



Remodeling can pay big dividends to sellers at resale.

# Home investments

## The Projects

Percent cost recouped (national average)

- P. 30 **Bathroom remodel** 90.1%  
**Deck addition** 88.1%
- P. 32 **Window replacement** 84.0%  
**Attic bedroom** 82.9%
- P. 33 **Family room addition** 81.2%  
**Roofing replacement** 80.8%
- P. 34 **Master suite addition** 80.1%  
**Major kitchen remodel** 79.4%
- P. 35 **Basement remodel** 75.6%  
**Sunroom addition** 72.1%

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What's the value to your clients of a major kitchen revamp or a bathroom redo when they list their home? This seventh annual "Cost vs. Value Report" will tell you. It looks at the cost-to-construct for common remodeling projects against the added value those projects bring at resale.

This year's report, again published in conjunction with *Remodeling* magazine, includes 18 projects (10 midrange projects are featured here; the full report, including upscale projects, is at [REALTOR.org/realtormag](http://REALTOR.org/realtormag)). This year we increased the number of cities reporting estimates from 35 to 53\*.

## Where we get the data

Cost data for the Report come from HomeTech Information Systems, a remodeling estimating software company in Bethesda, Md. Costs are adjusted to account for city-to-city pricing variations.

Resale values don't reflect actual sales made on remodeling projects. Instead they're based on NATIONAL ASSOCIATION OF REALTORS' members' professional judgment. E-mail surveys containing cost and median home price data for each city were sent to more than 20,000 appraisers, brokers, and salespeople generating 356 responses (a 1.78 percent response rate). Specpan, a Denver market research company, managed

the survey process. According to The Farnsworth Group, an Indianapolis consulting firm that analyzed the survey data, the accuracy rate is plus or minus 5 percent to 10 percent.

## What do the numbers mean?

Numbers may appear high or low simply because of the leveling effect of averaging and because costs, profit margins, and project scope can vary widely from market to market and even house to house.

Return on investment depends on the value of the house, the value of similar homes in the immediate area, the availability and pricing of new homes, and the rate at which property values are changing in surrounding neighborhoods.

For some projects, resale value is projected to be more than 100 percent of the original investment, in some cases, quite a bit more. This is characteristic of markets where property values are rising very rapidly but also in areas where certain types of remodeling projects are taken for granted. Ultimately, a remodel offers sellers two distinct but no less important benefits: pride of ownership and tax-free equity when they sell.

—*Sal Alfano, editorial director of Remodeling magazine, and Christina Hoffmann Spira, managing editor of REALTOR® Magazine*

\*We surveyed 60 markets but received insufficient data from Allentown, Pa.; Boston; Buffalo, NY; Burlington, Vt.; Des Moines, Iowa; Knoxville, Tenn.; and Philadelphia to report numbers from those markets.

**90.1%**  
average return  
on investment  
(national)



## Bathroom remodel

Job cost: \$9,861  
Resale value: \$8,887  
(national average)

Update bathroom that's at least 25 years old. Replace all fixtures to include standard-sized tub with ceramic tile surround, toilet, solid-surface vanity counter with integral double sink, recessed medicine cabinet, ceramic tile floor, and vinyl wallpaper.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$10,348</b>	<b>\$10,842</b>	<b>104.8%</b>
Albany, N.Y.	10,020	10,500	104.8
Allentown, Pa.	10,278	*	—
Baltimore	9,424	17,125	181.7
Boston	11,738	*	—
Buffalo, N.Y.	10,420	*	—
Burlington, Vt.	7,878	*	—
Harrisburg, Pa.	9,675	5,000	51.7
Hartford, Conn.	11,089	10,000	90.2
Manchester, N.H.	9,679	9,675	100.0
New York City	12,014	13,178	109.7
Philadelphia	11,324	*	—
Pittsburgh	10,880	6,625	60.9
Providence, R.I.	10,666	13,125	123.1
Washington, D.C.	9,588	10,192	106.3
Wilmington, Del.	10,548	13,000	123.2
<b>Midwest Average</b>	<b>\$10,501</b>	<b>\$8,220</b>	<b>78.3%</b>
Chicago	12,236	14,535	118.8
Cincinnati	10,470	6,838	65.3
Cleveland	11,159	5,500	49.3
Columbus, Ohio	10,153	4,556	44.9
Des Moines, Iowa	9,652	*	—
Detroit	11,590	3,250	28.0
Grand Rapids, Mich.	9,002	8,625	95.8
Indianapolis	9,910	8,038	81.1
Kansas City, Mo.	10,635	6,300	59.2
Madison, Wis.	10,635	6,333	59.6
Milwaukee	10,610	9,667	91.1
Minneapolis	11,350	11,922	105.0
St. Louis	10,607	14,800	139.5
Wichita, Kan.	9,001	6,500	72.2

