



2026 EDITION · MORRIS COUNTY, NJ

The 2026 NJ Home Remodeling Cost Guide

Real Morris County cost ranges for kitchens, baths, additions and whole-home renovations — what drives the number, and how to budget with confidence.

PREPARED BY ACX BUILD

NJ HIC #13VH06975200 · ACX.AI

Planning ranges from validated 2026 Morris County project data. Every home is different — your fixed quote comes from design.

An honest number, before you talk to anyone.

Most remodeling websites hide their pricing — then surprise you in the driveway. We think Morris County homeowners deserve the real numbers up front. This guide gives you the same 2026 planning ranges we use in our own design studio, so you can set a realistic budget before a single salesperson sets foot in your home.

Inside, you'll find typical investment ranges for the four projects we're asked about most, what actually moves those numbers, six budgeting rules our project managers wish every homeowner knew, and a checklist of what a true premium design-build should include.

THE QUICK ANSWER — TYPICAL MORRIS COUNTY RANGES (2026, PREMIUM FINISH)

Kitchen remodel Full remodel — cabinetry, stone, appliances, lighting	\$45,000 – \$80,000+
Bathroom remodel Full bath — tile, vanity, glass, fixtures	\$16,000 – \$32,000+
Home addition Primary suites, family rooms, second stories	\$90,000 – \$250,000+
Whole-home renovation Multi-room to full gut, by scope and square footage	\$120,000 – \$400,000+

Each project chapter breaks these down by size and finish tier — Refined, Premium, and Luxury — using the same cost model behind our online estimator.

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01 · PROJECT COST CHAPTER

Kitchen Remodeling

\$45K–\$80K+

TYPICAL FULL KITCHEN REMODEL · STANDARD SIZE, PREMIUM FINISH

The kitchen is the highest-leverage square footage in your home — and the most quoted-apart project in NJ. A full remodel covers demolition, layout and lighting design, custom or semi-custom cabinetry, stone counters, tile, appliances, plumbing and electrical brought to code, and finish carpentry. Cabinetry and counters alone typically absorb 40–50% of the budget, which is why the finish tier moves your number more than the room’s size does.

2026 PLANNING RANGES BY SIZE AND FINISH TIER

FINISH TIER	COMPACT	STANDARD	LARGE
Refined	\$32,000–\$58,000	\$40,000–\$72,000	\$55,000–\$97,000
Premium	\$36,000–\$64,000	\$45,000–\$80,000	\$61,000–\$108,000
Luxury	\$52,000–\$93,000	\$65,000–\$116,000	\$88,000–\$157,000

Ranges combine the 2026 base range with our size and finish multipliers — the same math as the live ACX estimator. “Compact” = galley/condo kitchen; “Large” = open-plan kitchen with island.

WHAT MOVES THE NUMBER

- Layout changes — moving the sink, range, or walls adds plumbing, electrical, and structural cost.
- Cabinetry tier — stock vs. semi-custom vs. custom is the single biggest swing — often \$15K–\$40K by itself.
- Appliance package — builder-grade to luxury (Sub-Zero/Wolf class) can move the total \$10K–\$30K+.
- Stone and tile — quartz vs. quartzite vs. marble; slab backsplashes and waterfall edges add up.

02 · PROJECT COST CHAPTER

Bathroom Remodeling

\$16K–\$32K+

TYPICAL FULL BATHROOM REMODEL · STANDARD SIZE, PREMIUM FINISH

Bathrooms are small rooms with big infrastructure — waterproofing, plumbing, ventilation, tile, and glass packed into 40–100 square feet. A full remodel includes demolition, tile work, a new vanity and counters, fixtures, lighting, exhaust, and frameless glass where the design calls for it. Primary-suite baths trend toward the top of the range; hall and guest baths toward the bottom.

2026 PLANNING RANGES BY SIZE AND FINISH TIER

FINISH TIER	COMPACT	STANDARD	LARGE
Refined	\$12,000–\$23,000	\$14,000–\$29,000	\$19,000–\$39,000
Premium	\$13,000–\$26,000	\$16,000–\$32,000	\$22,000–\$43,000
Luxury	\$19,000–\$37,000	\$23,000–\$46,000	\$31,000–\$63,000

Ranges use the same estimator math. “Compact” = powder/hall bath; “Large” = primary-suite bath with separate tub and shower.

WHAT MOVES THE NUMBER

- Wet-area scope — a tub-to-shower conversion or curbless shower adds waterproofing and drain work.
- Tile selection and coverage — floor-to-ceiling tile, niches, and patterned layouts add labor days.
- Fixtures and glass — thermostatic valves, body sprays, and heavy frameless glass move the number.
- Plumbing relocation — keeping fixtures in place is the cheapest decision you can make.

03 · PROJECT COST CHAPTER

Home Additions

\$90K–\$250K+

TYPICAL ADDITION · STANDARD SCOPE, PREMIUM FINISH

An addition is new construction grafted onto your home: foundation or piers, framing, roofline integration, siding match, windows, HVAC extension, electrical, insulation, and full interior finish. In Morris County, primary-suite additions, family-room bump-outs, and second-story additions are the most requested. Because you're buying new square footage, cost scales with size and structural complexity more than with finishes.

2026 PLANNING RANGES BY SIZE AND FINISH TIER

FINISH TIER	COMPACT	STANDARD	LARGE
Refined	\$65,000–\$180,000	\$81,000–\$225,000	\$109,000–\$304,000
Premium	\$72,000–\$200,000	\$90,000–\$250,000	\$122,000–\$338,000
Luxury	\$104,000–\$290,000	\$130,000–\$362,000	\$176,000–\$489,000

Ranges use the same estimator math. “Compact” = modest bump-out; “Large” = full primary-suite or second-story addition.

