

GARAGE DOOR REPLACEMENT MAINTAINS PRIME STATUS FOR ROI

Garage Doors Shine in 2015 Cost vs. Value Report

Replacing a garage door continues to be one of the best home renovation projects for return on investment (ROI).

In the 2015 Cost vs. Value Report (www.costvsvalue.com), an upscale garage door replacement ranked second of 13 upscale projects, while a mid-range garage door replacement ranked third of 23 mid-range projects. The 2015 report compares the average cost for 36 popular remodeling projects with the value those projects retain at resale in nine U.S. regions and 102 U.S. cities.

Garage Doors Stand Out

The approximate \$2,900 cost for an upscale garage door replacement delivered an estimated value at sale of \$2,429, equating to an 82.5 percent ROI. The typical \$1,600 cost for a mid-range garage door replacement had an estimated value at sale of \$1,410, or 88.4 percent of the original cost.

Of all projects costing less than

\$5,000, garage door replacement ranks #2 and #3 on the list of projects that deliver the most value at resale. Ranking #1 is a mid-range (steel) entry door replacement.

Only five projects saw their cost-value ratios rise in the 2015 report. A mid-range roofing replacement led the way, rising 5.9 percent, while a mid-range garage door replacement was second, up 5.6 percent.

Best Cities and Regions

The ROI for a garage door replacement was remarkably high in certain regions and cities, particularly in the Pacific and New England regions. Here are the numbers:

- **In the Pacific region** (Alaska, Calif., Ore., Wash., Hawaii), an upscale garage door replacement was the #1 upscale project, returning 103 percent of its cost.
- **In San Jose, Calif.**, an upscale garage door replacement was the top project of all upscale projects, returning a 161 percent of the cost of the project. (A cost of \$3,263 returns a value of \$5,257.)

- **In San Francisco, Calif.**, an upscale garage door replacement was the top project of all upscale projects, returning a remarkable 156 percent of the cost of the project. (A cost of \$3,298 returns a value of \$5,150.) A mid-range garage door replacement returns 158 percent of its cost.

- **In Honolulu, Hawaii**, an upscale garage door replacement was the top project of all upscale projects, returning 136 percent of the cost of the project. (A cost of \$3,150 returns a value of \$4,291.)

- **In the New England region** (from Conn. to Maine), an upscale garage door replacement was the #1 upscale project, returning 90 percent of the cost of the project.

- **In Hartford, Conn.**, an upscale garage door replacement was the top project of all upscale projects, returning 125 percent of the cost of the project. (A cost of \$3,041 returns a value of \$3,801.)

- **In Portland, Maine**, a mid-range garage door replacement was the top project of all mid-range projects, returning 110 percent of the cost of the project. (A cost of \$1,496 returns a value of \$1,649.) An upscale garage door replacement was the top project of all upscale projects, returning 104 percent of the cost of the project. (A cost of \$2,852 returns a value of \$2,967.)

- **In Boston, Mass.**, an upscale garage door replacement was the top project of all upscale projects, returning 92 percent of the cost of the project. (A cost of \$3,209 returns a value of \$2,956.)

Now in its 28th year, the Cost vs. Value survey compares changes in home improvement project costs with what those projects contribute to a home's price at resale, based on the opinions of members of National Association of Realtors. ■



**Best Regions for Garage Door ROI:
West Coast and New England**