



Portland-Area Turnover Cost Matrix (2025-2026 Estimates)

Category	Description / Scope	Cost Range	Per Sq Ft	Notes / Local Insights
Deep / Move-Out Cleaning	Full professional: kitchens, baths, appliances, floors, windows, blinds, ovens, baseboards, walls wiped	\$350 – \$800+	\$0.25 – \$0.50	\$300–\$500 common for 1-2 bed apartments; \$500–\$750+ for houses. Hourly: \$35–\$65/technician. Move-in/out often \$250–\$400 for average apartments; higher for heavy buildup or larger homes.
Carpet Cleaning	Professional hot water extraction/steam clean	\$350 – \$1000+ (per unit)	\$0.30 – \$0.75	\$0.40–\$0.60 common; add \$75–\$200 for pet odors/stains. Minimums \$150–\$200. Damp Portland climate often requires thorough treatment.
Painting - Touch-Up	Spot patching, small holes/marks, repainting affected walls/areas only	\$250 – \$750	N/A	1-4 hours labor + materials; common for scuffs/nail holes.
Painting - Partial	One room, accent wall, or localized damage	\$750 – \$1,500	\$4 – \$8	Localized (e.g., one bedroom); higher for prep in older homes.
Painting - Full Interior	Entire unit (walls, often trim/ceilings)	\$2,500 – \$6,000+ (unit)	\$4 – \$8	\$4–\$7/sq ft typical for turnover (basic prep); \$5–\$7.50 common in Portland. Full house often \$4,000–\$8,000+. Historic/older stock adds premium.
Minor Maintenance / Repairs	Drywall patches, caulking, hardware/fixtures, filters, small plumbing/electrical fixes	\$250 – \$800	N/A	Normal wear owner-absorbed; excessive tenant-chargeable. Older Portland homes often need more patching.
Flooring Replacement/Repair	Spot carpet repair or full replacement	\$800 – \$3,500+	\$3 – \$7 (install + pad)	Full rare unless severe; \$4–\$6/sq ft install common. Vinyl/LVP alternatives cheaper.
Other Common Add-Ons	- Trash/junk haul - Appliance deep clean/repair - Window/screen repair - Odor removal (smoke/pets) - Pest treatment	\$350 – \$600 each	N/A	Junk removal \$250–\$500+; odor/pet add-ons \$100–\$300. Wet weather amplifies issues.

Typical Total Turnover Cost — \$1,500 – \$6,000+ per unit (cleaning + painting + repairs). Averages: \$2,500–\$4,500 apartments; \$3,500–\$7,000 houses. Includes ~\$4,000 national multifamily average adjusted for Portland.