



Garage Doors Add Value and Curb Appeal While Providing Great R.O.I.

Remodeling Magazine studied 35 common home remodeling projects and calculated the share of the cost that would be recovered at resale.

First, nearly all the projects directly impact a homes' Curb Appeal. Second, the most affordable projects also generated the highest return on investment.

Garage doors can represent up to 30% of what people see of a home and return nearly all of their investment.

2010-11 National Averages

Midrange Projects			
Top 10 Exterior Projects	Job Cost	Resale Value	Cost Recouped
Entry Door Replacement (steel)	\$1,218	\$1,243	102.1%
Garage Door Replacement	\$1,291	\$1,083	83.9%
Deck Addition (wood)	\$10,973	\$7,986	72.8%
Siding Replacement (vinyl)	\$11,357	\$8,223	72.4%
Window Replacement (wood)	\$12,027	\$8,707	72.4%
Window Replacement (vinyl)	\$11,066	\$7,920	71.6%
Deck Addition (composite)	\$15,620	\$10,337	66.2%
Entry Door Replacement (fiberglass)	\$3,576	\$2,147	60.0%
Roofing Replacement	\$21,488	\$12,780	59.5%
Garage Addition	\$60,608	\$35,876	59.2%

Upscale Projects			
Exterior Projects	Job Cost	Resale Value	Cost Recouped
Siding Replacement (fiber-cement)	\$13,382	\$10,707	80.0%
Window Replacement (vinyl)	\$14,284	\$10,368	72.6%
Siding Replacement (foam-backed vinyl)	\$13,973	\$10,119	72.4%
Garage Door Replacement	\$3,545	\$2,476	69.8%
Window Replacement (wood)	\$18,226	\$12,303	67.5%
Grand Entrance (fiberglass)	\$7,700	\$4,979	64.7%
Deck Addition (composite)	\$38,382	\$22,154	57.7%
Roofing Replacement	\$38,022	\$21,120	55.5%
Garage Addition	\$90,053	\$48,278	53.6%

Source: The Remodeling 2010-11 Cost vs. Value Report (www.costsvalue.com).

Behind the Numbers

Job costs were generated by HomeTech Information Systems using updated product and labor costs from contractors nationwide.

Resale values came from 3,000+ appraisers, sales agents, and broker members of the National Association of Realtors. In summer 2010, their input was gathered in e-mail surveys that contained project descriptions, three-dimensional illustrations, construction costs, and median home price data.

Remodeling magazine reaches 80,000 remodeling professionals in the \$299 billion remodeling industry.

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