



**Home Remodeling**  
**Cost & Schedule Guide** **2026**

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## WELCOME

Thank you for downloading our 2026 Cost Guide—we trust you'll find it helpful in planning your upcoming home renovation.

NEDC is direct, transparent and truthful. We try to tell it like it is; that makes for happy relationships and as a result, amazing things can be created.

NEDC's integrated design and construction process places emphasis on luxury, sustainable design, carefully planned construction, and up-front communication with you.

While every project is entirely unique, sharing typical project costs and time estimates helps guide you to identify the right project for your home, lifestyle and budget.

We aim high at NEDC. We know the positive impact an elevated environment can have on a person and we work to lift the spirits of those who enjoy the spaces we help you create.

Let's get into it.



*Note: All photos within this guide are of NEDC projects and are subject to copyright.*



## STRAIGHT TALK: TIME AND MONEY

You ask, “How much is it going to cost and how long is it going to take?”

NEDC works on large-scale residential remodels that start around \$300,000 as an overall construction budget and go up to multiple millions. These projects typically go from renovating multiple spaces, to building large additions or even gutting and remodeling entire homes.

It is important for us to communicate estimated costs and project durations right from the beginning. This allows you to make informed decisions early on and sets up each project for success.

Our goal is that by using this guide you'll come away with a realistic ballpark for how much your project is going to cost and about how long it's going to take to make your vision a reality.

# UNDERSTANDING COST AND TIME ESTIMATES

To NEDC a project is the total scope of work to be done in a given span of time and within a certain budget. Of course, every project is entirely unique, but most of our projects combine multiple spaces into one overall project.

Let's suppose you want a partial kitchen, full bath and mudroom remodel. Below are the costs and time estimates for these areas that you will see in the guide:

## Partial Kitchen Remodel

\$75,000 - \$150,000+  
12 - 16 weeks

## Full Bathroom Remodel

\$90,000 - \$120,000  
6 - 10 weeks

## Mudroom

\$30,000 - \$60,000+  
6 - 10 weeks

As architects who build, we are able to coordinate work efficiently, often reducing overall project time by working simultaneously on different areas of the home.

This saves you time and money as labor is commensurately reduced.



Case in point: Instead of taking up to 36 weeks all together for this renovation, it's possible to bring the time down to 22 weeks.

So, the more comprehensive the project, the more potential time and cost savings there are.

The ranges you see in the guide are intended as realistic starting points to help you understand potential scope, duration, and investment.

Think of them as the building blocks you can use to rough-in a budget and schedule for your overall project.



# KITCHEN RENOVATIONS

Ranging from a partial or lighter surface-oriented remodel to a complete gut (to the studs) remodel, these projects involve 15+ trade partners and are often the most expensive room in the home. Based on project size and the level of finishes you prefer, we could expect the costs to be in the ranges laid out below. Keep in mind that generally higher-end finishes have been factored in.

[View our kitchen remodels](#)





## Gut Kitchen Remodel

A complete overhaul of the spaces, from a gutted uninhabitable space to a custom new layout. Note that appliances can dramatically affect cost.

**\$195,000 - \$300,000+**  
**18 - 24 weeks**

## Partial Kitchen Remodel

Leveraging the current layout and only partially changing countertops, cabinetry or appliances.

**\$75,000 - \$150,000+**  
**12 - 16 weeks**



## BATHROOM RENOVATIONS

Second only to the kitchen in rooms that run a higher trade intensity are typically bathrooms. While these do come in at a higher premium to renovate, they do also offer one of the highest rewards as far as resale value and overall perception of the home goes. The range on bathrooms can vary tremendously based on selections and taste, but they always bring great end-user experience when done right.

