



### Minor Kitchen Remodel

Job cost: \$17,928

Resale value: \$15,278

(national average)

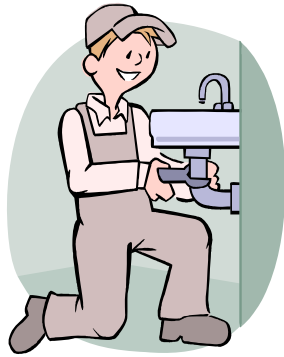
**85.2% average recouped**

Update a 200 square foot kitchen that has a functional layout by adding 30 linear feet of cabinetry and countertops. Leave cabinet boxes in place, but replace fronts with new raised-panel wood doors and drawers. Replace wall oven and cooktop with new energy-efficient models. Replace laminate countertops. Install mid-priced sink and faucet. Repaint trim, add wall covering, and replace existing flooring with resilient flooring.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$ 18,311</b>	<b>\$ 15,417</b>	<b>84.2%</b>
Albany, NY	\$ 18,218	\$ 19,247	105.6%
Allentown, Pa	\$ 18,015	\$ 14,680	81.5%
Baltimore	\$ 17,488	\$ 17,720	101.3%
Boston	\$ 19,341	\$ 16,827	87.0%
Buffalo, NY	\$ 18,476	\$ 13,350	72.3%
Burlington, Vt	\$ 16,209	\$ 15,500	95.6%
Harrisburg, Pa	\$ 17,444	\$ 12,632	72.4%
Hartford, Conn	\$ 18,943	\$ 13,870	73.2%
Manchester, N.H.	\$ 17,139	\$ 14,179	82.7%
New York City	\$ 20,365	\$ 20,885	102.6%
Philadelphia	\$ 18,920	\$ 15,036	79.5%
Pittsburgh	\$ 18,352	\$ 11,432	62.3%
Providence, R.I.	\$ 18,772	\$ 17,182	91.5%
Washington, D.C.	\$ 17,781	\$ 16,856	94.8%
Wilmington, Del	\$ 18,260	\$ 14,484	79.3%
<b>Midwest Average</b>	<b>\$ 18,404</b>	<b>\$ 13,637</b>	<b>74.1%</b>
Chicago	\$ 19,636	\$ 18,342	93.4%
Cincinnati	\$ 18,116	\$ 12,883	71.1%
Cleveland	\$ 18,712	\$ 10,278	54.9%
Columbus, Ohio	\$ 17,667	\$ 15,314	86.7%
Des Moines, Iowa	\$ 17,481	\$ 12,568	71.9%
Detroit	\$ 19,640	\$ 10,522	53.6%
Grand Rapids, Mich	\$ 17,480	\$ 12,143	69.5%
Indianapolis	\$ 17,945	\$ 13,019	72.5%
Kansas City, Mo	\$ 18,771	\$ 13,347	71.1%
Madison, Wis	\$ 18,275	\$ 16,400	89.7%
Milwaukee	\$ 18,618	\$ 15,318	82.3%
Minneapolis	\$ 19,669	\$ 16,294	82.8%
St. Louis	\$ 18,819	\$ 13,530	71.9%
Wichita, Kan	\$ 17,029	\$ 11,615	68.2%

