

What follows are “best estimates” for the most common remodeling projects that homeowners perform on their homes. The maximum time between remodeling and sale of the home must be five years; otherwise, the “value-added” figures are void*.

Project	Cost		Value Added	Comments
Kitchen	Low: High:	\$15,000 \$20,000+	50 to 75%	Cost includes new cabinets, countertops, rewiring, structural changes, relocated plumbing, custom cabinetry, and top-of-the line appliances.
Bathroom	Low: High:	\$7,500 \$10,000	50 to 75%	Cost includes new fixtures & fittings, tile floors & walls, structural changes, & relocated plumbing. High-end materials and fixtures raise the cost. Note: adding a second bath can yield more than 100% resale value.
Room Addition	Low: High:	\$30,000 \$40,000	50 to 75%	Depends on the type of room: a family room or new master suite (including bath) will add much more value to a home than a private office or fourth bedroom.
Hardwood Flooring	Low: High:	\$6-11 per sq. ft. \$11-16 per sq. ft.	50 to 100%	Hardwood floors offer a timeless aesthetic to a home. Hardwoods tend to be more durable and easier to maintain than carpet. Rugs can be added to improve the warmth of a space.
Deck Addition	Low: High:	\$5,000 \$10,000+	40 to 60%	The warmer the climate, the more value added; size of the deck, complexity of design, and added amenities (spa, trelliswork) influence the cost.
Newly Painted Exterior	Low: High:	\$1,500 \$2,500	40 to 60%	Cost assumes old exterior was worn and new paint was done immediately prior to placing house on market. A new paint could be the best investment because it adds “best profit” to an older home.
Replacement Energy-Efficient Windows	Low: High:	\$300 per window \$1,000 per window	25 to 50%	Energy-efficient windows are a desirable upgrade for buyers. Replacement windows can reduce heating and cooling costs by an average 12%
Exterior Lighting	Low: High:	\$50 per fixture \$150 per fixture	25 to 50%	Buyers want a home with outdoor lighting, including motion detection spotlights, walkway lights, and front accent lights. This adds curb appeal as well as a safety measure. Include night photographs on MLS.
Security Camera/ Alarm System	Low: High:	\$1,000 \$2,500	25 to 50%	Self-monitoring/recording camera systems are excellent features for homes. Alarm systems vary by types and companies, so shop for the best fit.
Garage Door Replacement	Low: High:	\$1,000 \$3,000	75 to 90%	A new garage door is one of the best return on investment for homeowners/sellers. This estimate includes a new opener and remotes.
In-ground Swimming Pool	Low: High:	\$20,000 \$40,000	0 to 25%	Value added depends on desirability to future owner. Lenders do not usually include pools in mortgage appraisals.

Sources: Home Remodeling Magazine, Pillar to Post (pillartopost.com) and realtor.com.

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