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$8,572</b>	<b>\$8,070</b>	<b>94.1%</b>
Atlanta	9,481	11,675	123.1
Birmingham, Ala.	10,025	7,631	76.1
Columbia, S.C.	7,911	7,250	91.6
Dallas	8,618	8,063	93.6
Houston	8,967	5,891	65.7
Jacksonville, Fla.	8,131	4,900	60.3
Knoxville, Tenn.	8,321	*	—
Louisville, Ky.	9,242	7,167	77.5
Memphis, Tenn.	8,531	7,850	92.0
Miami	9,381	9,500	101.3
New Orleans	8,745	15,400	176.1
Norfolk, Va.	7,545	6,375	84.5
Orlando, Fla.	8,817	5,713	64.8
Raleigh, N.C.	7,392	8,000	108.2
Richmond, Va.	7,690	5,000	65.0
San Antonio	8,895	8,120	91.3
Tampa, Fla.	8,275	8,655	104.6
Tulsa, Okla.	8,335	10,000	120.0
<b>West Average</b>	<b>\$10,394</b>	<b>\$9,118</b>	<b>87.7%</b>
Albuquerque, N.M.	8,879	5,800	65.3
Boise, Idaho	8,964	6,000	66.9
Colorado Springs, Colo.	9,580	5,400	56.4
Denver	10,023	6,343	61.3
Las Vegas	11,213	11,394	101.6
Los Angeles	11,408	9,917	86.9
Phoenix	8,966	5,971	66.6
Portland, Ore.	10,590	8,781	82.9
Sacramento, Calif.	11,639	11,800	101.4
Salt Lake City	8,781	9,714	110.6
San Diego	11,231	5,538	49.3
San Francisco	12,617	12,619	100.0
Seattle	11,237	19,462	173.2

**88.1%**  
average return  
on investment  
(national)



## Deck addition

Job cost: \$6,811  
Resale value: \$6,000  
(national average)

Add 16-by-20-foot deck using pressure-treated SYP joists supported by 4-by-4 posts set into concrete footings. Install composite decking material in a simple linear pattern. Include a built-in bench, a planter of the same decking material, and stairs. Provide a railing system made of the same composite material as the decking or a compatible vinyl system.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$6,807</b>	<b>\$6,719</b>	<b>98.7%</b>
Albany, N.Y.	6,781	6,375	94.0
Allentown, Pa.	6,783	*	—
Baltimore	6,785	10,125	149.2
Boston	6,788	*	—
Buffalo, N.Y.	6,789	*	—
Burlington, Vt.	6,790	*	—
Harrisburg, Pa.	6,802	3,925	57.7
Hartford, Conn.	6,803	5,000	73.5
Manchester, N.H.	6,813	5,724	84.0
New York City	6,819	9,077	133.1
Philadelphia	6,822	*	—
Pittsburgh	6,824	5,871	86.0
Providence, R.I.	6,826	7,500	109.9
Washington, D.C.	6,838	7,423	108.6
Wilmington, Del.	6,840	6,167	90.2
<b>Midwest Average</b>	<b>\$6,807</b>	<b>\$6,107</b>	<b>89.7%</b>
Chicago	6,791	8,969	132.1
Cincinnati	6,792	13,188	194.2
Cleveland	6,793	4,661	68.6
Columbus, Ohio	6,796	2,944	43.3
Des Moines, Iowa	6,799	*	—
Detroit	6,800	1,250	18.4
Grand Rapids, Mich.	6,801	7,175	105.5
Indianapolis	6,805	5,375	79.0
Kansas City, Mo.	6,807	7,000	102.8
Madison, Wis.	6,812	5,033	73.9
Milwaukee	6,816	5,225	76.7
Minneapolis	6,817	6,575	96.4
St. Louis	6,835	8,900	130.2
Wichita, Kan.	6,839	3,100	45.3

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$6,813</b>	<b>\$5,186</b>	<b>76.1%</b>
Atlanta	6,784	6,425	94.7
Birmingham, Ala.	6,786	4,875	71.8
Columbia, S.C.	6,795	5,750	84.6
Dallas	6,797	5,625	82.8
Houston	6,804	4,229	62.1
Jacksonville, Fla.	6,806	3,500	51.4
Knoxville, Tenn.	6,808	*	—
Louisville, Ky.	6,811	4,250	62.4
Memphis, Tenn.	6,814	4,614	67.7
Miami	6,815	6,188	90.8
New Orleans	6,818	7,100	104.1
Norfolk, Va.	6,820	5,000	73.3
Orlando, Fla.	6,821	4,594	67.3
Raleigh, N.C.	6,827	5,300	77.6
Richmond, Va.	6,828	3,625	53.1
San Antonio	6,831	6,125	89.7
Tampa, Fla.	6,836	5,960	87.2
Tulsa, Okla.	6,837	5,000	73.1
<b>West Average</b>	<b>\$6,814</b>	<b>\$6,405</b>	<b>94.0%</b>
Albuquerque, N.M.	6,782	2,800	41.3
Boise, Idaho	6,787	2,833	41.7
Colorado Springs, Colo.	6,794	3,900	57.4
Denver	6,798	3,571	52.5
Las Vegas	6,809	12,554	184.4
Los Angeles	6,810	6,817	100.1
Phoenix	6,823	4,507	66.1
Portland, Ore.	6,825	5,691	83.4
Sacramento, Calif.	6,829	6,200	90.8
Salt Lake City	6,830	7,500	109.8
San Diego	6,832	3,708	54.3
San Francisco	6,833	9,437	138.1
Seattle	6,834	13,750	201.2

