

Garage Door Replacement Retains High Value

2011 Cost vs. Value Report Brings More Good News

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A garage door replacement continues to generate one of the best returns on investment of all home remodeling projects, according to the 2011 Cost vs. Value Report by Remodeling magazine. The report, released in November, compares construction costs for popular remodeling projects against the share of those costs recovered at resale.

Highlights of the new 2011 report:

- An upscale garage door now ranks as the #2 upscale project that recoups the most of its cost when a home is sold, up from its #4 ranking in 2010.
- A midrange garage door now ranks as the #4 midrange project that recoups the most of its cost when a home is sold, down slightly from its #2 ranking in 2010.
- In the New England region, a garage door replacement is the #1 project in both the upscale and midrange categories.
- In the Pacific region, an upscale garage door replacement ranks at the top of all 33 projects, recouping 92.3 percent of its cost.

2011 National Averages

Midrange Exterior Projects

Top 5 Exterior Projects	Job Cost	Resale Value	Cost Recouped
Entry Door Replacement (steel)	\$1,238	\$903	73.0%
Garage Door Replacement	\$1,512	\$1,087	71.9%
Deck Addition (wood)	\$10,350	\$7,259	70.1%
Siding Replacement (vinyl)	\$11,729	\$8,155	69.5%
Window Replacement (vinyl)	\$11,319	\$7,692	68.0%

Upscale Exterior Projects

Top 5 Exterior Projects	Job Cost	Resale Value	Cost Recouped
Siding Replacement (fiber-cement)	\$13,461	\$10,493	78.0%
Garage Door Replacement	\$2,994	\$2,129	71.1%
Siding Replacement (foam-backed vinyl)	\$14,274	\$9,937	69.6%
Window Replacement (vinyl)	\$14,328	\$9,898	69.1%
Window Replacement (wood)	\$18,999	\$12,175	64.1%

Source: The Remodeling 2011-12 Cost vs. Value Report (www.costsvsvalue.com).

2011 Regional Results

Region	Midrange Garage Door		Upscale Garage Door	
	Cost Recouped	Ranking ¹	Cost Recouped	Ranking ²
EAST New England	74.5%	1	78.4%	1
EAST Middle Atlantic	65.5%	3	66.8%	2
SOUTH South Atlantic	78.6%	2	73.9%	4
SOUTH East South Central	63.7%	6	62.5%	4
SOUTH West South Central	74.8%	5	74.5%	2
MIDWEST East North Central	65.2%	3	64.6%	3
MIDWEST West North Central	52.6%	10	51.8%	4
WEST Mountain	70.1%	4	63.4%	4
WEST Pacific	88.4%	2	92.3%	1
National Averages	71.9%	4	71.1%	2

¹ Of 22 popular midrange remodeling projects

² Of 13 popular upscale remodeling projects

Source: The Remodeling 2011-12 Cost vs. Value Report (www.costsvsvalue.com).

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Survey Details

- A **midrange garage door** is defined as a 16'x7' steel garage door with nylon rollers, no insulation, no windows, and a 10-year limited warranty.
- An **upscale garage door** is a 16'x7' insulated garage door with "high tensile strength steel," a minimum R-value of 12, thermal seals between pinch-resistant panels, windows of 1/2" insulated glass, ball-bearing urethane rollers, and a lifetime warranty.
- **Construction cost estimates** were generated by HomeTech Publishing using updated product and labor costs from contractors nationwide.
- **Resale values** came from 3,000+ appraisers, sales agents, and broker members of the National Association of Realtors. In summer 2011, their input was gathered in email surveys that contained project descriptions, three-dimensional illustrations, construction costs, and median home price data. ■