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$ 17,104</b>	<b>\$ 14,543</b>	<b>85.0%</b>
Atlanta	\$ 17,851	\$ 14,197	79.5%
Birmingham, Ala	\$ 17,657	\$ 16,182	91.6%
Columbia, S.C.	\$ 16,042	\$ 13,361	83.3%
Dallas	\$ 16,948	\$ 14,360	84.7%
Houston	\$ 17,315	\$ 12,573	72.6%
Jacksonville, Fla	\$ 16,800	\$ 14,820	88.2%
Knoxville, Tenn	\$ 16,702	\$ 16,054	96.1%
Louisville, Ky	\$ 17,240	\$ 13,246	76.8%
Memphis, Tenn	\$ 17,118	\$ 11,945	69.8%
Miami	\$ 17,689	\$ 18,500	104.6%
New Orleans	\$ 17,081	\$ 17,417	102.0%
Norfolk, Va	\$ 16,269	\$ 12,025	73.9%
Orlando, Fla	\$ 17,330	\$ 15,905	91.8%
Raleigh, N.C.	\$ 16,038	\$ 13,093	81.6%
Richmond, Va	\$ 16,179	\$ 15,445	95.5%
San Antonio	\$ 17,104	\$ 14,142	82.7%
Tampa, Fla	\$ 17,419	\$ 16,457	94.5%
Tulsa, Okla	\$ 16,739	\$ 11,674	69.7%
<b>West Average</b>	<b>\$ 18,427</b>	<b>\$ 17,889</b>	<b>97.1%</b>
Albuquerque, N.M.	\$ 17,305	\$ 17,738	102.5%
Boise, Idaho	\$ 17,194	\$ 18,078	105.1%
Colorado Springs, Colo	\$ 17,307	\$ 11,912	68.8%
Denver	\$ 17,517	\$ 13,429	76.7%
Las Vegas	\$ 19,157	\$ 13,781	71.9%
Los Angeles	\$ 19,555	\$ 20,081	102.7%
Phoenix	\$ 17,027	\$ 15,104	88.7%
Portland, Ore	\$ 18,241	\$ 16,855	92.4%
Sacramento, Calif	\$ 19,685	\$ 19,770	100.4%
Salt Lake City	\$ 16,902	\$ 16,107	95.3%
San Diego	\$ 19,176	\$ 17,846	93.1%
San Francisco	\$ 20,434	\$ 25,789	126.2%
Seattle	\$ 19,107	\$ 23,341	122.2%

Remodeling magazine's "Cost vs. Value Report."



### Bathroom Remodel

Job cost: \$12,918

Resale value: \$10,970

(national average)

**84.9% average recouped**

Update and existing 5x7 foot bathroom that's at least 25 years old. Replace all fixtures to include 30x60 inch porcelain-on-steel tub with 4x4 ceramic tile surround, new single-lever temperature and pressure-balanced shower control, standard white toilet, solid surface vanity counter with integral double sink, recessed medicine cabinet with light, ceramic tile floor, and vinyl wallpaper.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$ 13,546</b>	<b>\$ 11,185</b>	<b>82.6%</b>
Albany, NY	\$ 13,321	\$ 13,459	101.0%
Allentown, Pa	\$ 12,944	\$ 10,317	79.7%
Baltimore	\$ 12,599	\$ 12,481	99.1%
Boston	\$ 14,876	\$ 12,498	84.0%
Buffalo, NY	\$ 13,617	\$ 9,175	67.4%
Burlington, Vt	\$ 10,722	\$ 10,000	93.3%
Harrisburg, Pa	\$ 12,270	\$ 8,278	67.5%
Hartford, Conn	\$ 14,385	\$ 10,705	74.4%
Manchester, N.H.	\$ 12,468	\$ 10,833	86.9%
New York City	\$ 16,837	\$ 16,550	98.3%
Philadelphia	\$ 14,272	\$ 11,968	83.9%
Pittsburgh	\$ 13,644	\$ 8,397	61.5%
Providence, R.I.	\$ 13,793	\$ 12,000	87.0%
Washington, D.C.	\$ 12,633	\$ 11,298	89.4%
Wilmington, Del	\$ 13,709	\$ 9,547	69.6%
<b>Midwest Average</b>	<b>\$ 13,518</b>	<b>\$ 9,902</b>	<b>73.3%</b>
Chicago	\$ 15,320	\$ 13,441	87.7%
Cincinnati	\$ 13,171	\$ 9,048	68.7%
Cleveland	\$ 13,923	\$ 8,326	59.8%
Columbus, Ohio	\$ 12,623	\$ 9,103	72.1%
Des Moines, Iowa	\$ 12,558	\$ 8,635	68.8%
Detroit	\$ 15,124	\$ 9,413	62.2%
Grand Rapids, Mich	\$ 11,786	\$ 8,457	71.8%
Indianapolis	\$ 12,894	\$ 8,393	65.1%
Kansas City, Mo	\$ 14,005	\$ 10,222	73.0%
Madison, Wis	\$ 13,585	\$ 10,650	78.4%
Milwaukee	\$ 13,739	\$ 10,850	79.0%
Minneapolis	\$ 14,985	\$ 13,140	87.7%
St. Louis	\$ 13,924	\$ 10,395	74.7%
Wichita, Kan	\$ 11,841	\$ 7,921	66.9%