\*insufficient data

**84.0%**

average return on investment (national)



## Window replacement

Job cost: \$9,332  
Resale value: \$7,839  
(national average)

Replace 10 existing 3-by-5-foot double-hung windows with vinyl- or aluminum-clad, double-glazed, wood replacement windows. Wrap existing exterior trim as required to match. Don't disturb existing interior trim.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$9,328</b>	<b>\$8,448</b>	<b>90.6%</b>
Albany, N.Y.	9,302	8,125	87.3
Allentown, Pa.	9,304	*	—
Baltimore	9,306	11,302	121.4
Boston	9,309	*	—
Buffalo, N.Y.	9,310	*	—
Burlington, Vt.	9,311	*	—
Harrisburg, Pa.	9,323	5,200	55.8
Hartford, Conn.	9,324	7,500	80.4
Manchester, N.H.	9,334	9,000	96.4
New York City	9,340	11,615	124.4
Philadelphia	9,343	*	—
Pittsburgh	9,345	6,221	66.6
Providence, R.I.	9,347	10,000	107.0
Washington, D.C.	9,359	9,346	99.9
Wilmington, Del.	9,361	6,167	65.9
<b>Midwest Average</b>	<b>\$9,328</b>	<b>\$7,686</b>	<b>82.4%</b>
Chicago	9,312	13,589	145.9
Cincinnati	9,313	8,000	85.9
Cleveland	9,314	6,469	69.5
Columbus, Ohio	9,317	5,013	53.8
Des Moines, Iowa	9,320	*	—
Detroit	9,321	1,500	16.1
Grand Rapids, Mich.	9,322	6,833	73.3
Indianapolis	9,326	7,713	82.7
Kansas City, Mo.	9,328	5,100	54.7
Madison, Wis.	9,333	7,367	78.9
Milwaukee	9,337	9,000	96.4
Minneapolis	9,338	15,571	166.8
St. Louis	9,356	8,900	95.1
Wichita, Kan.	9,360	4,867	52.0

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$9,334</b>	<b>\$7,388</b>	<b>79.2%</b>
Atlanta	9,305	15,625	167.9
Birmingham, Ala.	9,307	3,133	33.7
Columbia, S.C.	9,316	8,000	85.9
Dallas	9,318	8,563	91.9
Houston	9,325	5,869	62.9
Jacksonville, Fla.	9,327	5,250	56.3
Knoxville, Tenn.	9,329	*	—
Louisville, Ky.	9,332	7,583	81.3
Memphis, Tenn.	9,335	5,700	61.1
Miami	9,336	11,688	125.2
New Orleans	9,339	11,100	118.9
Norfolk, Va.	9,341	6,125	65.6
Orlando, Fla.	9,342	4,675	50.0
Raleigh, N.C.	9,348	7,600	81.3
Richmond, Va.	9,349	5,125	54.8
San Antonio	9,352	7,500	80.2
Tampa, Fla.	9,357	6,065	64.8
Tulsa, Okla.	9,358	6,000	64.1
<b>West Average</b>	<b>\$9,335</b>	<b>\$8,112</b>	<b>86.9%</b>
Albuquerque, N.M.	9,303	4,680	50.3
Boise, Idaho	9,308	5,667	60.9
Colorado Springs, Colo.	9,315	6,300	67.6
Denver	9,319	6,543	71.3
Las Vegas	9,330	9,930	106.4
Los Angeles	9,331	8,710	93.3
Phoenix	9,344	5,765	61.7
Portland, Ore.	9,346	6,358	68.0
Sacramento, Calif.	9,350	13,300	142.2
Salt Lake City	9,351	8,750	93.6
San Diego	9,353	3,231	34.5
San Francisco	9,354	12,380	132.3
Seattle	9,355	13,750	147.0

**82.9%**

average return on investment (national)



## Attic bedroom

Job cost: \$35,853  
Resale value: \$29,725  
(national average)

In a house with two or three bedrooms, convert unfinished space in attic to a 15-by-15-foot bedroom and a 5-by-7-foot shower bath. Add a 15-foot shed dormer and four new windows. Insulate and finish ceiling and walls; carpet unfinished floor. Extend existing heating and central air conditioning to new space. Retain existing stairs.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$35,849</b>	<b>\$30,866</b>	<b>86.1%</b>
Albany, N.Y.	35,823	27,750	77.5
Allentown, Pa.	35,825	*	—
Baltimore	35,827	38,875	108.5
Boston	35,830	*	—
Buffalo, N.Y.	35,831	*	—
Burlington, Vt.	35,832	*	—
Harrisburg, Pa.	35,844	19,750	55.1
Hartford, Conn.	35,845	30,000	83.7
Manchester, N.H.	35,855	30,750	85.8
New York City	35,861	39,092	109.0
Philadelphia	35,864	*	—
Pittsburgh	35,866	27,871	77.7
Providence, R.I.	35,868	38,250	106.6
Washington, D.C.	35,880	25,654	71.5
Wilmington, Del.	35,882	30,667	85.5
<b>Midwest Average</b>	<b>\$35,849</b>	<b>\$28,393</b>	<b>79.2%</b>
Chicago	35,833	45,661	127.4
Cincinnati	35,834	26,875	75.0
Cleveland	35,835	22,500	62.8
Columbus, Ohio	35,838	18,889	52.7
Des Moines, Iowa	35,841	*	—
Detroit	35,842	8,000	22.3
Grand Rapids, Mich.	35,843	21,500	60.0
Indianapolis	35,847	27,500	76.7
Kansas City, Mo.	35,849	22,600	63.0
Madison, Wis.	35,854	28,617	79.8
Milwaukee	35,858	39,500	110.2
Minneapolis	35,859	39,198	109.3
St. Louis	35,877	49,600	138.3
Wichita, Kan.	35,881	18,667	52.0

