

REMODELING PROJECTS Which projects recoup the most money

SOMETIMES YOUR BEST FINANCIAL TOOLS ARE THE ONES YOU USE FOR REMODELING.

One of the most common reasons many homeowners upgrade their home is to suit their lifestyle, tastes in decor and or layout arrangement. Many times, entertainment qualities of a project such as in a pool, spa, or patio are important reasons for a remodel. While the cost of a remodel is always a consideration, the dollars that may be recouped from resale of your property are often overlooked.

Before you start knocking down walls or digging up the backyard, you should consider the return on your investment. The fact is, some home improvements will add to the value of your home, and others will detract from it.

Take a look at the chart shown here before you decide on your next home improvement project. It is hard to go wrong when you invest in a home improvement that fits both your lifestyle needs and your financial goals.

What a remodeling project is worth at resale

Check the return on investment for the projects shown here, and then you can decide which remodeling project will best fit your lifestyle needs, along with your financial goals.



Kitchen enhancements such as new or refinished cupboards or a central island can considerably increase the resale value of your home.



It is wise to keep color and style conservative for the best resale potential. Tile, bathroom fixtures and appliance colors in light colors and conservative choices are best.

Remodeling Job	Average Job Costs	Average Resale Value	Cost Recouped
Bath Remodel	\$11,380	\$13,625	120%
Minor Kitchen Remodel	\$17,331	\$20,000	115%
Two-Story Addition	\$79,202	\$79,033	100%
Major Kitchen Remodel	\$43,483	\$41,250	95%
Master Bedroom Suite	\$74,385	\$68,750	92%
Bath Addition	\$16,933	\$14,833	88%
Family Room Addition	\$57,259	\$48,750	85%
Siding Replacement	\$7,962	\$6,500	82%
Deck Addition	\$6,670	\$5,250	79%
Attic Bedroom	\$36,954	\$23,750	64%
Home Office	\$12,051	\$5,667	47%
Swimming Pool	\$25,000	\$6,250	25%

Source: Remodeling Magazine Survey 2001 and various other sources for Southern California area.