

# GARAGE DOOR REPLACEMENT MAINTAINS PRIME STATUS FOR ROI

## Garage Doors Shine in 2015 Cost vs. Value Report

**R**eplacing 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](http://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

