

4 HOME REMODELING PROJECTS WITH THE HIGHEST ROI



Ask any homeowner about what they would like to change about their home, and most will say, “How much time do you have?”

Homeowners often remodel for various reasons: preparing to sell, accommodating a growing family, updating aesthetics, or addressing functional issues. However, many assume their project's value will directly translate to higher resale value.

This article focuses on remodeling projects with the highest return on investment (ROI), considering both resale value and overall costs. Some projects enhance "quality of life" while others offer significant financial returns.

This analysis is based on the 2024 Cost vs. Value Report by Zonda Media, a leading research firm in the real estate and construction industries. The report's ROI figures are national averages and may vary regionally.

TOP 4 HOME REMODELING PROJECTS WITH THE HIGHEST ROI



GARAGE DOOR REPLACEMENT

JOB COST	RESALE VALUE	ROI
\$4,513	\$8,751	193.9%



STEEL ENTRY DOOR REPLACEMENT

JOB COST	RESALE VALUE	ROI
\$2,355	\$4,430	188.1%



MANUFACTURED STONE VENEER

JOB COST	RESALE VALUE	ROI
\$11,287	\$17,291	153.2%



MINOR KITCHEN REMODEL (MIDRANGE)

JOB COST	RESALE VALUE	ROI
\$27,492	\$26,406	86.1%

GARAGE DOOR REPLACEMENT

Replacing an old garage door significantly enhances curb appeal and offers a high ROI. As a prominent exterior feature, a modern garage door can dramatically improve your home's appearance. High-ROI options often include insulated steel doors with modern paneling, custom carriage-style doors, and those with features like windows or decorative hardware, enhancing both aesthetics and functionality.



193.9%

STEEL ENTRY DOOR REPLACEMENT

Upgrading to a steel entry door is a simple and impactful change that enhances both aesthetics and energy efficiency. Steel doors offer cost-effective curb appeal while maintaining performance, lifespan, and durability compared to wood. They provide a budget-friendly way to improve your home's exterior while offering energy efficiency through insulating cores and enhanced security features that appeal to safety-conscious buyers.



188.1%

MANUFACTURED STONE VENEER

Manufactured stone veneer (MSV) offers a high ROI with a striking visual upgrade at a moderate cost. This artificial cladding mimics natural stone, adding texture and sophistication. It's durable, low-maintenance, and conveys an air of luxury. Use MSV to accentuate specific areas for maximum impact.



153.2%

MINOR KITCHEN REMODEL (MIDRANGE)

Kitchens are a top selling point according to a recent report, with even minor upgrades significantly boosting value. To maximize ROI, focus on mid-range materials like quartz countertops and refaced cabinets, keeping the existing layout to modernize your kitchen for buyers without breaking the bank.



86.1%

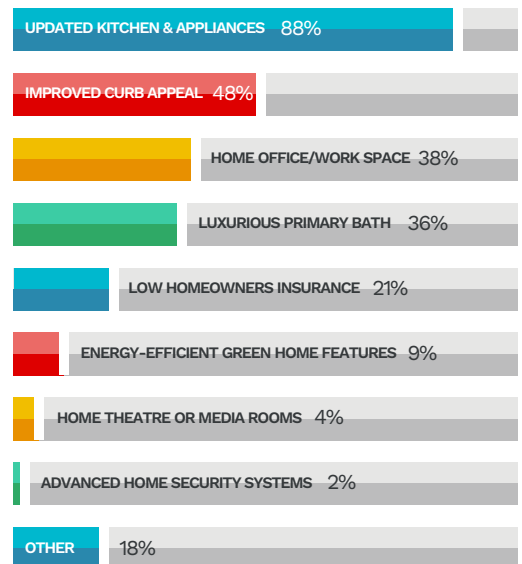
KEY TAKEAWAYS FOR HOMEOWNERS

Seven of the top ten ROI projects focus on exterior improvements, highlighting the importance of curb appeal when selling. The current housing market, with increased inventory and discerning buyers, favors homes with strong curb appeal.

Projects with the lowest ROI often involve major remodels or upscale materials, which can incur high costs and lower returns.

This emphasizes the value of cost-effective exterior upgrades to maximize ROI and increase your home's appeal to potential buyers.

You can see these trends play out in the "Top Agent Insights End of Year 2024 Report" conducted by HomeLight:



If you look at the current housing market, you can start to see why that is. In the post-pandemic frenzy, buyers had to accept whatever they could find. However, housing inventory has increased over the last couple of years, giving buyers more options. Additionally, due to high-interest rates and affordability issues, the current market favors older, move-up home buyers who are sitting on equity, and these buyers can afford to be pickier about the home they buy.

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