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$35,855</b>	<b>\$28,644</b>	<b>79.9%</b>
Atlanta	35,826	40,875	114.1
Birmingham, Ala.	35,828	22,600	63.1
Columbia, S.C.	35,837	27,500	76.7
Dallas	35,839	31,875	88.9
Houston	35,846	20,364	56.8
Jacksonville, Fla.	35,848	19,750	55.1
Knoxville, Tenn.	35,850	*	—
Louisville, Ky.	35,853	30,333	84.6
Memphis, Tenn.	35,856	28,538	79.6
Miami	35,857	36,000	100.4
New Orleans	35,860	44,000	122.7
Norfolk, Va.	35,862	24,000	66.9
Orlando, Fla.	35,863	21,692	60.5
Raleigh, N.C.	35,869	25,600	71.4
Richmond, Va.	35,870	20,500	57.2
San Antonio	35,873	31,922	89.0
Tampa, Fla.	35,878	31,400	87.5
Tulsa, Okla.	35,879	30,000	83.6
<b>West Average</b>	<b>\$35,856</b>	<b>\$31,595</b>	<b>88.1%</b>
Albuquerque, N.M.	35,824	21,833	60.9
Boise, Idaho	35,829	24,000	67.0
Colorado Springs, Colo.	35,836	16,250	45.3
Denver	35,840	22,714	63.4
Las Vegas	35,851	29,753	83.0
Los Angeles	35,852	27,517	76.8
Phoenix	35,865	25,156	70.1
Portland, Ore.	35,867	26,927	75.1
Sacramento, Calif.	35,871	46,250	128.9
Salt Lake City	35,872	36,167	100.8
San Diego	35,874	12,273	34.2
San Francisco	35,875	47,894	133.5
Seattle	35,876	69,000	192.3

\*Insufficient data

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Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$52,139</b>	<b>\$45,816</b>	<b>87.9%</b>
Albany, N.Y.	52,113	53,750	103.1
Allentown, Pa.	52,115	*	—
Baltimore	52,117	39,697	76.2
Boston	52,120	*	—
Buffalo, N.Y.	52,121	*	—
Burlington, Vt.	52,122	*	—
Harrisburg, Pa.	52,134	30,500	58.5
Hartford, Conn.	52,135	60,000	115.1
Manchester, N.H.	52,145	32,500	62.3
New York City	52,151	57,982	111.2
Philadelphia	52,154	*	—
Pittsburgh	52,156	41,524	79.6
Providence, R.I.	52,158	55,000	105.4
Washington, D.C.	52,170	38,538	73.9
Wilmington, Del.	52,172	48,667	93.3
<b>Midwest Average</b>	<b>\$52,139</b>	<b>\$40,322</b>	<b>77.3%</b>
Chicago	52,123	63,026	120.9
Cincinnati	52,124	41,250	79.1
Cleveland	52,125	35,000	67.1
Columbus, Ohio	52,128	29,222	56.1
Des Moines, Iowa	52,131	*	—
Detroit	52,132	21,000	40.3
Grand Rapids, Mich.	52,133	39,250	75.3
Indianapolis	52,137	41,500	79.6
Kansas City, Mo.	52,139	25,800	49.5
Madison, Wis.	52,144	40,650	78.0
Milwaukee	52,148	52,000	99.7
Minneapolis	52,149	58,017	111.3
St. Louis	52,167	51,800	99.3
Wichita, Kan.	52,171	25,667	49.2

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$52,145</b>	<b>\$40,299</b>	<b>77.3%</b>
Atlanta	52,116	43,000	82.5
Birmingham, Ala.	52,118	34,549	66.3
Columbia, S.C.	52,127	32,500	62.3
Dallas	52,129	39,813	76.4
Houston	52,136	31,073	59.6
Jacksonville, Fla.	52,138	29,600	56.8
Knoxville, Tenn.	52,140	*	—
Louisville, Ky.	52,143	42,667	81.8
Memphis, Tenn.	52,146	39,135	75.0
Miami	52,147	53,375	102.4
New Orleans	52,150	64,400	123.5
Norfolk, Va.	52,152	36,500	70.0
Orlando, Fla.	52,153	34,250	65.7
Raleigh, N.C.	52,159	42,700	81.9
Richmond, Va.	52,160	33,750	64.7
San Antonio	52,163	42,441	81.4
Tampa, Fla.	52,168	38,000	72.8
Tulsa, Okla.	52,169	47,333	90.7
<b>West Average</b>	<b>\$52,146</b>	<b>\$44,381</b>	<b>85.1%</b>
Albuquerque, N.M.	52,114	39,000	74.8
Boise, Idaho	52,119	30,000	57.6
Colorado Springs, Colo.	52,126	27,400	52.6
Denver	52,130	30,000	57.5
Las Vegas	52,141	50,061	96.0
Los Angeles	52,142	29,850	57.2
Phoenix	52,155	34,412	66.0
Portland, Ore.	52,157	39,274	75.3
Sacramento, Calif.	52,161	72,000	138.0
Salt Lake City	52,162	46,333	88.8
San Diego	52,164	27,375	52.5
San Francisco	52,165	65,162	124.9
Seattle	52,166	86,083	165.0



