

When weighing the cost of a remodeling project there are many things to consider beyond the obvious cost of the project vs. the expected return on the future sale of your home. To get a true cost over time you might consider offsetting the costs of a larger project by the cost of replacement projects such as a new roof or siding if those things are included in the larger project. Many replacement projects will need to be done just to protect your homes value if those items are in disrepair.

Another thing to remember when it is time to do those replacement projects is to look for a company that can offer creative options that can enhance your whole home. Adding stone accents or new porch to a siding project can create a warm and welcoming appearance to your home. Creating a new roofline as a part of your roofing project can make the illusion of a much bigger project that can influence the curb appeal of your home.

When contemplating a larger project such as an addition, new kitchen or whole house remodel, it is sensible to look at the bigger picture. You should consider such things as the special features of your lot, your location to services, how long you plan to live in the home and what the neighboring home values are. Lastly, there is the intangible benefit of enjoying the home where your family's memories are made.

Cost vs Value 2006						
Project	2006 National Averages			Region - West North Central		
	Job Cost	Resale Value	% Cost Recouped	Job Cost	Resale Value	% Cost Recouped
Mid-Range						
Attic Bedroom Remodel	\$44,073	\$35,228	79.90%	\$46,825	\$32,749	69.90%
Basement Remodel	\$56,724	\$44,685	78.80%	\$59,721	\$40,937	68.60%
Bathroom Addition	\$28,918	\$21,670	74.90%	\$30,428	\$19,447	63.90%
Bathroom Remodel	\$12,918	\$10,970	84.90%	\$13,462	\$10,062	74.80%
Deck Addition	\$14,728	\$11,307	76.80%	\$15,063	\$9,729	64.60%
Family Room Addition	\$74,890	\$53,519	71.50%	\$78,714	\$48,021	61.00%
Home Office Remodel	\$20,057	\$12,707	63.40%	\$21,007	\$11,548	55.00%
Major Kitchen Remodel	\$54,241	\$43,603	80.40%	\$56,045	\$39,958	71.30%
Master Suite Addition	\$94,331	\$68,458	72.60%	\$99,261	\$61,417	61.90%
Minor Kitchen Remodel	\$17,928	\$15,278	85.20%	\$18,354	\$13,471	73.40%
Roofing Replacement	\$14,276	\$10,553	73.90%	\$15,835	\$9,595	60.60%
Siding Replacement (vinyl)	\$9,134	\$7,963	87.20%	\$9,507	\$7,662	80.60%
Sunroom Addition	\$49,551	\$32,854	66.30%	\$51,345	\$30,783	60.00%
Two-Story Addition	\$105,297	\$87,654	83.20%	\$109,472	\$80,273	73.30%
Window Replacement (wood)	\$11,040	\$9,416	85.30%	\$11,703	\$8,544	73.00%
Window Replacement (vinyl)	\$10,160	\$8,500	83.70%	\$10,796	\$7,720	71.50%
Upscale						
Bathroom Addition	\$60,535	\$44,041	72.80%	\$62,808	\$40,552	64.60%
Bathroom Remodel	\$38,165	\$29,529	77.40%	\$39,526	\$27,679	70.00%
Major Kitchen Remodel	\$107,973	\$81,896	75.90%	\$109,956	\$75,059	68.30%
Master Suite Addition	\$176,268	\$128,096	72.70%	\$182,059	\$118,180	64.90%
Roofing Replacement	\$24,693	\$18,012	72.90%	\$27,445	\$16,654	60.70%
Siding Replacement (fiber cement)	\$13,149	\$11,573	88.00%	\$13,360	\$10,862	81.30%
Siding Replacement (foam-backed vinyl)	\$11,139	\$9,258	83.10%	\$11,500	\$8,938	77.70%
Window Replacement (wood)	\$16,910	\$13,952	82.50%	\$17,690	\$12,881	72.80%
Window Replacement (vinyl)	\$13,120	\$11,109	84.70%	\$13,917	\$10,411	74.80%

Chart and data from Remodeling Online, 2004