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**Best  
Home  
Improvement  
Projects  
for  
2015**



A new steel front door tops the list of home improvement projects with the best ROI, boasting a long-term return of 98%.

# 6 Remodeling Projects That Make Financial Sense

Although kitchens and bathrooms always steal the spotlight in a home remodel, they aren't necessarily the ones that have the highest return on investment when you sell your home.

Since 2002, trade magazine for contractors and builders "Remodeling" has been tracking how much it costs to do common home improvement projects — and then calculating how much of that cost is recovered when the home sells.

## Replace Your Front Door

Year in and year out, no single project has provided such a healthy return on your home improvement dollar as a new front door. A replacement steel door averaged a 98% return on investment — by far the highest return in the historical look at the "Cost vs. Value Report." It's also the lowest-cost project in the annual report.

## New Siding

No other feature has as much impact on curb appeal as siding. Clean, well-cared-for siding signals home improvement mastery. Old, worn siding can contribute to a loss of up to 10% of your home's value.

## Minor Kitchen Remodel

Recession or not, a minor kitchen remodel beat out a higher-end kitchen remodel every single year, with its highest recorded ROI at 98.5% in 2005.

## Deck Additions

Deck additions have been popular projects with a high ROI but, like a lot of investments, decks fell off during the recession.

## Attic Remodel

Converting an attic to a bedroom increases living space without increasing your home's footprint — the walls, floor, and ceiling already exist — which helps keep remodeling costs under control.

## Garage Door Replacements

A project that replaces an older, two-car door with embossed steel door has a current cost of about \$1,600. Over the years, midrange garage door replacement projects have returned a healthy 80.7% of a homeowner's investment.

*In Southern Colorado you could easily substitute stucco for siding and basements for attics, when determining which home improvement project to invest in.*

## Top 10 Projects for Long Term Return on Investment

Entry Door replacement (steel)	98.0%
Siding Replacement (fiber-cement)	83.9%
Minor Kitchen Remodel (midrange)	81.8%
Siding replacement (vinyl-midrange)	81.5%
Garage Door replacement (midrange)	80.7%
Deck addition (wood)	80.6%
Siding replacement (foam-backed vinyl)	79.3%
Window replacement (vinyl-midrange)	78.6%
Bathroom remodel (midrange)	77.1%

***All remodeling projects share these 4 common traits.***

- \* Low maintenance
- \* Good—but not necessarily the highest quality
- \* Energy efficient
- \* Not too costly

It is always best to seek advice from your local real estate professional to determine which investments might be the best choice, given your home, it's location, it's age and your financial goals in selling your home.