

HOME IMPROVEMENT ROI

With today's market conditions, many homeowners are turning to home improvements to make the home they're selling more appealing.

But will it be worth it? You need to know what the ROI (*Return On Investment*) will be from your home improvement dollars. Here are the costs of some typical home improvement projects and the dollar amounts you can expect to recoup in today's market.

PROJECT	Pacific Region Averages			2006 National Averages		
	Job Cost	Resale Value	% Cost Recouped	Job Cost	Resale Value	% Cost Recouped
MID-RANGE						
Attic Bedroom Remodel	\$52,583	\$51,698	98.3%	\$44,073	\$35,228	79.9%
Basement Remodel	\$66,861	\$62,004	92.7%	\$56,724	\$44,685	78.8%
Bathroom Addition	\$34,311	\$31,195	90.9%	\$28,918	\$21,670	74.9%
Bathroom Remodel	\$14,889	\$15,361	103.2%	\$12,918	\$10,970	84.9%
Deck Addition	\$16,297	\$14,846	91.1%	\$14,728	\$11,307	76.8%
Family Room Addition	\$88,371	\$72,247	81.8%	\$74,890	\$53,519	71.5%
Home Office Remodel	\$22,385	\$17,403	77.7%	\$20,057	\$12,707	63.4%
Major Kitchen Remodel	\$59,716	\$58,004	97.1%	\$54,241	\$43,603	80.4%
Master Suite Addition	\$111,157	\$95,916	86.3%	\$94,331	\$68,458	72.6%
Minor Kitchen Remodel	\$19,366	\$20,614	106.4%	\$17,928	\$15,278	85.2%
Roofing Replacement	\$17,060	\$15,160	88.9%	\$14,276	\$10,553	73.9%
Siding Replacement (vinyl)	\$11,173	\$9,919	88.8%	\$9,134	\$7,963	87.2%
Sunroom Addition	\$55,813	\$39,412	70.6%	\$49,551	\$32,854	66.3%
Two-Story Addition	\$122,085	\$123,969	101.5%	\$105,297	\$87,654	83.2%
Window Replacement	\$12,684	\$12,963	102.2%	\$11,040	\$9,416	85.3%
Window Replacement (vinyl)	\$11,768	\$11,338	96.4%	\$10,160	\$8,500	83.7%
UPSCALE						
Bathroom Addition	\$68,852	\$59,355	86.2%	\$60,535	\$44,041	72.8%
Bathroom Remodel	\$43,050	\$40,938	95.1%	\$38,165	\$29,529	77.4%
Major Kitchen Remodel	\$115,549	\$103,798	89.8%	\$107,973	\$81,896	75.9%
Master Suite Addition	\$199,312	\$166,000	83.3%	\$176,268	\$128,096	72.7%
Roofing Replacement	\$28,884	\$24,526	84.9%	\$24,693	\$18,012	72.9%
Siding Replacement (fiber cement)	\$13,539	\$13,783	101.8%	\$13,149	\$11,573	88.0%
Siding Replacement (foam-backed vinyl)	\$13,544	\$11,790	87.1%	\$11,139	\$9,258	83.1%
Window Replacement (wood)	\$19,022	\$18,877	99.2%	\$16,910	\$13,952	82.5%
Window Replacement (vinyl)	\$15,200	\$14,679	96.6%	\$13,120	\$11,109	84.7%

For informational purposes only. Always consult your local real estate and remodeling professional regarding your specific situation. Cost and figures compiled by Remodeling Magazine in conjunction with the National Association of Realtors.

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