Residential Painting Price Guide 2026

(512) 337-9854

coloradoriverpainting.com

Austin and surrounding cities • Updated October 2026

Straight numbers before anyone visits. These ranges cover most single-family homes we see across Greater Austin. Paint, prep, protection and cleanup are included in every range.

EXTERIOR

$3,600 – $9,500

Single-story, 1,200–3,000 sq ft. Power wash, caulk, 2 coats.

INTERIOR

$3,800 – $11,000

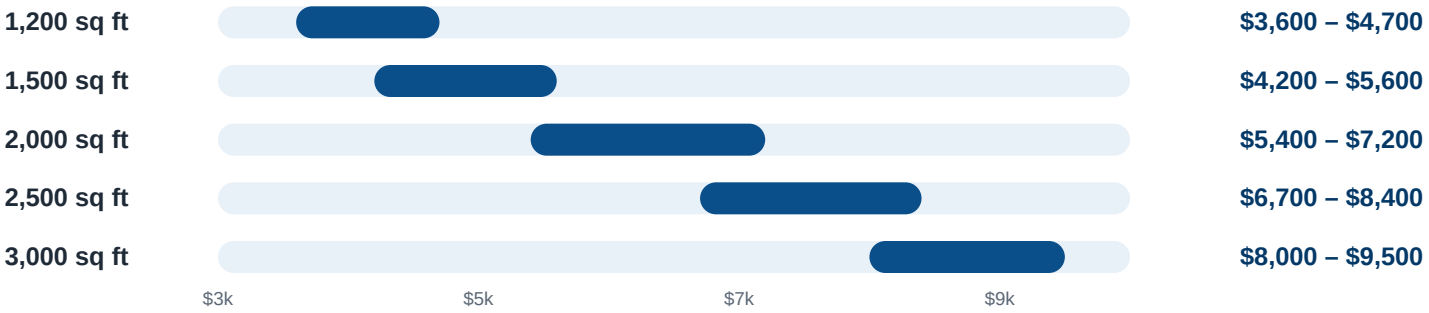
Whole home, 2,000 sq ft. Single rooms from $450.

CABINETS

$3,500 – $7,500

Sprayed finish. Priced per door and drawer front.

EXTERIOR BY HOME SIZE (SINGLE-STORY)



Two-story homes: add 15–30% for ladders, staging and extra access time. Includes body, trim, fascia and soffit; front and garage doors priced on page 2.

WHAT MOVES YOUR PRICE

Stories
Second story adds access time

Siding
Wood lap +5–10% • Stucco +10–15%

Condition
Peeling, failed caulk, bare wood

Color change
Dark to light: +15–25%

Sun exposure
South and west walls need more prep

Trim detail
Shutters, corbels, many windows

We don't paint brick or stone or stain decks and fences, so every crew hour goes to what we do best.

WHY WE COME SEE IT FIRST

A phone quote is a guess. Hood-up pricing is a number.

Any good mechanic will ballpark a repair over the phone, but the real number comes after the hood is up. Paint works the same way. A free 20-minute walk-around turns these ranges into one price you can hold us to, in writing.

- We measure real square footage
- We check caulk, siding and sun damage
- We confirm colors in your daylight
- You get an itemized, written scope

Interior, Cabinets & Add-Ons

Furniture protection, light patching, 2 coats and cleanup included

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INTERIOR PACKAGES

REFRESH

$450 – $700
per 12x12 bedroom

$3,800 – $5,800
per 2,000 sq ft home

- Walls, 2 coats
- Light patching and sanding
- Furniture moved and covered

COMPLETE

RECOMMENDED

$700 – $1,000
per 12x12 bedroom

$5,800 – $8,200
per 2,000 sq ft home

- Everything in Refresh
- Baseboards
- Doors and door frames

SHOWCASE

$900 – $1,300
per 12x12 bedroom

$7,800 – $11,000
per 2,000 sq ft home

- Everything in Complete
- Ceilings
- Minor drywall repair

SINGLE ROOMS (WALLS, 2 COATS)

Room	Price
Bathroom	$300 – $600
Small bedroom 10x10	$400 – $650
Standard bedroom 12x12	$450 – $800
Primary bedroom 14x16	$650 – $1,100
Kitchen walls	$500 – $1,000
Living room 15x20	$800 – $1,600
Stairwell or 2-story foyer	$900 – $2,000

ADD-ONS

Item	Price
Interior door + frame (both sides)	$125 – $175
Baseboard	$2 – $4 / ln ft
Ceilings	$1.50 – $3 / sq ft
Accent wall	$150 – $350
Drywall patch	from $150
Exterior front door	$175 – $300
Garage door	$250 – $450

KITCHEN CABINETS

Per door or drawer front

$115 – $175
Both sides; boxes sprayed in place

Small kitchen (12–20 pieces)

$3,500 – $4,500
Galley or single wall

Medium kitchen (20–35 pieces)

$4,500 – $6,500
L or U shape

Large kitchen (35+ pieces)

$6,500 – $7,500+
Island, pantry, open plan

SAMPLE ESTIMATE (ILLUSTRATIVE)

Single-story, 2,000 sq ft, fiber cement, Round Rock

Siding and trim, 2 coats, wash and prep	$6,400
Front door	$250
Double garage door	$350
Total	**$7,000**

THE FINE PRINT, MADE PLAIN

- 50% schedules your start; 50% after the final walkthrough
- Written estimate good for 45 days
- Lifetime workmanship warranty, in writing
- 10% off for military, veterans and first responders
- $450 minimum per visit

Planning ranges for typical Austin-area homes, not a quote. Your written estimate is your price.

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