WHAT MOVES THE NUMBER

- Foundation and structure — crawlspace vs. full basement vs. second-story — the structural approach sets the floor.
- Roofline integration — tying a new roof into the old one cleanly is skilled, weather-critical work.
- Systems reach — extending HVAC, electrical service, and plumbing across the house adds scope.
- Site conditions — slope, access, soils, and township setbacks all show up in the number.

04 · PROJECT COST CHAPTER

Whole-Home Renovation

\$120K–\$400K+

TYPICAL WHOLE-HOME RENOVATION · STANDARD SCOPE, PREMIUM FINISH

A whole-home renovation reworks most or all of the house in one coordinated project — kitchens, baths, flooring, millwork, systems, and often layout. Done as one project instead of five, it's more efficient per square foot and the result is coherent: one design language, one schedule, one accountable team. The range is wide because “whole-home” spans everything from finishes-and-flow refreshes to a full gut down to the studs.

2026 PLANNING RANGES BY SIZE AND FINISH TIER

FINISH TIER	COMPACT	STANDARD	LARGE
Refined	\$86,000–\$288,000	\$108,000–\$360,000	\$146,000–\$486,000
Premium	\$96,000–\$320,000	\$120,000–\$400,000	\$162,000–\$540,000
Luxury	\$139,000–\$464,000	\$174,000–\$580,000	\$235,000–\$783,000

Ranges use the same estimator math. “Compact” = partial renovation; “Large” = full-gut renovation of a larger colonial.

WHAT MOVES THE NUMBER

- Gut depth — cosmetic-plus refresh vs. taking walls, systems, and layouts back to framing.
- Square footage — the only project type where size is the dominant multiplier.
- Systems age — pre-1980 homes often need electrical, plumbing, or HVAC brought fully to code.
- Living arrangements — phasing around an occupied home adds schedule; moving out adds rent.

What actually drives your remodeling cost

Across every project type, four factors set the final number. Understand these and you can read any contractor's quote — and spot the ones that left things out.

1 • Scope

Cosmetic-in-place is one number; moving walls, windows, and fixtures is another. Layout changes ripple into structure, plumbing, and electrical — the earlier scope is locked in design, the less it costs.

2 • Finishes and materials

The biggest swing in almost every project. The jump from Refined to Luxury — custom cabinetry, natural stone, designer fixtures — can move a kitchen 45% or more. Decide the tier first; everything else follows.

3 • Structural and systems work

Beams, foundations, roof ties, panel upgrades, and re-piping are invisible in photos but real in budgets. Older Morris County homes (pre-1980) should plan a systems allowance up front, not discover it mid-project.

4 • Permits and site conditions

NJ townships differ on permits, inspections, and setbacks. Slopes, access, soils, and historic-district rules all show up in the number. A design-build team prices these in before the contract — not as change orders after.

Six rules for budgeting like a pro

- Set the finish tier before the budget — The tier — Refined, Premium, or Luxury — moves your number more than any other decision. Tour showrooms and decide what level you'll actually be happy living with, then budget to it.
- Carry a 10–15% contingency — Even with perfect planning, walls hide surprises — especially in homes built before 1980. A funded contingency is the difference between a hiccup and a crisis.
- Pay for design before construction — A few percent spent on real design and engineering up front routinely saves five figures in mid-project changes. Never let demolition start from a sketch.
- Insist on a fixed price, in writing — Allowance-heavy quotes look cheaper and finish more expensive. A complete design lets a builder commit to a real, fixed number — and stand behind it.
- Compare quotes by what's INCLUDED — A quote \$20K lower usually isn't cheaper — it's emptier. Check who carries permits, dumpsters, supervision, protection, and warranty before comparing totals.
- Stop scope creep at the contract — "While we're at it" is how budgets die. Lock the scope at signing; bank any additions for a phase two with the same team and design language.

One more honest tip: if a number sounds too good for Morris County, it is. The market rate for skilled NJ trades is the market rate — a dramatically lower bid is missing scope, insurance, or both.

What a premium design-build includes

“Design-build” means one accountable team carries your project from first sketch to final walkthrough — no architect-vs-contractor finger-pointing, no gap between the drawing and the price. At the premium level, the package should include all of the following. If a proposal is missing one, ask why.

- Dedicated design phase — measured drawings, 3D renderings, and material selections — finished before pricing.
- A fixed, itemized price — based on the completed design, not allowances that balloon later.
- Permits and engineering handled — township paperwork, inspections, and structural engineering carried by the builder.
- A named project manager — one phone number, weekly written updates, and a live schedule you can see.
- Protected, clean job site — floor and dust protection, daily cleanup, secured openings, and respectful crews.
- Licensed, insured trades — NJ-licensed plumbing and electrical, with insurance certificates on file.
- A written workmanship warranty — real coverage in writing — not a handshake — with structural coverage beyond year one.
- A final walkthrough and punch list — completed and signed off before the last payment is due.

The ACX standard: on time, on budget — guaranteed, in writing.

Every project ships with a fixed price, a committed schedule, and a written workmanship warranty.

Ready for a real number for YOUR home?

Ranges set the budget conversation — design sets the number. The next step is a free design consultation: we walk your space, listen to how you live, and give you a candid read on scope, timeline, and investment. No pressure, no obligation — a real ACX designer, not a salesperson.

- 1. Book your free design consultation — 60–90 minutes at your home, at your convenience.
- 2. Get your tailored range in the room — an honest read on your project before any commitment.
- 3. Receive a fixed-price design proposal — complete design, itemized price, committed schedule.

Book Your Free Design Consultation

(973) 218-4785

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