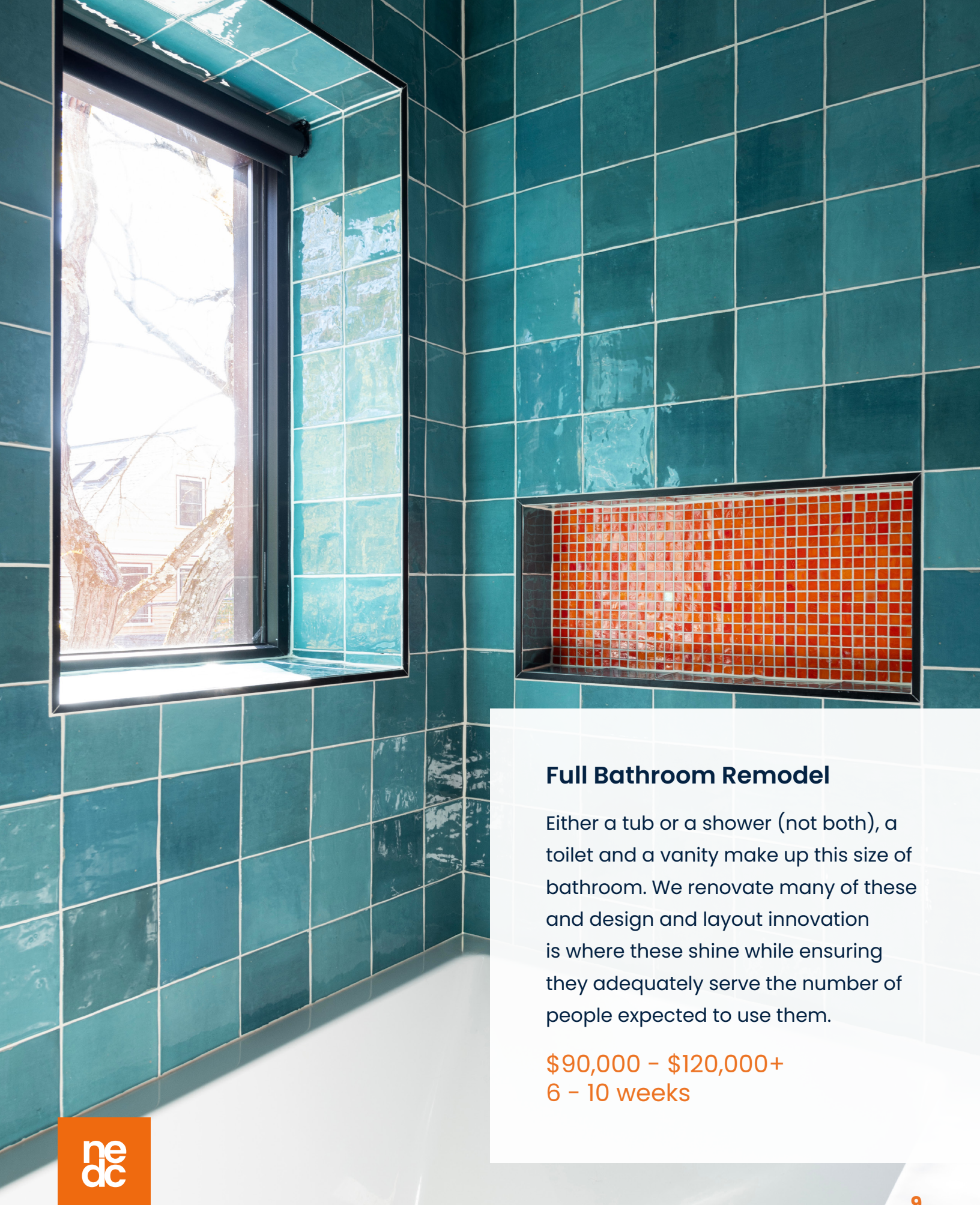
[View our bathroom remodels](#)



### Powder Room Remodel

Also known as a half-bath, these typically comprise a toilet and a vanity, ranging in design complexity and selections.

**\$30,000 - \$50,000+**  
**6 - 10 weeks**



## Full Bathroom Remodel

Either a tub or a shower (not both), a toilet and a vanity make up this size of bathroom. We renovate many of these and design and layout innovation is where these shine while ensuring they adequately serve the number of people expected to use them.

