



Which Home Improvements Pay Back?

Recouping your remodeling investment may be your goal when you sell your house. When it comes to resale value, however, all home improvements are not created equally. Consider these payback estimates* for the most typical home improvement projects.

PROJECT

PAYBACK

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PAYBACK

Add a new heating or air conditioning system	100% for heating; 75% for air conditioning
Minor kitchen remodeling	94% to 102%
Major kitchen remodeling	90%
Add bathroom	92%
Add a family room	86%
Remodel bathroom	77%

Add a fireplace	75%
Build a deck	73%
Remodel home office	69%
Replace windows	68% to 74%
Install a pool	44%
Install/upgrade landscaping	30% to 60%
Finish basement	40%

*Compiled from several published surveys. Payback value depends heavily on the real estate market and prevailing property values. If the market is slow, expect to see less payback than you would in a fast market. Also, consider the neighborhood: if you remodel your house to twice the size of the other homes on the block, it is unlikely that you will be able to sell at double the price. Renovations tend to depreciate; therefore, renovations done 5-10 years ago have little or no value.



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