San Diego home remodeling trends 2027 at a glance

Ten trends, the evidence for each, and what it costs here. Full guide: kaminskiyhomeremodeling.com/blog/san-diego-home-remodeling-trends-2027/

Trend	The evidence	San Diego range (Kaminskiy 2026 pricing)
1. The planned kitchen	81% of designers: zoned layouts are here to stay; 85% hide appliances in cabinetry; quartzite 78%, quartz 74% (NKBA 2027)	$100,000 to $150,000 same layout; $150,000 to $225,000 re-zoned
2. The shower-first bathroom	55% of professionals: clients choose a larger shower over a tub; wood vanities 62% vs painted 53% (NKBA 2026 bath)	$55,000 to $85,000; spa-level primary bath $75,000 to $115,000 and up
3. The outdoor room	Most requested special-function room, 20% of architects; net demand 51%, up from 40% (AIA 2026)	California room $40,000 to $120,000; outdoor kitchen $30,000 to $100,000
4. A second front door	22% of Americans live in multigenerational homes (Pew); two detached ADUs by right from Jan 1, 2027 (AB 956)	Garage conversion $140,000 to $180,000; detached ADU $600 to $650 per sq ft plus about $80,000
5. Rooms that close	Flexible rooms 16%, home offices 15%, mud rooms 15% of architects' top special rooms (AIA 2026)	Part of the plan when framing is open
6. Warm color and real wood	Neutrals 96%, greens 83%; white oak the wood of choice for 49% (NKBA 2027); four of eight 2027 colors of the year are greens	Paint and an island color are the low-cost places to use it
7. The wired house	EV charging net 77% (AIA); heat pump is the code baseline; federal credits ended Dec 31, 2025; SDG&E; average 45.5 cents per kWh	Panel, circuits and heat pump cost least while walls are open
8. The fire-smart five feet	City of San Diego Zone 0: new structures since Feb 28, 2026; existing homes phased Feb 28, 2027 to Feb 28, 2029	Hardscape, low plants, a metal section where a fence meets the house
9. Aging in place by default	17.5% of the county is 65 or older (Census 2025); owners 65+ are 27% of improvement spending (Harvard)	Tub to curbless shower $30,000 to $45,000; universal design bath $55,000 to $90,000
10. One plan, built once	Six in ten kitchen proposals we priced in 2022 and 2023 included another room (Kaminskiy records)	Whole home $200 to $250 per sq ft; $360,000 to $600,000 for most homes

The 2027 calendar

Date	What changes
January 1, 2027	Tariff on imported kitchen cabinets and vanities scheduled to rise from 25% to 50% (postponed once before). AB 956 and SB 1117 take effect: two detached ADUs by right; impact fees only above 750 square feet.
February 28, 2027	City of San Diego Zone 0 rules begin applying to existing homes in very high fire hazard zones; full compliance by February 28, 2029.
August 15, 2027	Federal safeguard tariff on imported quartz countertops enters year two (23% within quota, 49% above). Quartzite, granite, marble and porcelain are outside it.
Through June 1, 2031	California's pause on new residential building standards: the 2025 codes stay in place, with narrow exceptions such as wildfire home hardening.

The market going into 2027

Measure	Figure and source
Remodeling spending	About $525 billion a year, flat through late 2027 (Harvard Joint Center for Housing Studies, October 2026)
Why owners stay	49% of mortgages under 4%; a new 30-year loan 7.18% (FHFA, Freddie Mac); sellers owned a record 12 years (NAR 2026)
San Diego's houses	Median year built 1981; about half of owner-occupied homes built before 1980 (Census Bureau, 2025)
Costs in 2026	Building materials up 5.5%, labor about 4% (NAHB); City permit fees about 7% (City of San Diego, August 2026)

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