**\$90,000 - \$120,000+**  
**6 - 10 weeks**

## Primary Bathroom Remodel

Coming in at the highest cost to renovate (or add), a primary would usually include both a tub and separate shower, as well as a toilet, single or double vanity and sometimes additional items such as bidets...etc. These elevate any home and homeowners treasure the extra luxury they provide.

**\$120,000 - \$200,000+**  
**8 - 12 weeks**



# LAUNDRY + MUDROOMS



## Laundry

Moving or installing a laundry

\$25,000 - \$50,000+  
6 - 10 weeks

## Mudroom

Providing a durable space with storage, benches and coat space. The inclusion of built-ins will greatly affect the cost.

\$30,000 - \$60,000+  
6 - 10 weeks



# ADDITIONS

The following estimated costs factor in finishes ranging from high-end to luxury:

## Home Additions

\$600 – \$1,000+ per sqft  
18 – 24+ weeks

## Porches & Decks

\$300 – \$600+ per sqft  
4 – 8+ weeks

Note that each project can require separate consultants (structural or civil engineering, site surveys...etc.) and thus could incur additional costs based on site or property conditions.



## WHOLE HOME REMODELS

For a whole home remodel, the way to estimate this would be to add the different number of specialty rooms in the scope (such as a kitchen, one full bathroom, and a primary bath) and then the remainder square footage cost as covered below.

While it is more costly to do an entire home vs. specific rooms, the overall cost per square foot will typically reduce as the size of the project increases. For many, this is considered the most cost-effective way to tackle the home, as it is an opportunity for full customization and modernization of the home.

Worthy of note is that remodeling more than 50% of a home in Massachusetts will require the entire home be brought up to current energy efficiency code. Though it makes for better homes, there is a significant cost in bringing the home up to such standards (windows, insulation, energy modeling...etc.)

### Interior Gut Remodel

(inc. attics & basements)

**\$400 – \$650+ per sqft**  
**14 – 20+ weeks**



## PASSIVE HOUSE

We are a [certified PHIUS firm](#), which means we're able to build to meet the rigorous standards of Passive House. This is the pinnacle of energy efficiency and represents the very best in insulation technology, energy reduction rather than consumption, lowered carbon footprint in construction and overall sustainable building methodology.

The percentage of homes newly built to PHIUS rating is relatively low, and even lower for remodels. We're trying to change that. In fact, NEDC was the first firm in Massachusetts to retrofit a single family residence



to Passive House standard. We're proud of this and hope to inspire others.

While it is a definitive investment to build to this standard, the home will become extremely comfortable and produce as much energy as it consumes—becoming very inexpensive to operate.



# SUMMARY

## Gut Kitchen Remodel

\$195,000 - \$300,000+  
18 - 24 weeks

## Partial Kitchen Remodel

\$75,000 - \$150,000+  
12 - 16 weeks

## Powder Room Remodel

\$30,000 - \$50,000  
6 - 10 weeks

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8 - 12 weeks

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14 - 20+ weeks

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4 - 8+ weeks

## Other spaces around the home

### Rebuilding a full set of stairs:

\$25,000 - \$100,000+

### Fireplaces:

\$25,000 - \$50,000

### Wet bars:

\$40,000 - \$85,000

### Removing chimneys:

\$20,000 - \$30,000

(inc. finishes, roofing, etc.)

### HVAC:

\$40,000 - \$150,000+

(for a whole home installation)

### Note special case consultant fees for the following:

Site Survey - \$3-5K

Structural Engineering - \$2-20K+

Civil Engineering - \$3K+

Arborist Work - \$5K+

Energy modeling - \$5K+

Conservation Consulting - \$10K+

## NEXT STEP: DESIGN CONSULTATION

Presuming a level of comfortability with the cost and schedule ranges laid out in this guide, the next step would be to schedule a design consultation.

This on-site walkthrough allows us to fully understand your unique project, share ideas and provide a more accurate estimate of both cost and time. Because we're looking at your whole home and sequences of work, this consultation is where we turn the "building block" numbers in this guide into a tailored plan.

