# California Home Service Affordability Index

Cost in USA | Open Skill LLC | Published guides updated through 2026-11-12
https://costinusa.com/affordability-index/ca/

Cost midpoint = (low + high) / 2. Income share = one service purchase / median annual household income × 100. Rent share = one purchase / median monthly gross rent × 100. Services and project scopes are compared separately. These are planning estimates.
Cities form a publication sample, equally weighted. Census ACS survey periods differ and margins of error can affect close rankings. Missing or annotated denominators are excluded. Project budgets may include materials.

## House Cleaning

Cities with comparable data: 23

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| Fresno | $295 | $71,822 | 0.41% | $1,624 | 18.17% | 2025 |
| San Bernardino | $245 | $73,836 | 0.33% | $1,675 | 14.63% | 2025 |
| Modesto | $240 | $79,133 | 0.30% | $1,829 | 13.12% | 2025 |
| Los Angeles | $245 | $83,226 | 0.29% | $2,001 | 12.24% | 2025 |
| Oakland | $285 | $99,437 | 0.29% | $2,004 | 14.22% | 2025 |
| Stockton | $232.50 | $81,713 | 0.28% | $1,622 | 14.33% | 2025 |
| Sacramento | $246 | $90,577 | 0.27% | $1,889 | 13.02% | 2025 |
| Riverside | $245 | $90,363 | 0.27% | $2,016 | 12.15% | 2025 |
| Long Beach | $245 | $90,993 | 0.27% | $1,936 | 12.65% | 2025 |
| Huntington Beach | $325 | $128,987 | 0.25% | $2,629 | 12.36% | 2025 |
| Oxnard | $245 | $98,467 | 0.25% | $2,126 | 11.52% | 2025 |
| Glendale | $194.50 | $81,863 | 0.24% | $2,328 | 8.35% | 2025 |
| Santa Ana | $220 | $93,890 | 0.23% | $2,169 | 10.14% | 2025 |
| Anaheim | $240 | $103,637 | 0.23% | $2,295 | 10.46% | 2025 |
| Bakersfield | $190 | $85,148 | 0.22% | $1,661 | 11.44% | 2025 |

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| San Diego | $250 | $113,912 | 0.22% | $2,453 | 10.19% | 2025 |
| Chula Vista | $230 | $107,013 | 0.21% | $2,394 | 9.61% | 2025 |
| San Jose | $310 | $147,847 | 0.21% | $2,699 | 11.49% | 2025 |
| Moreno Valley | $195 | $95,797 | 0.20% | $2,194 | 8.89% | 2025 |
| Fontana | $212.50 | $107,461 | 0.20% | $1,957 | 10.86% | 2025 |
| Irvine | $265 | $139,099 | 0.19% | $3,118 | 8.50% | 2025 |
| San Francisco | $265 | $141,519 | 0.19% | $2,508 | 10.57% | 2025 |
| Fremont | $290 | $185,042 | 0.16% | $2,922 | 9.92% | 2025 |

## Guide and Census sources

Anaheim - House Cleaning
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0602000
https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0602000
Bakersfield - House Cleaning
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Chula Vista - House Cleaning
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Fontana - House Cleaning
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Fremont - House Cleaning
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Glendale - House Cleaning
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Huntington Beach - House Cleaning
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Irvine - House Cleaning
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Long Beach - House Cleaning
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Los Angeles - House Cleaning
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Modesto - House Cleaning
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Moreno Valley - House Cleaning
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Stockton - House Cleaning
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# Roof Repair

Cities with comparable data: 8

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| Glendale | $625 | $81,863 | 0.76% | $2,328 | 26.85% | 2025 |
| Modesto | $550 | $79,133 | 0.70% | $1,829 | 30.07% | 2025 |
| Stockton | $550 | $81,713 | 0.67% | $1,622 | 33.91% | 2025 |
| Moreno Valley | $600 | $95,797 | 0.63% | $2,194 | 27.35% | 2025 |
| Sacramento | $550 | $90,577 | 0.61% | $1,889 | 29.12% | 2025 |
| Huntington Beach | $675 | $128,987 | 0.52% | $2,629 | 25.68% | 2025 |
| Bakersfield | $425 | $85,148 | 0.50% | $1,661 | 25.59% | 2025 |
| Fremont | $675 | $185,042 | 0.36% | $2,922 | 23.10% | 2025 |

## Guide and Census sources

Bakersfield - Roof Repair
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0603526
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Glendale - Roof Repair
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Huntington Beach - Roof Repair
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Modesto - Roof Repair
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Moreno Valley - Roof Repair
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Sacramento - Roof Repair
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Stockton - Roof Repair
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https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0675000