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$ 11,746</b>	<b>\$ 10,606</b>	<b>90.3%</b>
Atlanta	\$ 12,834	\$ 10,714	83.5%
Birmingham, Ala	\$ 12,579	\$ 12,018	95.5%
Columbia, S.C.	\$ 10,484	\$ 7,456	71.1%
Dallas	\$ 11,485	\$ 10,237	89.1%
Houston	\$ 11,922	\$ 9,391	78.8%
Jacksonville, Fla	\$ 11,043	\$ 10,437	94.5%
Knoxville, Tenn	\$ 11,137	\$ 13,699	123.0%
Louisville, Ky	\$ 11,971	\$ 9,298	77.7%
Memphis, Tenn	\$ 11,810	\$ 11,221	95.0%
Miami	\$ 12,729	\$ 13,310	104.6%
New Orleans	\$ 11,543	\$ 11,811	102.3%
Norfolk, Va	\$ 10,484	\$ 8,511	81.2%
Orlando, Fla	\$ 11,978	\$ 10,065	84.0%
Raleigh, N.C.	\$ 10,064	\$ 7,909	78.6%
Richmond, Va	\$ 10,433	\$ 9,389	90.0%
San Antonio	\$ 11,834	\$ 9,700	82.0%
Tampa, Fla	\$ 12,344	\$ 11,591	93.9%
Tulsa, Okla	\$ 11,143	\$ 9,029	81.0%
<b>West Average</b>	<b>\$ 13,612</b>	<b>\$ 13,018</b>	<b>95.6%</b>
Albuquerque, N.M.	\$ 12,097	\$ 12,176	100.7%
Boise, Idaho	\$ 11,812	\$ 11,934	101.0%
Colorado Springs, Colo	\$ 12,100	\$ 7,618	63.0%
Denver	\$ 12,588	\$ 9,770	77.6%
Las Vegas	\$ 14,386	\$ 10,636	73.9%
Los Angeles	\$ 14,731	\$ 15,013	101.9%
Phoenix	\$ 11,673	\$ 12,670	108.5%
Portland, Ore	\$ 13,803	\$ 14,375	104.1%
Sacramento, Calif	\$ 15,051	\$ 14,474	96.2%
Salt Lake City	\$ 11,692	\$ 9,917	84.8%
San Diego	\$ 14,520	\$ 12,280	84.6%
San Francisco	\$ 16,589	\$ 20,697	124.8%
Seattle	\$ 14,643	\$ 15,326	104.7%



### Basement Remodel

Job cost: \$56,724

Resale value: \$44,685  
(national average)

**79% average recouped**

Create a 20x30 foot entertaining area with a wet bar, a 5x8 foot full bath, and a 2x12 foot auxiliary room. Painted drywall throughout; exterior walls are insulated. Include 5 six-panel doors. Main room: 15 recessed lights, 3 surface-mounted light fixtures, and a snap-together laminate flooring system. Bath: Toilet, vanity with cultured marble top, resilient vinyl flooring, two-piece fiberglass shower unit, a light/fan combo, and recessed medicine cabinet. Bar area: 10 linear feet of raised-panel oak cabinets with laminate countertops, stainless steel bar sink, under-counter refrigerator, and vinyl floor tile.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$ 59,315</b>	<b>\$ 40,263</b>	<b>67.9%</b>
Albany, NY	\$ 58,353	\$ 52,876	90.6%
Allentown, Pa	\$ 57,012	\$ 45,072	79.1%
Baltimore	\$ 55,464	\$ 51,000	92.0%
Boston	\$ 66,439	\$ 46,773	70.4%
Buffalo, NY	\$ 60,356	\$ 32,400	53.7%
Burlington, Vt	\$ 46,823	\$ 24,000	51.3%
Harrisburg, Pa	\$ 52,715	\$ 34,700	65.8%
Hartford, Conn	\$ 62,767	\$ 36,161	57.6%
Manchester, N.H.	\$ 51,653	\$ 35,667	69.1%
New York City	\$ 76,176	\$ 64,619	84.8%
Philadelphia	\$ 63,481	\$ 49,671	78.2%
Pittsburgh	\$ 58,057	\$ 34,176	58.9%
Providence, R.I.	\$ 61,070	\$ 36,091	59.1%
Washington, D.C.	\$ 55,854	\$ 48,796	87.4%
Wilmington, Del	\$ 61,296	\$ 37,333	60.9%
<b>Midwest Average</b>	<b>\$ 59,672</b>	<b>\$ 39,153</b>	<b>65.6%</b>
Chicago	\$ 68,844	\$ 55,221	80.2%
Cincinnati	\$ 56,987	\$ 35,400	62.1%
Cleveland	\$ 61,708	\$ 30,946	50.1%
Columbus, Ohio	\$ 54,683	\$ 32,750	59.9%
Des Moines, Iowa	\$ 54,408	\$ 35,465	65.2%
Detroit	\$ 67,598	\$ 34,965	51.7%
Grand Rapids, Mich	\$ 51,025	\$ 30,603	60.0%
Indianapolis	\$ 56,277	\$ 37,182	66.1%
Kansas City, Mo	\$ 62,350	\$ 40,182	64.4%
Madison, Wis	\$ 58,923	\$ 39,200	66.5%
Milwaukee	\$ 60,557	\$ 40,050	66.1%
Minneapolis	\$ 67,861	\$ 52,230	77.0%
St. Louis	\$ 63,580	\$ 44,083	69.3%
Wichita, Kan	\$ 50,404	\$ 32,723	64.9%