Use this guide to get oriented. If we're in the ballpark, schedule a design consultation so we can provide the clarity needed to move forward with confidence.

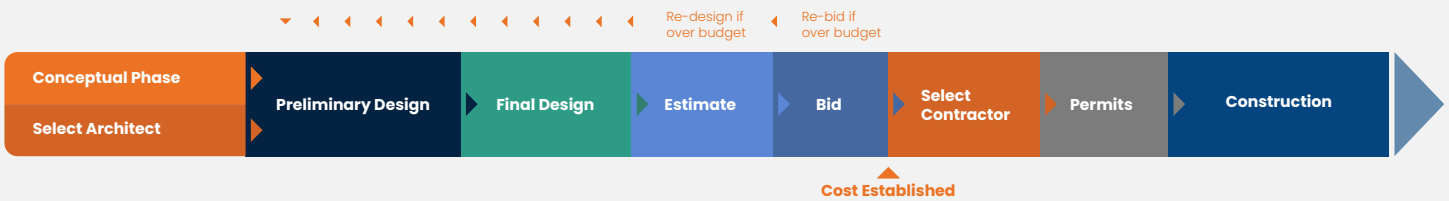
[Schedule a consultation with Oz](#)



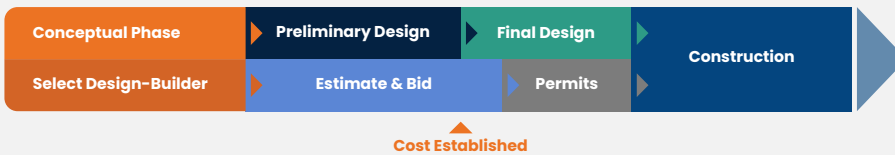
# DESIGN-BUILD

Design-build offers a single source of accountability. With a design and planning team comprised of experienced builders, the value engineering of materials in the planning phase creates efficient, practical designs of the highest value for you and with minimal stress.

## Separated Architect and Builder



## Integrated Design-Build



### Faster Completion

Working with a single, coordinated team increases speed and certainty. Architectural design-build can be approximately 33% faster than a design-bid-build approach.

### Reduced Cost

Architectural design-build's integrated approach of planning, designing and building reduces change orders, inefficiency and can lower a project's overall cost between 6 to 20 percent.



# ABOUT NEDC

NEDC is a leading, architectural design-build firm of about 25 architects, interior designers and artisan builders with a focus on sustainable, beautiful design. We provide high-end and luxury architectural design-build services across the Greater Boston Area and Metrowest.

NEDC was founded in 2005 by David Muñiz Supple after he graduated from Tufts University with a degree in architecture. He brings a passion for the role of the architect as a "master builder" (from ancient Greek: "arkhitekton") which is woven into the fabric of NEDC and lies at the core of who we are.

We specialize in custom whole-home remodels, significant renovations and additions for homeowners who want architecture, interiors and construction handled by a single, accountable platform.

Today NEDC is an award-winning architectural design-build firm and has been published in many New England publications; such as New England Home, Modern Luxury Boston Common, Modern Luxury Interiors, Boston Magazine, The Boston Globe, Boston.com and others.

NEDC was awarded Best of Boston 2022, Modern Luxury Interiors Best of Design 2026, has been voted best of Houzz multiple years in a row, has received over 12 Pro NE Awards and many, many more.

Consistently earning 5.0 ratings across various platforms, NEDC is one of the most trusted remodelers in Greater Boston and Metrowest - creating spaces that transform homes and lift spirits.

Call us: [\(617\) 708-0676](tel:6177080676) or [schedule a design consultation](#)





**I can now say that NEDC stands by their work and stays true to their ethos.**

That speaks volumes for an industry which can sometimes feel less focused on the human side of the work and more on status and end product media visibility. NEDC has proven that their clients' experience and love for their space is central to the firm's approach. They truly stand by their work and have proven to be trustworthy! Plus they do beautiful work construction wise and aesthetically! For these reasons, I would recommend them wholeheartedly.

**Sisy T.**

**Client—Lexington, MA**

[Read all our reviews](#)