


## How Much Does A Roof Replacement Cost?

Average Cost: **\$3,250 - \$12,586.**

Use Modernize's calculator below to estimate your roofing project.

Enter your home's square footage to get started:

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 Your estimate is based on data from thousands of residential contractor projects, completed across the United States in 2019. This data was provided by Modernize.

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MODERNIZE > ROOF REPLACEMENT & INSTALLATION > HOW MUCH DOES ROOF REPLACEMENT COST?

**Roof replacement costs from \$5,200 to \$12,500.** Asphalt shingles are the most affordable roof material at **\$1.50 to \$5.50 per sq. foot.**

Roof replacement for a 2,200 sq. ft home would average to about \$8,485. Roof costs will vary depending on the roofing material installed, home size, slope of roof, local labor prices, and other factors discussed below.

## Installation Costs by Roof Type

As you know there are many options when replacing your roof. There are different installation costs based on the roof shingles and roof type you are wanting to have replaced. Here is a list of common roof shingles and their associated replacement costs:

# Roof Replacement Costs

Home - 1,800 sq. ft	Low Cost	High Cost
3 Tab Asphalt	\$4,295	\$6,442
Architectural	\$6,543	\$12,672
Metal Roofs	\$32,394	\$48,592
Clay Tiles	\$15,402	\$23,103
Concrete Tile	\$8,384	\$12,576
Copper Roofs	\$27,771	\$41,656
Rubber Roofs	\$11,000	\$15,432
Slate Roofing	\$14,153	\$21,230
Solar Shingle	\$60,000	\$75,832
Tile Roofing	\$20,544	\$50,672
Wood Roofs	\$8,435	\$12,653

# What Factors Affect the Cost of a New Roof?

There are a few factors that will directly influence the cost of a new roof. If you were to replace an asphalt shingle roof on a **1,500 square foot home** you could expect to pay anywhere from **\$4,875 to \$8,625** in total installation costs. Some factors that will influence your cost estimate will be:

- Home Size
- Slope and Pitch of Roof
- Roof Materials
- Old Roofing Removal (if needed)
- Permits & Fees
- Local Labor Rates



The average price for a new roof can vary on a large scale depending on the specifics of your house and what kind of roof you are wanting to have installed. Your total roof costs will be made up from the price of installation, roofing materials, charges for old roofing removal (if applicable), dumpster rental costs, warranty expenses, and a few other factors. You can expect the cost of your re-roofing project to be categorized by:

- **The cost you pay to have it installed (about 60%)**

- The amount you spend on the roofing materials needed (near 40%).

## Roof Shingle Costs

Roof installation prices can vary depending on the [type of roof shingles installed](#), the size of your home, and the average local roofing installation costs. Roofing shingles are sold and priced out by “squares and bundles.” A square of shingles covers 100 square feet of roof area. If you were to purchase a bundle, it would install up to 1/3 of a square or about 33.3 square feet of roofing area. See our roof shingle cost chart below to see what homeowners have paid for roof materials and also average roof installation costs.

Roof Shingle Types	Cost per Square Ft.	Cost per Square (100 sq.ft.)	Installation Costs
Asphalt 3 Tab	\$1.00	\$100	\$5,000 to \$12,500
Asphalt Architectural	\$1.50	\$150	\$12,450 to \$15,785
Asphalt Fiberglass 3D	\$4.25	\$425	\$8,500 to \$16,500
Metal Shingles	\$5.25 to \$12.50	\$525 to \$1,250	\$5,000 to \$15,000
Aluminum Shingles	\$3.15	\$315	\$15,500 to \$28,000
Copper Roofing	\$14 to \$22	\$1,400 to \$2,200	\$23,000 to \$48,000
Corrugated Steel	\$1.80	\$180	\$10,500 to \$19,500
Standing Seam Metal	\$3.50 to \$6.80	\$350 to \$680	\$23,000 to \$30,000
Steel Shingles	\$3.35	\$335	\$15,000 to \$25,000
Cedar Wood Shake	\$4.50	\$450	\$14,500 to \$25,000
Wood Shingle Roof	\$3.50	\$350	\$10,000 to \$15,645

Roof Shingle Types	Cost per Square Ft.	Cost per Square (100 sq.ft.)	Installation Costs
Clay Tiles	\$7.25 to \$10	\$725 to \$1,000	\$24,000 to \$50,000
Concrete Tile	\$3.25 to \$5.50	\$325 to \$550	\$20,000 to \$42,000
Slate Tiles	\$7.50 to \$15.88	\$750 to \$1,588	\$25,000 to \$50,000
Solar Shingles	\$24.25	\$2,425	\$60,000 to \$75,000
TPO - PVC Roofing	\$1.85 to \$5.72	\$185 to \$572	\$11,000 to \$15,000

## Hiring a Roofing Contractor

It is best practice to always **get free roofing quotes from at least 4 local roofing contractors** so that you get the best price for your roof replacement. Each roof estimate should be within a margin of **\$2,500 to \$3,500** for the same job from each contractor in your area.

