

# 2026

## TOTAL HOME • TULSA REMODELING COST GUIDE





# What Does a Total Home Remodel REALLY Cost in Tulsa?

## Your 2026 Guide to Whole-Home Transformations, Budget Ranges & What to Expect



### INTRODUCTION: Tulsa Homeowners Are Transforming Rather Than Moving

In Tulsa's most sought-after neighborhoods—Maple Ridge, Midtown, Brookside, South Tulsa, and Jenks—there's a growing trend: homeowners are choosing to remodel their entire house rather than sell. With limited inventory, escalating home prices, and emotional ties to location and community, a whole-home remodel often makes more sense than starting over in a new property.

A total home remodel can dramatically enhance comfort, functionality, aesthetics, energy efficiency, and long-term value. But whole-home remodeling can also be complex, involving structural engineering, full system upgrades, new layouts, and high levels of craftsmanship.

National cost calculators are wildly inaccurate for Tulsa—especially for homes built between 1920 and 1990. This 2025 Tulsa Total Home Cost Guide provides an accurate, experience-based budgeting framework drawn from 44 years of design-build expertise at The Buckingham Group.

### SECTION 1: WHAT COUNTS AS A “TOTAL HOME REMODEL?”

Total home remodeling typically includes:

- Multiple bathroom remodels
- Flooring throughout
- Interior paint
- Structural changes (removing or moving walls)
- New lighting & electrical upgrades
- HVAC improvements or zoning
- Window & door updates
- Exterior improvements
- Plumbing updates
- Space reconfiguration or additions
- New cabinetry & built-ins
- Smart home integrations

*Whole-home remodeling is a coordinated process requiring a unified design vision, architectural planning, structural engineering, and a fully integrated construction plan.*



## SECTION 2: TYPES OF TOTAL HOME REMODELS & TULSA COST RANGES

Total home remodels fall into **three major categories**:

### 1. Cosmetic Whole-Home Refresh — \$65,000 to \$140,000

This is the lightest level of whole-home updating and does not include major structural changes.

#### Typical Scope:

- Interior paint
- New flooring (engineered hardwood, tile, LVP)
- Updated lighting fixtures
- Updated plumbing fixtures
- Simple cabinet refinishing
- Minor repairs
- New hardware
- Basic fireplace refresh

#### Pros:

- Fastest and least costly option
- Significantly updates the home's appearance

#### Cons:

- Does not address layout issues
- No mechanical or structural improvements
- Limited impact on long-term value

*Best for homeowners preparing to sell or refreshing newer homes.*



## 2. Standard Whole-Home Remodel — \$180,000 to \$350,000

*This is the most common category for Tulsa homeowners.*

### Typical Scope:

- Full kitchen remodel
- One-or two-bathroom remodels
- Flooring throughout (tile, wood, LVP)
- New lighting plan
- Electrical upgrades
- Plumbing adjustments
- Partial layout improvements
- New interior doors & trim
- Fireplace modernization
- Laundry room relocation or improvements
- Cosmetic exterior upgrades (paint, siding repair)

### Most Common in:

*Midtown, Brookside, South Tulsa, and Ranch-style homes needing modernization.*



## 3. Luxury Whole-Home Transformation — \$350,000 to \$900,000+

*This level includes structural changes, high-end materials, multiple bathroom renovations, and a complete architectural re-envisioning of the home.*

### Typical Scope:

- Fully custom kitchen
- Luxury primary suite renovation
- Multiple bathroom overhauls
- Removal of walls or full layout redesign
- New structural beams
- Expanded laundry & mudroom
- Custom cabinetry and built-ins
- New or enlarged windows
- New doors & millwork
- Smart home integration
- HVAC redesign or zoning
- Exterior updates (siding, roofing, masonry improvements)
- High-end finishes throughout

*Large Tulsa properties often fall into this category.*

## SECTION 4: REAL TULSA PRICE RANGES FOR WHOLE-HOME REMODELS

**Cosmetic Whole-Home Refresh**  
\$65,000–\$140,000

**Standard Whole-Home Remodel**  
\$180,000–\$350,000

**Luxury Whole-Home Transformation**  
\$350,000–\$900,000+

*These ranges reflect real Tulsa homes, not generic national data.*

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## SECTION 5: WHERE TO INVEST FOR THE GREATEST IMPACT

- Kitchen remodel
- Primary bathroom upgrade
- Flooring throughout
- Lighting plan redesign
- Structural improvements for open layouts
- Exterior improvements (windows/doors)
- Functional spaces (laundry, mudroom)
- Energy-efficiency upgrades

## Why Tulsa Homowners Trust The Buckingham Group

Structural and architectural expertise  
Accurate budgeting and transparent planning  
Critical path scheduling  
Seamless integration of old and new spaces  
Premium craftsmanship  
5-year carpenter workmanship warranty  
Deep neighborhood-specific knowledge (Maple Ridge, Brookside, Midtown, etc.)