# Roof Replacement

Cities with comparable data: 23

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| Los Angeles | $13,500 | $83,226 | 16.22% | $2,001 | 674.66% | 2025 |
| Moreno Valley | $14,250 | $95,797 | 14.88% | $2,194 | 649.50% | 2025 |
| Modesto | $11,625 | $79,133 | 14.69% | $1,829 | 635.59% | 2025 |
| San Bernardino | $10,695 | $73,836 | 14.48% | $1,675 | 638.51% | 2025 |
| Glendale | $11,250 | $81,863 | 13.74% | $2,328 | 483.25% | 2025 |
| Oakland | $13,500 | $99,437 | 13.58% | $2,004 | 673.65% | 2025 |
| Oxnard | $13,125 | $98,467 | 13.33% | $2,126 | 617.36% | 2025 |
| Chula Vista | $14,250 | $107,013 | 13.32% | $2,394 | 595.24% | 2025 |
| Fresno | $9,375 | $71,822 | 13.05% | $1,624 | 577.28% | 2025 |
| Long Beach | $11,587.50 | $90,993 | 12.73% | $1,936 | 598.53% | 2025 |
| Stockton | $10,230 | $81,713 | 12.52% | $1,622 | 630.70% | 2025 |
| Anaheim | $12,375 | $103,637 | 11.94% | $2,295 | 539.22% | 2025 |
| San Jose | $17,250 | $147,847 | 11.67% | $2,699 | 639.13% | 2025 |
| Santa Ana | $10,875 | $93,890 | 11.58% | $2,169 | 501.38% | 2025 |
| Riverside | $10,125 | $90,363 | 11.20% | $2,016 | 502.23% | 2025 |
| San Diego | $12,750 | $113,912 | 11.19% | $2,453 | 519.77% | 2025 |
| Sacramento | $10,125 | $90,577 | 11.18% | $1,889 | 536.00% | 2025 |
| Bakersfield | $9,375 | $85,148 | 11.01% | $1,661 | 564.42% | 2025 |
| Irvine | $12,750 | $139,099 | 9.17% | $3,118 | 408.92% | 2025 |
| San Francisco | $12,750 | $141,519 | 9.01% | $2,508 | 508.37% | 2025 |
| Huntington Beach | $10,500 | $128,987 | 8.14% | $2,629 | 399.39% | 2025 |

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| Fontana | $8,625 | $107,461 | 8.03% | $1,957 | 440.73% | 2025 |
| Fremont | $14,850 | $185,042 | 8.03% | $2,922 | 508.21% | 2025 |

## Guide and Census sources

Anaheim - Roof Replacement
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0602000
https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0602000
Bakersfield - Roof Replacement
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Chula Vista - Roof Replacement
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Fontana - Roof Replacement
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Fremont - Roof Replacement
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Fresno - Roof Replacement
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Glendale - Roof Replacement
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Huntington Beach - Roof Replacement
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Irvine - Roof Replacement
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Long Beach - Roof Replacement
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Los Angeles - Roof Replacement
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Modesto - Roof Replacement
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Moreno Valley - Roof Replacement

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Oakland - Roof Replacement
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Oxnard - Roof Replacement
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Riverside - Roof Replacement
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Sacramento - Roof Replacement
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San Bernardino - Roof Replacement
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San Diego - Roof Replacement
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San Francisco - Roof Replacement
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Santa Ana - Roof Replacement
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Stockton - Roof Replacement
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https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0675000

## Metal Roofing

Cities with comparable data: 18

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| San Bernardino | $22,252.50 | $73,836 | 30.14% | $1,675 | 1328.51% | 2025 |
| Los Angeles | $24,000 | $83,226 | 28.84% | $2,001 | 1199.40% | 2025 |
| Glendale | $23,250 | $81,863 | 28.40% | $2,328 | 998.71% | 2025 |
| Fresno | $19,500 | $71,822 | 27.15% | $1,624 | 1200.74% | 2025 |

| City | Cost midpoint (USD) | Annual income | Income share | Monthly rent | Rent share | ACS period |
|---|---|---|---|---|---|---|
| Long Beach | $22,500 | $90,993 | 24.73% | $1,936 | 1162.19% | 2025 |
| Bakersfield | $19,875 | $85,148 | 23.34% | $1,661 | 1196.57% | 2025 |
| Oxnard | $22,125 | $98,467 | 22.47% | $2,126 | 1040.69% | 2025 |
| Sacramento | $19,875 | $90,577 | 21.94% | $1,889 | 1052.14% | 2025 |
| Moreno Valley | $21,000 | $95,797 | 21.92% | $2,194 | 957.16% | 2025 |
| Riverside | $19,500 | $90,363 | 21.58% | $2,016 | 967.26% | 2025 |
| Irvine | $29,250 | $139,099 | 21.03% | $3,118 | 938.10% | 2025 |
| Fontana | $22,500 | $107,461 | 20.94% | $1,957 | 1149.72% | 2025 |
| Anaheim | $21,000 | $103,637 | 20.26% | $2,295 | 915.03% | 2025 |
| Huntington Beach | $25,500 | $128,987 | 19.77% | $2,629 | 969.95% | 2025 |
| Chula Vista | $20,250 | $107,013 | 18.92% | $2,394 | 845.86% | 2025 |
| San Diego | $21,000 | $113,912 | 18.44% | $2,453 | 856.09% | 2025 |
| San Francisco | $25,500 | $141,519 | 18.02% | $2,508 | 1016.75% | 2025 |
| San Jose | $20,250 | $147,847 | 13.70% | $2,699 | 750.28% | 2025 |

## Guide and Census sources

Anaheim - Metal Roofing
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0602000
https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0602000
Bakersfield - Metal Roofing
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Chula Vista - Metal Roofing
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Glendale - Metal Roofing
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Huntington Beach - Metal Roofing
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San Bernardino - Metal Roofing
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0665000
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San Diego - Metal Roofing
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0666000
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San Francisco - Metal Roofing
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0667000
https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0667000
San Jose - Metal Roofing
https://data.census.gov/table/ACSDT1Y2025.B19013?g=160XX00US0668000
https://data.census.gov/table/ACSDT1Y2025.B25064?g=160XX00US0668000