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$ 51,160</b>	<b>\$ 44,297</b>	<b>86.6%</b>
Atlanta	\$ 56,407	\$ 47,538	84.3%
Birmingham, Ala	\$ 53,194	\$ 45,378	85.3%
Columbia, S.C.	\$ 42,963	\$ 39,228	91.3%
Dallas	\$ 49,799	\$ 44,797	90.0%
Houston	\$ 52,789	\$ 37,050	70.2%
Jacksonville, Fla	\$ 47,886	\$ 53,465	111.7%
Knoxville, Tenn	\$ 47,578	\$ 51,954	109.2%
Louisville, Ky	\$ 52,203	\$ 36,852	70.6%
Memphis, Tenn	\$ 51,309	\$ 38,268	74.6%
Miami	\$ 54,517	\$ 53,798	98.7%
New Orleans	\$ 51,224	\$ 52,579	102.6%
Norfolk, Va	\$ 45,345	\$ 43,254	95.4%
Orlando, Fla	\$ 50,941	\$ 51,000	100.1%
Raleigh, N.C.	\$ 43,980	\$ 39,509	89.8%
Richmond, Va	\$ 45,621	\$ 48,006	105.2%
San Antonio	\$ 51,113	\$ 44,077	86.2%
Tampa, Fla	\$ 53,420	\$ 46,936	87.9%
Tulsa, Okla	\$ 48,234	\$ 37,115	76.9%
<b>West Average</b>	<b>\$ 60,647</b>	<b>\$ 54,427</b>	<b>89.7%</b>
Albuquerque, N.M.	\$ 53,514	\$ 45,736	85.5%
Boise, Idaho	\$ 52,013	\$ 64,462	123.9%
Colorado Springs, Colo	\$ 54,007	\$ 31,862	59.0%
Denver	\$ 55,336	\$ 41,715	75.4%
Las Vegas	\$ 64,426	\$ 52,549	81.6%
Los Angeles	\$ 67,105	\$ 56,233	83.8%
Phoenix	\$ 51,318	\$ 48,596	94.7%
Portland, Ore	\$ 62,103	\$ 57,381	92.4%
Sacramento, Calif	\$ 68,444	\$ 66,585	97.3%
Salt Lake City	\$ 50,411	\$ 43,030	85.4%
San Diego	\$ 64,684	\$ 51,261	79.2%
San Francisco	\$ 74,466	\$ 74,273	99.7%
Seattle	\$ 64,363	\$ 66,292	103.0%

Remodeling magazine's "Cost vs. Value Report."