**81.2%**  
average return  
on investment  
(national)

## Family room addition

Job cost: \$52,143  
Resale value: \$42,347  
(national average)

Add a 16-by-25-foot room on a crawl space foundation with vinyl siding and fiberglass shingle roof. Include drywall interior with batt insulation, prefinished hardwood floor, and 180 square feet of glazing, including windows, atrium-style exterior doors, and two operable skylights. Tie into existing heating and cooling.

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Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$11,372</b>	<b>\$12,094</b>	<b>106.3%</b>
Albany, N.Y.	11,346	8,750	77.1
Allentown, Pa.	11,348	*	—
Baltimore	11,350	25,667	226.1
Boston	11,353	*	—
Buffalo, N.Y.	11,354	*	—
Burlington, Vt.	11,355	*	—
Harrisburg, Pa.	11,367	5,250	46.2
Hartford, Conn.	11,368	15,000	131.9
Manchester, N.H.	11,378	13,250	116.5
New York City	11,384	13,577	119.3
Philadelphia	11,387	*	—
Pittsburgh	11,389	6,604	58.0
Providence, R.I.	11,391	11,467	100.7
Washington, D.C.	11,403	12,538	110.0
Wilmington, Del.	11,405	8,833	77.5
<b>Midwest Average</b>	<b>\$11,372</b>	<b>\$9,303</b>	<b>81.8%</b>
Chicago	11,356	15,322	134.9
Cincinnati	11,357	17,625	155.2
Cleveland	11,358	9,103	80.1
Columbus, Ohio	11,361	4,922	43.3
Des Moines, Iowa	11,364	*	—
Detroit	11,365	1,750	15.4
Grand Rapids, Mich.	11,366	11,990	105.5
Indianapolis	11,370	7,475	65.7
Kansas City, Mo.	11,372	7,700	67.7
Madison, Wis.	11,377	7,650	67.2
Milwaukee	11,381	9,500	83.5
Minneapolis	11,382	10,336	90.8
St. Louis	11,400	13,400	117.5
Wichita, Kan.	11,404	4,167	36.5

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$11,378</b>	<b>\$8,016</b>	<b>70.4%</b>
Atlanta	11,349	17,250	152.0
Birmingham, Ala.	11,351	4,225	37.2
Columbia, S.C.	11,360	7,450	65.6
Dallas	11,362	7,875	69.3
Houston	11,369	6,199	54.5
Jacksonville, Fla.	11,371	7,000	61.6
Knoxville, Tenn.	11,373	*	—
Louisville, Ky.	11,376	6,583	57.9
Memphis, Tenn.	11,379	6,512	57.2
Miami	11,380	10,063	88.4
New Orleans	11,383	10,067	88.4
Norfolk, Va.	11,385	7,375	64.8
Orlando, Fla.	11,386	8,159	71.7
Raleigh, N.C.	11,392	6,157	54.0
Richmond, Va.	11,393	4,250	37.3
San Antonio	11,396	8,500	74.6
Tampa, Fla.	11,401	10,600	93.0
Tulsa, Okla.	11,402	8,000	70.2
<b>West Average</b>	<b>\$11,379</b>	<b>\$8,407</b>	<b>73.9%</b>
Albuquerque, N.M.	11,347	5,716	50.4
Boise, Idaho	11,352	4,667	41.1
Colorado Springs, Colo.	11,359	2,700	23.8
Denver	11,363	5,286	46.5
Las Vegas	11,374	11,213	98.6
Los Angeles	11,375	8,817	77.5
Phoenix	11,388	5,588	49.1
Portland, Ore.	11,390	7,284	63.9
Sacramento, Calif.	11,394	12,800	112.3
Salt Lake City	11,395	9,833	86.3
San Diego	11,397	2,962	26.0
San Francisco	11,398	15,359	134.7
Seattle	11,399	17,071	149.8



**80.8%**  
average return  
on investment  
(national)

## Roofing replacement

Job cost: \$11,376  
Resale value: \$9,197  
(national average)

Remove existing roofing to bare wood and dispose of properly. Install 30 squares of fiberglass asphalt shingles with new felt underlayment, galvanized drip edge, and mill-finish aluminum flashing.

