

# 2010-11 AVERAGES



**How We Get the Numbers** Construction cost estimates are generated by HomeTech Information Systems ([www.hometechonline.com](http://www.hometechonline.com)) of Bethesda, Md., which takes into account construction commodity data and labor cost information from a nationwide network of remodeling contractors. The company prepares a detailed construction estimate for each project and then adjusts this baseline cost for each city to account for regional pricing variations. However, project costs are based on estimates for hypothetical projects, with no reliable way to accommodate local and short-term fluctuations in supply and demand. Resale value data for each project are aggregated from estimates provided by REALTORS®. E-mail surveys were sent to some 150,000 appraisers, sales agents, and brokers in the summer of 2010, and more than 3,000 participated. Respondents were instructed not to make judgments about the motivation of the home owner in the decision to undertake the remodeling project or to sell the house.

**Using the Data** The Cost vs. Value Report provides an accurate snapshot of the national housing market, but it can't be applied accurately to an individual remodeling project for a particular address. Resale value is one factor among many that a home owner must take into account when making the decision to remodel. Although the costs used in the report are based on itemized estimates, the projects are hypothetical. When comparing the data to actual remodeling costs in your area, small differences in the scope of a project or quality of finishes and accessories can dramatically affect the price. Although the distinction between "mid-range" and "upscale" projects provides a range of pricing, it can't account for extreme variations in pricing that many markets experienced in 2010.

**2010-11 Trends** Slumping home values pulled the overall cost-to-value ratio down to its lowest level this decade, extending the downward trend that began in 2006. In fact, the slide from 63.8 percent to 60.0 percent in costs recouped is a slightly greater than last year's 3.5-point drop. Projects were more affordable to complete, with construction costs down 10.4 percent overall, but those lower costs were overmatched by a 15.8 percent drop in estimated resale values, the biggest decline in the last eight years.