### Home Office Remodel

Job cost: \$20,057

Resale value: \$12,707  
(national average)

**63% average recouped**

Convert and existing 12x12 foot room to a home office. Install custom cabinets to include 20 feet of laminate desktop, a computer workstation, and wall cabinet storage. Rewire room for computer, fax machine, and other electronic equipment, as well as cable and telephone lines. Include drywall interior, painted trim, and commercial-grade carpeting.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$ 20,694</b>	<b>\$ 12,551</b>	<b>60.7%</b>
Albany, NY	\$ 20,571	\$ 18,146	88.2%
Allentown, Pa	\$ 20,040	\$ 11,036	55.1%
Baltimore	\$ 18,805	\$ 13,959	74.2%
Boston	\$ 22,644	\$ 16,174	71.4%
Buffalo, NY	\$ 21,128	\$ 13,300	62.9%
Burlington, Vt	\$ 17,199	\$ 6,500	37.8%
Harrisburg, Pa	\$ 19,089	\$ 9,368	49.1%
Hartford, Conn	\$ 21,816	\$ 10,915	50.0%
Manchester, N.H.	\$ 18,987	\$ 11,360	59.8%
New York City	\$ 23,930	\$ 17,665	73.8%
Philadelphia	\$ 21,259	\$ 4,800	22.6%
Pittsburgh	\$ 13,590	\$ 5,909	43.5%
Providence, R.I.	\$ 21,778	\$ 14,000	64.3%
Washington, D.C.	\$ 19,612	\$ 16,216	82.7%
Wilmington, Del	\$ 20,128	\$ 9,800	48.7%
<b>Midwest Average</b>	<b>\$ 21,043</b>	<b>\$ 11,296</b>	<b>53.7%</b>
Chicago	\$ 23,416	\$ 16,309	69.6%
Cincinnati	\$ 20,464	\$ 11,500	56.2%
Cleveland	\$ 21,308	\$ 10,669	50.1%
Columbus, Ohio	\$ 19,903	\$ 10,593	53.2%
Des Moines, Iowa	\$ 19,576	\$ 9,186	46.9%
Detroit	\$ 22,875	\$ 8,478	37.1%
Grand Rapids, Mich	\$ 19,656	\$ 8,500	43.2%
Indianapolis	\$ 20,181	\$ 9,643	47.8%
Kansas City, Mo	\$ 21,500	\$ 12,073	56.2%
Madison, Wis	\$ 20,589	\$ 11,670	56.7%
Milwaukee	\$ 21,317	\$ 12,031	56.4%
Minneapolis	\$ 23,480	\$ 14,530	61.9%
St. Louis	\$ 22,061	\$ 12,374	56.1%
Wichita, Kan	\$ 18,417	\$ 9,579	52.0%

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$ 18,589</b>	<b>\$ 12,621</b>	<b>67.9%</b>
Atlanta	\$ 19,710	\$ 11,535	58.5%
Birmingham, Ala	\$ 19,625	\$ 14,361	73.2%
Columbia, S.C.	\$ 16,747	\$ 9,763	58.3%
Dallas	\$ 18,360	\$ 11,509	62.7%
Houston	\$ 19,335	\$ 11,495	59.5%
Jacksonville, Fla	\$ 18,580	\$ 14,735	79.3%
Knoxville, Tenn	\$ 17,758	\$ 17,629	99.3%
Louisville, Ky	\$ 19,060	\$ 10,056	52.8%
Memphis, Tenn	\$ 18,499	\$ 9,645	52.1%
Miami	\$ 19,391	\$ 16,149	83.3%
New Orleans	\$ 18,672	\$ 15,450	82.7%
Norfolk, Va	\$ 17,182	\$ 10,654	62.0%
Orlando, Fla	\$ 18,960	\$ 14,075	74.2%
Raleigh, N.C.	\$ 16,825	\$ 8,848	52.6%
Richmond, Va	\$ 17,194	\$ 10,633	61.8%
San Antonio	\$ 18,476	\$ 12,604	68.2%
Tampa, Fla	\$ 18,915	\$ 17,043	90.1%
Tulsa, Okla	\$ 17,801	\$ 9,721	54.6%
<b>West Average</b>	<b>\$ 13,738</b>	<b>\$ 11,395</b>	<b>82.9%</b>
Albuquerque, N.M.	\$ 19,089	\$ 11,229	58.8%
Boise, Idaho	\$ 19,412	\$ 15,429	79.5%
Colorado Springs, Colo	\$ 19,041	\$ 8,088	42.5%
Denver	\$ 19,191	\$ 10,469	54.6%
Las Vegas	\$ 22,065	\$ 13,121	59.5%
Los Angeles	\$ 22,576	\$ 18,234	80.8%
Phoenix	\$ 18,642	\$ 12,808	68.7%
Portland, Ore	\$ 20,936	\$ 14,037	67.0%
Sacramento, Calif	\$ 22,934	\$ 16,101	70.2%
Salt Lake City	\$ 18,536	\$ 11,730	63.3%
San Diego	\$ 22,313	\$ 16,026	71.8%
San Francisco	\$ 23,576	\$ 23,359	99.1%
Seattle	\$ 21,977	\$ 16,659	75.8%

