor Quote Checklist



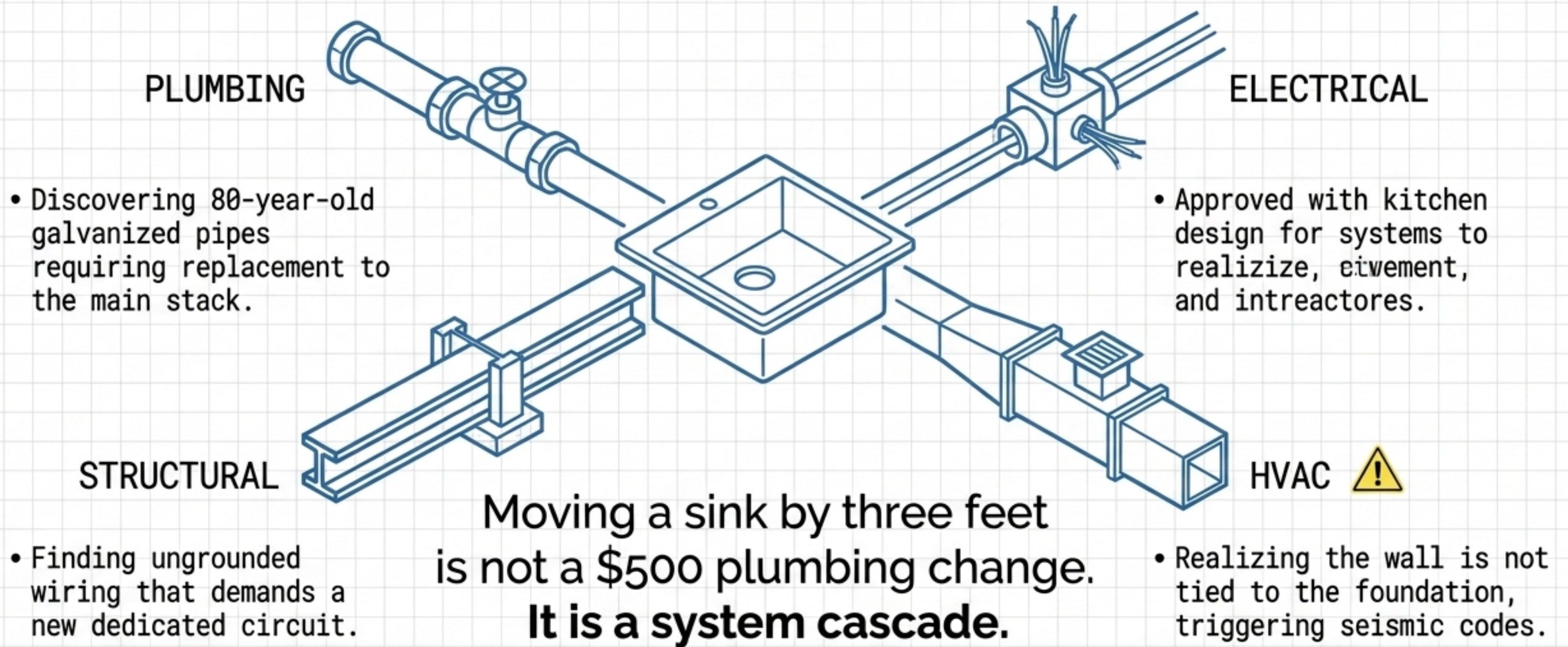
## Structural & Systems

- Scope of Work Summary
- Demolition, Debris Removal & Disposal Fees
- Framing & Structural Modifications
- Plumbing Rough-in & Final (with models/allowances)
- Electrical Rough-in, Panel Work & Final
- HVAC Ductwork Modifications

## Finishes & Logistics

- Insulation & Drywall Finishing
- Cabinetry & Hardware (Brand, style, finish)
- Countertop Templating, Fab & Install
- Flooring & Tile Backsplash Install (with prep/sealant)
- Appliance Delivery & Install
- Painting (Brand & number of coats)
- Clear Payment Schedule & Change Order Process

# A Kitchen is a Home's System Intersection



**CONCLUSION:** A realistic budget anticipates upgrading the hidden systems, not just the visible surfaces. Beware the low bid that ignores this reality.