National Averages				Regional Averages																												
				New England CT, MA, ME, NH, RI, VT			Middle Atlantic NJ, NY, PA			South Atlantic DC, DE, FL, GA, MD, NC, SC, VA, WV			E. North Central IL, IN, MI, OH, WI			E. South Central AL, KY, MS, TN			W. North Central IA, KS, MN, MO, ND, NE, SD			W. South Central AR, LA, OK, TX			Mountain AZ, CO, ID, MT, NM, NV, UT, WY			Pacific AK, CA, HI, OR, WA				
Addition	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped	Job Cost	Resale Value	Cost Recouped		
	MIDRANGE																															
	Attic Bedroom	\$ 51,428	\$ 37,142	72.2%	\$ 54,414	\$ 37,131	68.2%	\$ 55,218	\$ 38,394	69.5%	\$ 45,591	\$ 33,921	74.4%	\$ 54,517	\$ 38,934	71.4%	\$ 45,461	\$ 35,389	77.8%	\$ 51,339	\$ 32,322	63.0%	\$ 43,421	\$ 34,003	78.3%	\$ 48,196	\$ 31,575	65.5%	\$ 63,314	\$ 50,325	79.5%	
	Back-up Power Generator	14,718	7,136	48.5	15,002	7,007	46.7	15,587	7,027	45.1	13,575	7,380	54.4	15,606	6,316	40.5	13,556	7,507	55.4	14,805	5,629	38.0	12,934	7,594	58.7	14,098	6,489	46.0	17,033	8,878	52.1	
	Bathroom	40,710	21,695	53.3	42,670	21,300	49.9	43,591	21,150	48.5	36,496	20,115	55.1	42,919	19,571	45.6	36,262	21,165	58.4	40,627	18,673	46.0	34,800	21,650	62.2	38,469	19,185	49.9	49,508	31,302	63.2	
	Deck (wood)	10,973	7,986	72.8	11,163	8,114	72.7	11,205	7,944	70.9	9,916	7,670	77.3	11,246	6,834	60.8	9,287	6,927	74.6	10,484	6,846	65.3	10,102	7,350	72.8	10,996	7,352	66.9	13,827	11,956	86.5	
	Deck (composite)	15,620	10,337	66.2	15,809	11,367	71.9	15,987	10,212	63.9	14,844	9,980	67.2	15,911	8,948	56.2	14,666	9,944	67.8	15,450	9,041	58.5	14,695	9,510	64.7	15,403	9,623	62.5	17,552	13,878	79.1	
	Family Room	85,740	53,624	62.5	88,951	55,824	62.8	90,832	50,631	55.7	76,663	49,914	65.1	90,802	48,395	53.3	76,279	50,315	66.0	85,632	47,975	56.0	73,597	51,855	70.5	81,170	49,746	61.3	105,369	74,944	71.1	
	Garage	60,608	35,876	59.2	61,332	36,456	59.4	63,785	34,053	53.4	54,975	34,601	62.9	64,039	31,530	49.2	54,352	34,850	64.1	60,774	30,917	50.9	52,782	34,814	66.0	57,857	36,120	62.4	73,834	48,204	65.3	
	Master Suite	108,090	68,146	63.0	112,509	68,250	60.7	115,030	66,541	57.8	96,845	65,195	67.3	114,217	62,511	54.7	96,405	66,281	68.8	108,147	61,575	56.9	93,042	66,420	71.4	102,309	64,982	63.5	131,566	89,058	67.7	
Sunroom	75,224	36,540	48.6	76,779	39,838	51.9	78,140	35,052	44.9	70,099	35,167	50.2	77,792	32,536	41.8	70,222	38,873	55.4	74,994	32,369	43.2	68,269	35,819	52.5	72,471	32,525	44.9	86,970	46,319	53.3		
Two-Story	165,243	107,338	65.0	166,862	108,217	64.9	171,895	104,286	60.7	150,485	100,573	66.8	172,606	98,817	57.3	148,074	106,898	72.2	170,094	98,427	57.9	149,723	106,211	70.9	158,394	99,004	62.5	195,228	141,181	72.3		
UPSCALE																																
Bathroom	\$ 78,409	\$ 41,562	53.0%	\$ 81,303	\$ 40,514	49.8%	\$ 82,933	\$ 40,181	48.5%	\$ 71,922	\$ 39,315	54.7%	\$ 81,968	\$ 38,228	46.6%	\$ 71,534	\$ 41,606	58.2%	\$ 78,388	\$ 36,504	46.6%	\$ 69,257	\$ 43,042	62.1%	\$ 74,984	\$ 38,522	51.4%	\$ 91,799	\$ 54,908	59.8%		
Deck (composite)	38,382	22,154	57.7	38,877	22,634	58.2	39,540	21,946	55.5	36,620	21,611	59.0	39,020	19,091	48.9	35,995	21,055	58.5	37,998	19,731	51.9	36,042	21,720	60.3	37,872	21,413	56.5	42,805	29,111	68.0		
Garage	90,053	48,278	53.6	92,382	49,209	53.3	94,725	45,214	47.7	82,230	46,079	56.0	94,544	42,646	45.1	81,311	47,769	58.7	89,898	42,008	46.7	79,258	47,822	60.3	85,781	47,238	55.1	107,882	65,011	60.3		
Master Suite	232,062	122,370	52.7	239,229	124,582	52.1	242,623	115,402	47.6	214,431	119,585	55.8	241,301	110,212	45.7	214,469	122,917	57.3	231,879	106,480	45.9	209,483	127,025	60.6	223,269	119,636	53.6	268,030	152,174	56.8		
REMODEL																																
MIDRANGE																																
Basement	\$ 64,519	\$ 45,186	70.0%	\$ 68,253	\$ 41,918	61.4%	\$ 69,106	\$ 40,215	58.2%	\$ 57,627	\$ 45,757	79.4%	\$ 67,533	\$ 37,967	56.2%	\$ 57,341	\$ 43,615	76.1%	\$ 64,239	\$ 38,886	60.5%	\$ 55,071	\$ 46,406	84.3%	\$ 61,107	\$ 42,538	69.6%	\$ 78,828	\$ 65,101	82.6%		