Remodeling magazine's "Cost vs. Value Report."



**Sunroom Addition**

Job cost: \$49,551

Resale value: \$32,854  
(national average)

**66% average recouped**

Add a 200 square foot sunroom, including footings and slab-on-grade foundation. Use post-and-beam framing, exposed on the inside. On the exterior, use an extruded aluminum window frame-and flashing system with insulated, low-E laminated or tempered glazing. Install screens and a ceiling to provide natural ventilation. Insulate all non-glass areas and provide movable shades for glass area. Install quarry tile or equivalent on the floor.

Region or City	Job Cost	Resale Value	Cost Recouped
<b>East Average</b>	<b>\$ 50,693</b>	<b>\$ 33,491</b>	<b>66.1%</b>
Albany, NY	\$ 49,934	\$ 43,624	87.4%
Allentown, Pa	\$ 50,171	\$ 30,577	60.9%
Baltimore	\$ 47,665	\$ 37,074	77.8%
Boston	\$ 54,496	\$ 37,349	68.5%
Buffalo, NY	\$ 52,009	\$ 29,474	56.7%
Burlington, Vt	\$ 43,246	\$ 32,500	75.2%
Harrisburg, Pa	\$ 47,371	\$ 27,974	59.1%
Hartford, Conn	\$ 52,978	\$ 33,507	63.2%
Manchester, N.H.	\$ 46,131	\$ 33,923	73.5%
New York City	\$ 58,644	\$ 44,436	75.8%
Philadelphia	\$ 53,049	\$ 37,786	71.2%
Pittsburgh	\$ 49,439	\$ 22,902	46.3%
Providence, R.I.	\$ 52,492	\$ 28,500	54.3%
Washington, D.C.	\$ 49,686	\$ 43,607	87.8%
Wilmington, Del	\$ 50,682	\$ 35,467	70.0%
<b>Midwest Average</b>	<b>\$ 51,372</b>	<b>\$ 30,368</b>	<b>59.1%</b>
Chicago	\$ 56,864	\$ 41,332	72.7%
Cincinnati	\$ 49,307	\$ 28,304	57.4%
Cleveland	\$ 52,165	\$ 27,054	51.9%
Columbus, Ohio	\$ 48,164	\$ 25,423	52.8%
Des Moines, Iowa	\$ 47,130	\$ 26,682	56.6%
Detroit	\$ 56,013	\$ 24,849	44.4%
Grand Rapids, Mich	\$ 48,395	\$ 23,571	48.7%
Indianapolis	\$ 48,853	\$ 28,194	57.7%
Kansas City, Mo	\$ 53,043	\$ 33,226	62.6%
Madison, Wis	\$ 50,485	\$ 37,900	75.1%
Milwaukee	\$ 52,342	\$ 32,941	62.9%
Minneapolis	\$ 57,864	\$ 41,662	72.0%
St. Louis	\$ 54,334	\$ 30,563	56.3%
Wichita, Kan	\$ 44,355	\$ 21,781	49.1%