\*Insufficient data

**80.1%**

average return on investment (national)



## Master suite addition

Job cost: \$70,245  
Resale value: \$56,257  
(national average)

On a house with two or three bedrooms, add a 24-by-16-foot master bedroom suite over a crawlspace. Include walk-in closet/dressing area, whirlpool tub in ceramic tile platform, separate 3-by-4-foot ceramic tile shower, and double-bowl vanity with solid surface countertop. Bedroom floor is carpet; bath floor is ceramic tile. Paint the walls, ceiling, and trim. Add general and spot lighting and exhaust fan.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$73,439</b>	<b>\$60,886</b>	<b>82.9%</b>
Albany, N.Y.	69,864	67,500	96.6
Allentown, Pa.	73,211	*	—
Baltimore	66,733	67,500	101.1
Boston	84,554	*	—
Buffalo, N.Y.	74,632	*	—
Burlington, Vt.	55,961	*	—
Harrisburg, Pa.	68,656	32,625	47.5
Hartford, Conn.	80,491	50,000	62.0
Manchester, N.H.	65,127	47,750	73.3
New York City	87,714	77,808	88.7
Philadelphia	79,686	*	—
Pittsburgh	73,048	51,197	70.1
Providence, R.I.	76,336	85,333	111.8
Washington, D.C.	71,824	61,231	85.3
Wilmington, Del.	73,754	67,918	92.1
<b>Midwest Average</b>	<b>\$74,914</b>	<b>\$54,124</b>	<b>72.2%</b>
Chicago	90,001	90,420	100.5
Cincinnati	73,705	51,250	69.5
Cleveland	77,699	55,000	70.8
Columbus, Ohio	70,857	34,889	49.2
Des Moines, Iowa	68,270	*	—
Detroit	82,620	26,500	32.1
Grand Rapids, Mich.	66,610	37,333	56.0
Indianapolis	69,690	52,625	75.5
Kansas City, Mo.	75,252	44,200	58.7
Madison, Wis.	75,463	54,667	72.4
Milwaukee	78,773	65,000	82.5
Minneapolis	80,417	67,392	83.8
St. Louis	78,000	89,000	114.1
Wichita, Kan.	61,440	35,333	57.5

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$60,729</b>	<b>\$52,640</b>	<b>86.7%</b>
Atlanta	67,373	75,625	112.0
Birmingham, Ala.	68,041	54,885	80.7
Columbia, S.C.	52,996	42,500	80.2
Dallas	61,732	49,375	80.0
Houston	64,352	42,199	65.6
Jacksonville, Fla.	60,240	34,200	56.8
Knoxville, Tenn.	57,072	*	—
Louisville, Ky.	65,968	55,500	84.1
Memphis, Tenn.	59,577	51,000	85.6
Miami	63,609	65,000	102.2
New Orleans	63,332	84,000	132.6
Norfolk, Va.	54,957	40,250	73.2
Orlando, Fla.	61,770	42,823	69.3
Raleigh, N.C.	54,365	46,200	85.0
Richmond, Va.	57,009	40,750	71.5
San Antonio	62,411	58,441	93.6
Tampa, Fla.	59,387	58,800	99.0
Tulsa, Okla.	58,925	53,333	90.5
<b>West Average</b>	<b>\$74,709</b>	<b>\$59,559</b>	<b>79.7%</b>
Albuquerque, N.M.	63,486	39,480	62.2
Boise, Idaho	66,395	48,000	72.3
Colorado Springs, Colo.	68,958	41,000	59.5
Denver	66,830	42,143	63.1
Las Vegas	79,528	62,330	78.3
Los Angeles	84,299	51,958	61.6
Phoenix	66,177	45,118	68.2
Portland, Ore.	75,485	50,026	66.3
Sacramento, Calif.	85,867	88,600	103.2
Salt Lake City	62,430	60,429	96.8
San Diego	81,127	37,667	46.4
San Francisco	91,298	86,626	94.9
Seattle	79,331	120,917	152.4

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**79.4%**

average return on investment (national)



## Major kitchen remodel

Job cost: \$42,660  
Resale value: \$33,890  
(national average)

Update an outmoded 200-square-foot kitchen with new cabinets, laminate countertops, and standard double-tub stainless-steel sink with standard single-lever faucet. Include energy-efficient wall oven, cooktop, ventilation system, built-in microwave, dishwasher, and garbage disposer. Add custom lighting and new resilient floor. Finish with painted walls, trim, and ceiling. Include 30 linear feet of semi-custom grade wood cabinets, including a 3-by-5-foot island.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$43,449</b>	<b>\$36,418</b>	<b>83.8%</b>
Albany, N.Y.	42,368	46,250	109.2
Allentown, Pa.	43,853	*	—
Baltimore	41,319	39,250	95.0
Boston	46,733	*	—
Buffalo, N.Y.	43,340	*	—
Burlington, Vt.	38,409	*	—
Harrisburg, Pa.	41,987	21,250	50.6
Hartford, Conn.	45,323	35,000	77.2
Manchester, N.H.	39,742	29,000	73.0
New York City	47,815	43,594	91.2
Philadelphia	46,123	*	—
Pittsburgh	43,883	29,250	66.7
Providence, R.I.	44,513	52,500	117.9
Washington, D.C.	43,393	28,417	65.5
Wilmington, Del.	42,934	39,667	92.4
<b>Midwest Average</b>	<b>\$44,383</b>	<b>\$32,222</b>	<b>72.6%</b>
Chicago	48,249	54,822	113.6
Cincinnati	43,272	33,386	77.2
Cleveland	45,027	22,500	50.0
Columbus, Ohio	42,745	24,000	56.1
Des Moines, Iowa	42,256	*	—
Detroit	46,719	9,500	20.3
Grand Rapids, Mich.	40,936	31,667	77.4
Indianapolis	42,813	36,250	84.7
Kansas City, Mo.	43,944	21,200	48.2
Madison, Wis.	43,795	29,200	66.7
Milwaukee	44,563	37,167	83.4
Minneapolis	52,568	45,100	85.8
St. Louis	44,576	50,100	112.4
Wichita, Kan.	39,894	24,000	60.2