**TALK TO CONTRACTORS**

## Labor Costs Per Square Foot

The costs you'll spend on labor in your area should be comparable across the board no matter which roof replacement contractor you hire. Labor costs will usually range from **\$1.50 to \$3.65 per square foot** of roofing material installed and the [roof type](#) you have.

If the type of roof you are installing isn't as simple as an asphalt roof installation you may need to expect increased labor costs. Some new roofing types such as slate or clay tile roofs require a certain level of expertise when installing. Not only are the

labor costs more for high quality roof types like those, but because of the added weight and costs to ship the roofing materials, your labor costs can be influenced by that as well.



## Finding Your Roof's Area to Determine Costs

There are a few things you will need to figure out before being able to calculate the average cost for your home's roof replacement per square footage. This process can get complicated and it is usually easier to have a trained professional estimate your roof's area to get a total cost. However, if you are wanting to figure it out on your own, to get started you will need to calculate some measurement and follow these 5 steps:

### 1. Get Roofing Size

Unless you have documents detailing the exact size of your roof, you will be left estimating the figure. Fortunately estimating roof size isn't as difficult as you might think. The only thing you need to know is the ground area of your home and the pitch of your roof. If you have a roof with multiple pitches you'll have to calculate each

section separately and add up all the totals to find out what the total roof area is of your home and get an accurate replacement cost for your home's new roof.

## 2. Find the Roof's Ground Area

To find the ground area of a section of your home you need the length and width of that section. Use a landscaping tape measure to measure the length and width of one section of your home from the ground and mark down the measurements. Multiply the length and width together to get the ground area of that section of your home. Finally, divide that area by 100 to get your ground area in squares rather than square feet which is the common measure used by roofing professionals. For instance, if you had 10,000 square feet ground area, you would need 100 squares of roofing shingles for your ground area.

## 3. Calculate Roof Pitch

A roof's pitch is the slope of the roof. Calculating your roof's pitch can be difficult and dangerous, it is often best to leave this part to a professional roofer. Here are some common roof pitch descriptions:

- **Low Pitch Roof:** Rises by three inches for every 12 inches of roof length.
- **Medium Pitch Roof:** Rises by 6 inches over 12 inches of roof length.
- **High Pitch Roof:** Rises by 12 inches over a 12 inch length of roofing.

To calculate the pitch of your roof you'll need a ladder, a tape measure and a level. You'll want to measure up the roofline 12 inches and set the edge of the level at that spot. Now tip the level so that it's completely level from the spot you measured to out over the edge of the roof. Measure down from the bottom edge of the level to the edge of your roof. Whatever the vertical distance is will let you know the exact pitch of your roof.

## 4. Calculate Total Area of the Roof

With the pitch and the ground area, you can approximate the area of your roof to determine your costs by square feet. For a small pitch multiply the ground level by 1.06 and write the number down then multiply it by 1.08 and write that number down. That's your short pitch range. Do the same thing for medium or high pitches but use 1.12 to 1.25 for medium and 1.3 to 1.42 for high. Find the area for each different section of your home and add it all up to get the total. This will allow you to get an estimate on the total cost of a new roof for your home.

# Avoid Hidden Roofing Costs

Before choosing your roof repair contractor, be sure you can trust them and that their estimate is transparent and complete. Learn [how to evaluate roofing quotes](#) here so that you are getting a fair price on your new roof.

The best way to avoid scams is to choose a local, trusted contractor—someone whose reputation and reliability are central to their success. You can confirm this by checking their physical business address and validating their local licensing.

Here are additional warning signs that can protect your roof replacement budget:

- Avoid contractors who request the entire roof replacement cost, or large cash deposit, up front.
- Avoid anyone who pressures you to sign a contract immediately.
- Be wary of any outliers in your quotes. All estimates should be relatively similar unless the material type is significantly different.

When it comes to a roof replacement project, there are some hidden costs homeowners could be surprised with down the line. The best way to avoid these is to ask the contractor about them.





## Cost of Roof Underlayment

Roofing underlayment is the last line of defense between your home's sheathing and the elements. High quality underlayment though more costly, will help keep your home safer overtime. While petroleum-based felt paper is more affordable, robust options like synthetic underlayment provide greater protection and offer a higher traction walking surface for the installers, making the roofing simpler to put on.

- A 1500 square foot home would cost around \$5,200 to install a good quality roofing underlayment

Always round up to the amount of underlayment roll purchased next roll, consider adding an additional 10 to 20% more underlayment to account for any waste that may occur or any other possible issues.



## Find Local Roofing Grants

The government and local counties and organizations provide many different grants to help with roof replacement projects. If you're trying to figure out a way to afford the cost of a new roof, or to simply lower the price a bit, it may be worth looking into some of these incentives and resources. Get in touch with your local government and inquire about any grants available in your area. You might qualify and be able to lower your roofing costs by doing so.