Bathroom	16,634	10,668	64.1	17,620	10,773	61.1	17,683	10,793	61.0	15,252	9,950	65.2	17,304	9,516	55.0	15,157	10,446	68.9	16,541	8,953	54.1	14,536	10,250	70.5	15,752	9,200	58.4	19,490	15,514	79.6		
Home Office	28,888	13,235	45.8	29,480	12,510	42.4	29,944	12,907	43.1	27,223	13,122	48.2	29,856	11,377	38.1	27,349	14,019	51.3	28,885	11,399	39.5	26,521	14,082	53.1	27,955	11,574	41.4	32,428	17,641	54.4		
Major Kitchen	58,367	40,126	68.7	60,038	42,653	71.0	60,710	38,214	62.9	55,004	38,713	70.4	60,092	36,261	60.3	54,926	39,887	72.6	58,149	36,373	62.6	53,452	39,436	73.8	56,377	37,857	67.2	65,686	50,556	77.0		
Minor Kitchen	21,695	15,790	72.8	22,267	16,802	75.5	22,325	15,246	68.3	20,762	15,358	74.0	22,239	14,169	63.7	20,772	16,012	77.1	21,678	14,144	65.2	20,321	15,083	74.2	21,046	15,111	71.8	23,603	19,854	84.1		
UPSCALE																																
Bathroom	\$ 53,759	\$ 30,738	57.2%	\$ 56,084	\$ 30,510	54.4%	\$ 56,687	\$ 30,215	53.3%	\$ 49,894	\$ 29,984	60.1%	\$ 55,660	\$ 26,857	48.3%	\$ 49,684	\$ 31,804	64.0%	\$ 53,646	\$ 26,426	49.3%	\$ 48,259	\$ 32,347	67.0%	\$ 51,573	\$ 29,291	56.8%	\$ 61,446	\$ 38,783	63.1%		
Major Kitchen	113,464	67,746	59.7	115,578	70,560	61.0	116,763	64,968	55.6	109,003	66,560	61.1	115,658	61,123	52.8	109,041	66,023	60.5	113,027	61,017	54.0	107,066	70,138	65.5	111,009	65,761	59.2	123,012	81,201	66.0		
REPLACEMENT																																
MIDRANGE																																
Entry Door (fiberglass)	\$ 3,576	\$ 2,147	60.0%	\$ 3,662	\$ 2,079	56.8%	\$ 3,690	\$ 2,095	56.8%	\$ 3,348	\$ 2,117	63.2%	\$ 3,672	\$ 1,951	53.1%	\$ 3,363	\$ 2,356	70.1%	\$ 3,578	\$ 1,813	50.7%	\$ 3,313	\$ 2,176	65.7%	\$ 3,476	\$ 1,981	57.0%	\$ 4,040	\$ 2,738	67.8%		
Entry Door (steel)	1,218	1,243	102.1	1,264	1,081	85.5	1,279	1,243	97.2	1,098	1,488	135.5	1,270	966	76.1	1,105	1,104	99.9	1,219	962	78.9	1,079	1,259	116.6	1,165	1,197	102.8	1,464	1,641	112.1		
Garage Door	1,291	1,083	83.9	1,330	1,076	80.9	1,368	1,061	77.6	1,178	1,079	91.6	1,345	917	68.2	1,189	1,097	92.2	1,298	892	68.7	1,145	1,130	98.7	1,230	970	78.8	1,514	1,461	96.4		
Roofing	21,488	12,780	59.5	23,232	14,689	63.2	23,644	13,482	57.0	18,714	12,590	67.3	23,347	11,015	47.2	19,230	11,935	62.1	21,185	9,447	44.6	17,438	11,128	63.8	19,365	12,217	63.1	26,718	17,499	65.5		
Siding (vinyl)	11,357	8,223	72.4	11,653	9,173	78.7	11,721	8,515	72.7	10,347	7,917	76.5	11,701	7,484	64.0	10,230	8,695	85.0	11,219	7,107	63.3	10,216	7,708	75.5	10,776	7,304	67.8	13,980	10,067	72.0		
Window (wood)	12,027	8,707	72.4	12,441	9,185	73.8	12,691	8,822	69.5	10,873	8,011	73.7	12,686	7,959	62.7	10,985	8,787	80.0	12,045	7,233	60.0	10,462	8,048	76.9	11,403	8,169	71.6	14,431	12,016	83.3		
Window (vinyl)	11,066	7,920	71.6	11,447	8,366	73.1	11,688	8,033	68.7	9,965	7,705	77.3	11,661	7,252	62.2	10,102	7,916	78.4	11,113	6,870	61.8	9,515	6,807	71.5	10,510	7,177	68.3	13,401	10,760	80.3		
UPSCALE																																
Garage Door	\$ 3,545	\$ 2,476	69.8%	\$ 3,598	\$ 2,631	73.1%	\$ 3,635	\$ 2,409	66.3%	\$ 3,445	\$ 2,595	75.3%	\$ 3,607	\$ 2,150	59.6%	\$ 3,457	\$ 2,544	73.6%	\$ 3,572	\$ 2,078	58.2%	\$ 3,419	\$ 2,586	75.6%	\$ 3,504	\$ 2,310	65.9%	\$ 3,670	\$ 2,850	77.7%		
Grand Entrance (fiberglass)	7,700	4,979	64.7	7,939	4,853	61.1	8,015	4,866	60.7	7,073	4,703	66.5	7,965	4,369	54.9	7,115	5,157	72.5	7,708	4,451	57.7	6,979	5,075	72.7	7,424	4,767	64.2	8,976	6,574	73.2		
Roofing	38,022	21,120	55.5	41,601	24,257	58.3	41,967	22,241	53.0	32,962	20,121	61.0	41,611	18,447	44.3	34,193	19,843	58.0	37,705	16,545	43.9	30,752	19,757	64.2	33,242	18,719	56.3	47,199	28,678	60.8		
Siding (foam-backed vinyl)	13,973	10,119	72.4	14,277	11,278	79.0	14,320	10,346	72.2	12,860	9,774	76.0	14,306	9,025	63.1	12,675	10,888	85.9	13,779	8,769	63.6	12,783	9,563	74.8	13,303	9,140	68.7	16,991	12,350	72.7		
Siding (fiber cement)	13,382	10,707	80.0	13,495	11,491	85.2	13,561	10,547	77.8	13,106	11,197	85.4	13,576	9,369	69.0	13,106	11,547	88.1	13,423	9,335	69.5	12,954	10,713	82.7	13,239	10,043	75.9	13,920	11,921	85.6		
Window (wood)	18,226	12,303	67.5	18,714	13,204	70.6	19,026	12,2																								