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$39,712</b>	<b>\$33,801</b>	<b>85.1%</b>
Atlanta	41,733	43,625	104.5
Birmingham, Ala.	41,164	25,750	62.6
Columbia, S.C.	37,175	37,500	100.9
Dallas	40,217	31,575	78.5
Houston	41,162	29,294	71.2
Jacksonville, Fla.	39,429	22,400	56.8
Knoxville, Tenn.	39,077	*	—
Louisville, Ky.	41,677	32,917	79.0
Memphis, Tenn.	39,950	34,467	86.3
Miami	40,874	43,750	107.0
New Orleans	40,496	54,180	133.8
Norfolk, Va.	37,857	26,500	70.0
Orlando, Fla.	39,347	23,875	60.7
Raleigh, N.C.	37,485	34,500	92.0
Richmond, Va.	38,721	24,500	63.3
San Antonio	40,374	38,368	95.0
Tampa, Fla.	39,301	39,750	101.1
Tulsa, Okla.	38,775	31,667	81.7
<b>West Average</b>	<b>\$43,976</b>	<b>\$33,731</b>	<b>76.7%</b>
Albuquerque, N.M.	40,562	26,000	64.1
Boise, Idaho	41,584	20,667	49.7
Colorado Springs, Colo.	41,509	24,000	57.8
Denver	41,859	27,000	64.5
Las Vegas	45,762	36,955	80.8
Los Angeles	46,899	32,417	69.1
Phoenix	40,938	32,186	78.6
Portland, Ore.	43,412	32,324	74.5
Sacramento, Calif.	47,336	43,800	92.5
Salt Lake City	40,219	39,643	98.6
San Diego	45,969	22,385	48.7
San Francisco	49,834	41,542	83.4
Seattle	45,807	59,583	130.1

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\*insufficient data

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$48,208</b>	<b>\$35,433</b>	<b>73.5%</b>
Albany, N.Y.	48,182	27,000	56.0
Allentown, Pa.	48,184	*	—
Baltimore	48,186	45,500	94.4
Boston	48,189	*	—
Buffalo, N.Y.	48,190	*	—
Burlington, Vt.	48,191	*	—
Harrisburg, Pa.	48,203	20,750	43.0
Hartford, Conn.	48,204	35,000	72.6
Manchester, N.H.	48,214	32,500	67.4
New York City	48,220	50,902	105.6
Philadelphia	48,223	*	—
Pittsburgh	48,225	32,160	66.7
Providence, R.I.	48,227	47,750	99.0
Washington, D.C.	48,239	32,769	67.9
Wilmington, Del.	48,241	30,000	62.2
<b>Midwest Average</b>	<b>\$48,208</b>	<b>\$33,195</b>	<b>68.9%</b>
Chicago	48,192	49,742	103.2
Cincinnati	48,193	31,875	66.1
Cleveland	48,194	28,084	58.3
Columbus, Ohio	48,197	16,222	33.7
Des Moines, Iowa	48,200	*	—
Detroit	48,201	5,750	11.9
Grand Rapids, Mich.	48,202	35,000	72.6
Indianapolis	48,206	39,813	82.6
Kansas City, Mo.	48,208	33,200	68.9
Madison, Wis.	48,213	34,800	72.2
Milwaukee	48,217	34,800	72.2
Minneapolis	48,218	47,250	98.0
St. Louis	48,236	51,000	105.7
Wichita, Kan.	48,240	24,000	49.8

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$48,214</b>	<b>\$36,440</b>	<b>75.6%</b>
Atlanta	48,185	47,625	98.8
Birmingham, Ala.	48,187	22,100	45.9
Columbia, S.C.	48,196	37,500	77.8
Dallas	48,198	41,429	86.0
Houston	48,205	35,587	73.8
Jacksonville, Fla.	48,207	22,500	46.7
Knoxville, Tenn.	48,209	*	—
Louisville, Ky.	48,212	33,083	68.6
Memphis, Tenn.	48,215	46,722	96.9
Miami	48,216	41,250	85.6
New Orleans	48,219	46,200	95.8
Norfolk, Va.	48,221	23,667	49.1
Orlando, Fla.	48,222	26,077	54.1
Raleigh, N.C.	48,228	41,400	85.8
Richmond, Va.	48,229	25,750	53.4
San Antonio	48,232	44,250	91.7
Tampa, Fla.	48,237	45,333	94.0
Tulsa, Okla.	48,238	39,000	80.8
<b>West Average</b>	<b>\$48,215</b>	<b>\$40,530</b>	<b>84.1%</b>
Albuquerque, N.M.	48,183	25,550	53.0
Boise, Idaho	48,188	30,000	62.3
Colorado Springs, Colo.	48,195	25,600	53.1
Denver	48,199	21,714	45.1
Las Vegas	48,210	44,665	92.6
Los Angeles	48,211	30,708	63.7
Phoenix	48,224	34,800	72.2
Portland, Ore.	48,226	44,440	92.1
Sacramento, Calif.	48,230	63,333	131.3
Salt Lake City	48,231	39,929	82.8
San Diego	48,233	19,625	40.7
San Francisco	48,234	71,109	147.4
Seattle	48,235	75,417	156.4