Region or City	Job Cost	Resale Value	Cost Recouped
<b>South Average</b>	<b>\$ 46,057</b>	<b>\$ 31,868</b>	<b>69.2%</b>
Atlanta	\$ 49,258	\$ 32,784	66.6%
Birmingham, Ala	\$ 47,354	\$ 33,322	70.4%
Columbia, S.C.	\$ 41,182	\$ 28,667	69.6%
Dallas	\$ 45,470	\$ 28,395	62.4%
Houston	\$ 47,344	\$ 27,193	57.4%
Jacksonville, Fla	\$ 45,929	\$ 38,133	83.0%
Knoxville, Tenn	\$ 43,873	\$ 40,360	92.0%
Louisville, Ky	\$ 46,684	\$ 27,241	58.4%
Memphis, Tenn	\$ 45,706	\$ 27,373	59.9%
Miami	\$ 47,853	\$ 43,152	90.2%
New Orleans	\$ 46,709	\$ 37,389	80.0%
Norfolk, Va	\$ 43,732	\$ 29,071	66.5%
Orlando, Fla	\$ 47,135	\$ 36,333	77.1%
Raleigh, N.C.	\$ 42,560	\$ 30,352	71.3%
Richmond, Va	\$ 43,424	\$ 33,118	76.3%
San Antonio	\$ 45,399	\$ 29,142	64.2%
Tampa, Fla	\$ 47,437	\$ 26,619	56.1%
Tulsa, Okla	\$ 44,525	\$ 22,881	51.4%
<b>West Average</b>	<b>\$ 52,144</b>	<b>\$ 35,494</b>	<b>68.1%</b>
Albuquerque, N.M.	\$ 47,944	\$ 33,200	69.2%
Boise, Idaho	\$ 47,551	\$ 35,286	74.2%
Colorado Springs, Colo	\$ 48,744	\$ 19,924	40.9%
Denver	\$ 48,596	\$ 29,748	61.2%
Las Vegas	\$ 53,988	\$ 41,323	76.5%
Los Angeles	\$ 57,220	\$ 43,734	76.4%
Phoenix	\$ 47,184	\$ 31,374	66.5%
Portland, Ore	\$ 51,914	\$ 36,388	70.1%
Sacramento, Calif	\$ 57,381	\$ 36,715	64.0%
Salt Lake City	\$ 45,310	\$ 30,179	66.6%
San Diego	\$ 55,110	\$ 36,256	65.8%
San Francisco	\$ 59,751	\$ 48,237	80.7%
Seattle	\$ 53,501	\$ 35,143	65.7%



# Remodeling Cost VS Value Report 2006

National 2006 Averages			
ADDITIONS	Job Cost	Resale Value	Cost Recouped
<b>MIDRANGE</b>			
Bathroom	\$ 28,918	\$ 21,670	74.9%
Deck	\$ 14,728	\$ 11,307	76.8%
Family Room	\$ 74,890	\$ 53,519	71.5%
Master Suite	\$ 94,331	\$ 68,458	72.6%
Sunroom	\$ 49,551	\$ 32,854	66.3%
Two-Story	\$ 105,297	\$ 87,654	83.2%
<b>UPSCALE</b>			
Bathroom	\$ 60,535	\$ 44,041	72.8%
Master Suite	\$ 176,268	\$ 128,096	72.7%
<b>REMODELS</b>			
<b>MIDRANGE</b>			
Attic Bedroom	\$ 44,073	\$ 35,228	79.9%
Basement	\$ 56,724	\$ 44,685	78.8%
Bathroom	\$ 12,918	\$ 10,970	84.9%
Home Office	\$ 20,057	\$ 12,707	63.4%
Kitchen (major)	\$ 64,241	\$ 43,603	67.9%
Kitchen (minor)	\$ 17,928	\$ 15,278	85.2%
<b>UPSCALE</b>			
Bathroom	\$ 38,165	\$ 29,529	77.4%
Kitchen	\$ 107,973	\$ 81,896	75.8%
<b>MIDRANGE</b>			
Roofing	\$ 14,276	\$ 10,553	73.9%
Siding (vinyl)	\$ 9,134	\$ 7,963	87.2%
Window (wood)	\$ 11,040	\$ 9,416	85.3%
Window (vinyl)	\$ 10,160	\$ 8,500	83.7%
<b>UPSCALE</b>			
Roofing	\$ 24,693	\$ 18,012	72.9%
Siding (fiber cement)	\$ 13,149	\$ 11,573	88.0%
Siding (foam-backed vinyl)	\$ 11,139	\$ 9,258	83.1%
Window (wood)	\$ 16,910	\$ 13,952	82.5%
Window (vinyl)	\$ 13,120	\$ 11,109	84.7%