# 2025 Residential Cleaning Price Guide — Dallas‑Fort Worth Metroplex

Rates shown are what reputable services quote in Dallas, Fort Worth, Plano, Arlington, Frisco and the Mid‑Cities as of mid‑2025. They include labor, equipment and standard supplies but exclude tip and sales tax. Use them as planning ranges; actual quotes depend on home condition, access and exact scope.

## 1 | How companies charge in DFW

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| Pricing model | Typical local range | Where you’ll see it |
| Hourly (per cleaner) | Budget solo operator: $20–$30/hr Established solo / small team: $30–$50/hr Professional local company: $50–$70/hr National franchise: $60–$90/hr | First‑time & post‑construction cleans (time unknown) |
| Flat rate (by beds/baths) | See “Flat‑rate visit pricing” table (Sheet 2) | Recurring maintenance and deep‑clean packages |
| Square‑foot | Standard: $0.09–$0.15 ft² Deep: $0.11–$0.30 ft² Move‑out: $0.22–$0.33 ft² | Pay‑as‑you‑go apps & Airbnb turnovers |

## 2 | Flat‑rate visit pricing by home size

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| --- | --- | --- | --- |
| Home size (typical DFW layout) | Standard / maintenance (every 1‑4 wks) | Deep / first‑time | Move‑in / Move‑out |
| Studio / 1 bed ≤ 800 ft² | $95 – $150 | $150 – $210 | $180 – $240 |
| 2 beds / 1‑2 baths 800‑1 600 ft² | $140 – $200 | $250 – $350 | $300 – $420 |
| 3‑4 beds / 2‑3 baths 1 600‑2 500 ft² | $170 – $250 | $330 – $400 | $400 – $550 |
| 5 + beds / > 2 500 ft² | $200 – $300 | $400 – $550 | $550 – $750 |

## 3 | À‑la‑carte add‑ons (one‑time unless noted)

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| --- | --- |
| Add‑on (one‑time unless noted) | Typical DFW price |
| Interior oven de‑grease | $15 – $50 |
| Interior refrigerator clean | $25 – $50 |
| Interior window glass (per pane) | $5.70 – $7.50 |
| Exterior window glass (per window, <2 storeys) | $12 – $20 |
| Hand‑wipe blinds / shutters (per window set) | $20 – $30 |
| Carpet steam‑clean (per room) | $25 – $70 |
| 3‑room carpet steam special | $109 |
| Upholstery / sofa shampoo (per couch) | $75 – $120 |
| Laundry wash‑dry‑fold (per load) | $5 – $20 |
| Bed‑linen strip & remake (per bed) | $10 |
| Dish‑reset / sink empty | $15 – $25 |
| Patio / driveway / siding pressure‑wash | $212 – $447 (or $0.16 – $0.22 ft²) |
| Gutter clean‑out (single‑storey) | $70 – $200 |
| Post‑construction interior (3‑bed house) | $550 – $800 |

## 4 | Sample budgets

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| --- | --- | --- | --- |
| Scenario | Crew booked | Time on‑site | Expected invoice |
| 650 ft² Uptown loft, bi‑weekly standard | 1 cleaner @ $45 hr | 2.0 h | ≈ $95 |
| Deep clean, 3 bed/2 bath Plano (1 700 ft²) | 2‑person team | 3.5 h | $350 |
| Move‑out 2 200 ft² Frisco home + oven & carpets | 3‑person team | 4.5 h | ≈ $649 |

## Quick takeaway

For a typical family home in DFW (3 bd / 2 ba, about 1 700 ft²) plan on $170–$225 for each routine visit, $330–$400 for a once‑a‑year deep reset, and $400–$550 if you’re moving out and need every cabinet, appliance and pane detailed. Add‑ons such as an oven scrub (~$30) or three‑room carpet steam (~$109) are affordable ways to target high‑visibility areas without upgrading the whole job.