



## More Bang for Your Buck: 10 Remodeling Projects with the Biggest Payback

According to the Cost vs. Value Report\*, replacing your vinyl siding is the least expensive way to add value and increase the selling price for your home. Replacing wood windows and performing a minor kitchen remodel (\$17,000 or less) tie for second place on the list of high-impact home improvements to help you sell. The third most profitable home improvement to add value to your home is a bathroom makeover (\$12,000 or less).

Project	Job Cost	Resale Value	Average ROI
Vinyl Siding Replacement	\$9,134	\$7,963	87.2%
Window Replacement (Wood)	\$11,040	\$9,416	85.3%
Minor Kitchen Remodel	\$17,928	\$15,278	85.2%
Bathroom Remodel	\$12,918	\$10,970	84.9%
Window Replacement (Vinyl)	\$13,120	\$11,109	84.7%
Two-Story Addition	\$105,297	\$87,654	83.2%
Major Kitchen Remodel	\$54,241	\$43,603	80.4%
Attic Bedroom Remodel	\$44,073	\$35,228	79.9%
Basement Remodel	\$56,724	\$44,685	78.8%
Deck Addition	\$14,728	\$11,307	76.8%

### Know Your Neighborhood

Before you decide which home improvement project adds the most house value, do a little competitive research by finding out what features are popular with other homes in your neighborhood. If most houses in your neighborhood are about 15 to 20 years old but have upgraded kitchens with contemporary countertops, tile flooring, and stainless steel appliances, you'll net a better return if you invest in a minor kitchen remodel. By knowing your neighborhood, you'll get a better sense of what projects are the best home improvement values for your dollar.

### Know Your Region of the Country

Not only should know your neighborhood but you should also know your region. Consider a remodeled basement which, nationally, offers 78.8% ROI; widely popular with buyers in some parts of the country (in the Pacific, it nets a 92.7% ROI), remodeled basements are not as popular in other parts of the country (in New England, its ROI is only 61.9%). To help you sell now, know what buyers in your area prefer.

According to the Cost vs. Value Report, each part of the country has unique home improvement values. While a kitchen or bath remodel can net a hefty ROI in the Midwest, the best ROI on the East Coast comes from home improvements that save energy or maintenance, like siding and window replacements.

\*The 2006 Cost vs. Value Report (a combined effort by Remodeling magazine and REALTOR® Magazine) can be downloaded at <http://lowesmoving.com/images/pdf/115.pdf>