

# 2026

## ROOM ADDITION • TULSA REMODELING COST GUIDE



# The True Cost of a Room Addition in Tulsa: Your 2026 Pricing Guide for Smart, Stress-Free Remodeling



## Introduction: — A Balanced, Confident Start

Adding a room to your home is one of the most rewarding remodeling projects you can undertake. Whether you're expanding your primary suite, adding a home office, creating a fitness or wellness room, or enlarging a family gathering space, a room addition can dramatically improve your home's comfort, function, and long-term value.

But in today's market, most homeowners share the same question:

## What does a room addition cost in Tulsa?

*Because every home is different, and every addition requires both architectural alignment and precise construction, pricing varies widely. That's why Tulsa homeowners turn to **The Buckingham Group**, where cost clarity, fixed-price contracts, and 44 years of design-build leadership provide transparency, confidence, and peace of mind.*

*This cost guide is designed to help you understand real-world pricing, key variables, and what it truly takes to build a seamless, high-quality room addition in Tulsa.*

## SECTION 1 — WHY ROOM ADDITIONS ARE IN HIGH DEMAND IN TULSA

The Tulsa market continues to see strong interest in room additions due to:

- A desire for more functional space
- Remote-work flexibility and home offices
- Aging-in-place planning
- Growing families
- Desire for hobby, recreation, and wellness rooms
- Avoiding the hassle of moving in a competitive housing market
- Increasing home value through smart, architecturally coherent additions

*Well-designed additions typically deliver one of the best returns on investment of any remodeling project — especially bedroom suites, home offices, and living spaces.*

## SECTION 2 — WHAT A TULSA ROOM ADDITION ACTUALLY COSTS IN 2025

While national cost guides provide general averages, Tulsa pricing is influenced by: local permitting requirements:

- Soil condition
- Tie-ins to existing structure
- Roofing and load path consideration
- Mechanical, electrical, and plumbing integration
- Material grades and finish quality
- Architectural complexity

*Based on 44 years of design-build experience, these are the realistic price ranges for Tulsa:*

### **Small Room Addition (120–200 sq. ft.)**

*Ideal for: Home office, small bedroom expansion, compact wellness room*

Typical Tulsa Investment:

**\$95,000 – \$160,000**

Includes:

- Foundation & structural framing
- Exterior blending (brick, siding, or stucco)
- Electrical & lighting
- Flooring & interior finishes
- HVAC extension
- Insulation & drywall
- Seamless roof integration
- Basic closet storage (if applicable)

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### **Medium Room Addition (200–350 sq. ft.)**

*Ideal for: Expanded bedroom, larger office, fitness room, hobby space*

Typical Tulsa Investment:

**\$160,000 – \$275,000**

Additional possibilities:

- Enhanced lighting packages
- Upgraded windows & patio doors
- Custom millwork or built-ins
- Specialty flooring
- Higher-end finishes
- Structural modifications for rooflines

## Large Room Addition or Primary Suite Expansion (350–600+ sq. ft.)

*Ideal for: Luxury primary suite, guest suite, multi-functional living room, premium home office*

### Typical Tulsa Investment:

**\$275,000 – \$450,000+**

Often includes:

- High-end window & door systems
- Custom cabinetry or built-ins
- Upgraded HVAC solutions, including zoning
- Premium flooring
- Larger structural modifications
- Exterior hardscaping tie-ins (patio, deck, pathways)



## SECTION 3 — WHAT DRIVES THE COST OF A ROOM ADDITION?

### 1. Structural Complexity

- Roof tie-ins
- Connection to existing load paths
- Foundation grade and soil conditions
- Window and door openings

### 2. Mechanical Systems

- HVAC capacity
- Electrical panel expansion
- Plumbing additions (if part of a primary suite)

### 3. Level of Finish

Finish level is one of the largest drivers of price

- Basic finishes
- Mid-range Tulsa finishes
- Luxury materials & custom work

### 4. Design Complexity

Architectural blending is essential. Poorly planned additions look “tacked on” — and lose value.

### 5. Site Accessibility

Tight side yards, landscaping, or limited access can increase labor costs.

With The Buckingham Group’s design-build process, all variables are identified before construction begins, ensuring a fixed-price contract with no surprises.

## SECTION 4 — COMMON TYPES OF ROOM ADDITIONS & WHAT THEY COST

### Primary Suite Additions

Often include:

- Bedroom
- Walk-in closet
- Luxury bathroom
- Sitting area
- Integrated outdoor access

**Tulsa Investment: \$275,000 – \$450,000+**

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### Fitness or Wellness Room

Include:

- Rubber flooring or specialty surfaces
- Mirrored walls
- Additional electrical circuits
- Enhanced HVAC

**Tulsa Investment: \$130,000 – \$225,000**

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### Multi-Purpose Family Room Additions

Include:

- Open-concept living
- Entertainment wiring
- Large windows or patio doors
- Custom built-ins

**Tulsa Investment: \$160,000 – \$300,000+**

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### Home Office Additions

Features may include:

- Built-in cabinetry
- Sound-insulated walls
- Specialty lighting
- Patio access for natural light

**Tulsa Investment: \$120,000 – \$210,000**



## FIXED-PRICE CONTRACTS: ELIMINATING SURPRISES

Homeowners fear one thing above all:

### **Will my cost go up?**

With **The Buckingham Group**, once design and selections are finalized, your contract is fixed-price — not time-and-materials.

### **This ensures:**

- No hidden charges
- No runaway budgets
- No unexpected change orders
- Total transparency

*Your investment stays protected.*



## THE VALUE OF ARCHITECTURAL SEAMLESSNESS

*An addition should never look like an addition.*

We ensure::

- Matching roof pitch & style
- Aligned brick, stone, or siding
- Integrated windows & doors
- Interior trim continuity
- Foundation alignment
- Perfect transitions between old and new space

*This level of craftsmanship maintains — and often increases — resale value.*



## HOW THE BUCKINGHAM GROUP BUILDS ROOM ADDITIONS DIFFERENTLY

**As Tulsa's premier design-build remodeler, our additions are known for:**

- Precise upfront planning
- Clear scope and specifications
- 44 years of structural expertise
- Fixed-price contracts
- 5-year workmanship warranty
- Critical-path scheduling
- Tight trade partner management
- Clean, respectful job sites

***Your project is built to last — and built to feel original to your home.***

A room addition can transform the way you live — giving you more space, comfort, function, and long-term value.

When planned and executed with clarity, craftsmanship, and architectural sensitivity, an addition becomes a natural extension of your home.

If you're considering a room addition in Tulsa, **The Buckingham Group** is ready to guide you through every step of the process, from design and budgeting to construction and completion.