**75.6%**  
average return  
on investment  
(national)

## Basement remodel

Job cost: \$48,212  
Resale value: \$36,457  
(national average)

Create a 20-by-30-foot entertaining area with wet bar, a 5-by-8-foot full bath, and a 12-by-12-foot auxiliary room. Walls and ceilings are painted drywall throughout. Exterior walls are insulated. Include five six-panel primed hardboard doors. Main room includes 15 recessed ceiling light fixtures, three surface-mounted light fixtures, and snap-together laminate flooring system. Bathroom includes standard white toilet, vanity with cultured marble top, resilient vinyl flooring, two-piece fiberglass shower unit, a light/fan combination, vanity light fixture, and recessed medicine cabinet. Bar area includes 10 linear feet of raised panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, under-counter refrigerator, and vinyl floor tile.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$30,506</b>	<b>\$25,523</b>	<b>83.7%</b>
Albany, N.Y.	30,480	24,000	78.7
Allentown, Pa.	30,482	*	—
Baltimore	30,484	33,375	109.5
Boston	30,487	*	—
Buffalo, N.Y.	30,488	*	—
Burlington, Vt.	30,489	*	—
Harrisburg, Pa.	30,501	15,750	51.6
Hartford, Conn.	30,502	25,000	82.0
Manchester, N.H.	30,512	20,500	67.2
New York City	30,518	30,385	99.6
Philadelphia	30,521	*	—
Pittsburgh	30,523	22,222	72.8
Providence, R.I.	30,525	35,000	114.7
Washington, D.C.	30,537	24,000	78.6
Wilmington, Del.	30,539	25,000	81.9
<b>Midwest Average</b>	<b>\$30,506</b>	<b>\$20,448</b>	<b>67.0%</b>
Chicago	30,490	28,749	94.3
Cincinnati	30,491	21,750	71.3
Cleveland	30,492	20,655	67.7
Columbus, Ohio	30,495	11,278	37.0
Des Moines, Iowa	30,498	*	—
Detroit	30,499	2,250	7.4
Grand Rapids, Mich.	30,500	28,333	92.9
Indianapolis	30,504	22,250	72.9
Kansas City, Mo.	30,506	15,000	49.2
Madison, Wis.	30,511	22,583	74.0
Milwaukee	30,515	21,660	71.0
Minneapolis	30,516	30,446	99.8
St. Louis	30,534	26,200	85.8
Wichita, Kan.	30,538	14,667	48.0

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$30,512</b>	<b>\$22,560</b>	<b>73.9%</b>
Atlanta	30,483	30,625	100.5
Birmingham, Ala.	30,485	15,375	50.4
Columbia, S.C.	30,494	25,000	82.0
Dallas	30,496	25,071	82.2
Houston	30,503	16,570	54.3
Jacksonville, Fla.	30,505	12,000	39.3
Knoxville, Tenn.	30,507	*	—
Louisville, Ky.	30,510	21,333	69.9
Memphis, Tenn.	30,513	25,100	82.3
Miami	30,514	29,375	96.3
New Orleans	30,517	31,000	101.6
Norfolk, Va.	30,519	22,000	72.1
Orlando, Fla.	30,520	20,500	67.2
Raleigh, N.C.	30,526	22,800	74.7
Richmond, Va.	30,527	15,250	53.2
San Antonio	30,530	26,250	86.0
Tampa, Fla.	30,535	22,600	74.0
Tulsa, Okla.	30,536	21,667	71.0
<b>West Average</b>	<b>\$30,513</b>	<b>\$20,120</b>	<b>65.9%</b>
Albuquerque, N.M.	30,481	9,200	30.2
Boise, Idaho	30,486	7,333	24.1
Colorado Springs, Colo.	30,493	8,900	29.2
Denver	30,497	11,143	36.5
Las Vegas	30,508	25,833	84.7
Los Angeles	30,509	15,667	51.4
Phoenix	30,522	17,667	57.9
Portland, Ore.	30,524	18,596	60.9
Sacramento, Calif.	30,528	29,750	97.5
Salt Lake City	30,529	34,000	111.4
San Diego	30,531	10,091	33.1
San Francisco	30,532	28,875	94.6
Seattle	30,533	44,500	145.7



**72.1%**  
average return  
on investment  
(national)

## Sunroom addition

Job cost: \$30,510  
Resale value: \$22,002  
(national average)

Add a 200-square-foot sunroom to a two-story house. Form and pour footings for slab-on-grade foundation. Use exposed post-and-beam framing on interior side and extruded aluminum window frame-and-flashing system with insulated, low-E, laminated, or tempered glazing. Provide for natural ventilation using screens and ceiling fan. Insulate all non-glass areas; provide movable shades for glass area.

\*insufficient data