

COST VS. VALUE

| Midrange | 2015 National Averages | | | |
|-------------------------------------|------------------------|-----------|--------------|----------------|
| | PROJECT | JOB COST | RESALE VALUE | COST RECOVERED |
| Entry Door Replacement (steel) | \$1,230 | \$1,252 | 101.8% | ↑ |
| Manufactured Stone Veneer | \$7,150 | \$6,594 | 92.2% | |
| Garage Door Replacement | \$1,595 | \$1,410 | 88.4% | ↑ |
| Siding Replacement (vinyl) | \$12,013 | \$9,894 | 80.7% | ↑ |
| Deck Addition (wood) | \$10,048 | \$8,085 | 80.5% | ↓ |
| Minor Kitchen Remodel | \$19,226 | \$15,255 | 79.3% | ↓ |
| Window Replacement (wood) | \$11,341 | \$8,937 | 78.8% | ↓ |
| Attic Bedroom | \$51,666 | \$39,908 | 77.2% | ↓ |
| Window Replacement (vinyl) | \$11,198 | \$8,163 | 72.9% | ↓ |
| Basement Remodel | \$65,442 | \$47,837 | 72.8% | ↓ |
| Entry Door Replacement (Fiberglass) | \$2,926 | \$2,107 | 72.0% | ↑ |
| Roofing Replacement | \$19,528 | \$13,975 | 71.6% | ↑ |
| Bathroom Remodel | \$16,724 | \$11,707 | 70.0% | ↓ |
| Deck Addition (composite) | \$15,912 | \$10,816 | 68.0% | ↓ |
| Major Kitchen Remodel | \$68,788 | \$38,485 | 67.8% | ↓ |
| Garage Addition | \$52,382 | \$33,938 | 64.8% | ↓ |
| Family Room Addition | \$84,201 | \$53,955 | 64.1% | ↓ |
| Two-Story Addition | \$161,925 | \$103,848 | 64.1% | ↓ |
| Master Suite Addition | \$111,245 | \$68,596 | 61.7% | ↓ |
| Backup Power Generator | \$12,135 | \$7,263 | 59.9% | ↓ |
| Bathroom Addition | \$39,578 | \$22,875 | 57.8% | ↓ |
| Home Office Remodel | \$29,056 | \$14,155 | 48.7% | ↓ |
| Sunroom Addition | \$75,726 | \$36,704 | 48.5% | ↓ |

| Upscale | 2015 National Averages | | | |
|--|------------------------|-----------|--------------|----------------|
| | PROJECT | JOB COST | RESALE VALUE | COST RECOVERED |
| Siding Replacement (fiber-cement) | \$14,014 | \$11,816 | 84.3% | ↓ |
| Garage Door Replacement | \$2,944 | \$2,429 | 82.5% | ↓ |
| Siding Replacement (foam-backed vinyl) | \$15,104 | \$11,780 | 77.9% | ↓ |
| Window Replacement (steel) | \$13,837 | \$10,395 | 74.9% | ↓ |
| Window Replacement (wood) | \$17,422 | \$12,533 | 71.9% | ↓ |
| Landscaping (Fiberglass) | \$7,548 | \$5,158 | 67.9% | ↓ |
| Roofing Replacement | \$36,329 | \$22,840 | 62.9% | ↓ |
| Bathroom Remodel | \$54,115 | \$32,385 | 59.8% | ↓ |
| Major Kitchen Remodel | \$113,897 | \$66,747 | 58.7% | ↓ |
| Deck Addition (composite) | \$36,395 | \$21,437 | 58.9% | ↓ |
| Bathroom Addition | \$78,429 | \$44,750 | 58.0% | ↓ |
| Garage Addition | \$85,582 | \$46,781 | 54.7% | ↓ |
| Master Suite Addition | \$298,303 | \$126,880 | 53.7% | ↓ |

It's no surprise that replacement jobs—such as door, window, siding and stone projects—generated a higher return than remodeling projects.

That's been the case since at least 2003. (See the historical charts on www.costsvsvalue.com for various project categories.) But the gap between the two categories widened by 3.8 percentage points this year even though both declined in value. Replacement projects showed an average return of 73.2% in this year's report, just under last year's average of 73.7%, while the cost-value ratio of remodeling projects sank to 60.8% in this year's report from 65.1% last year.

Replacement Jobs.....Average Return = 73.2%
Remodeling Projects....Average Return = 60.8%

When grouped by job type, siding jobs fared better than most, perhaps because of a rising perception nationwide of the value of curb appeal.

Midrange vinyl siding replacement jobs, were one of only five projects to rise in value, to 80.7% from 78.2%. A replacement job involving foam-backed siding slipped just a half point in value, to 77.6%, while the cost-value ratio for a fiber-cement replacement job dipped to 84.3% from 87.0%. Similarly, window jobs were no more than 2.1 points lower this year than in the 2014 report, and ranked between ninth and 16th in overall payback.

Vinyl Siding Replacement.....Up 2.5%
Fiber-Cement Replacement.....Down 2.7%

See www.costsvsvalue.com for more data on 102 cities.

This informational flyer was developed using data and insights from www.costsvsvalue.com, and with the consent of Hanley-Wood Media, Inc. ©2015 All rights reserved ProVia and Hanley-Wood Media.



"To Serve, By Caring for Details In Ways Others Won't"

