

## 2005 Cost vs. Value Remodeling Projects.

### Midrange Bathroom Remodel

**Project Description:** Update an existing 5-by-7-foot bathroom that's at least 25 years old. Replace all fixtures to include 30-by-60-inch porcelain-on-steel tub with 4-by-4 ceramic tile surround, new single-lever temperature and pressure-balanced shower control, standard white toilet, solid surface vanity counter with integral double sink, recessed medicine cabinet with light, ceramic tile floor, and vinyl wallpaper.

Midrange Bathroom remodel			
	Job Cost	Resale Value	Cost Recouped
<b>National Average:</b>	\$10,499	\$10,727	102.2%
<b>East Average:</b>	\$10,978	\$11,466	104.4%
<b>Midwest Average:</b>	\$11,047	\$9,885	89.5%
<b>South Average:</b>	\$9,293	\$9,596	103.3%
<b>West Average:</b>	\$11,025	\$12,340	111.9%

### Upscale Bathroom Remodel

**Project Description:** Expand an existing 5-by-7-foot bathroom to 9 by 9 feet within existing house footprint. Add another window, bringing total glazing area to 30 square feet. Relocate and replace tub with custom 4-by-6-foot dual shower with top-of-line fittings and full-body-wash shower wall, tile, glass block surround, and glass door. Relocate and replace toilet. Add bidet. Add medium-range stone tops in custom vanity cabinet with twin designer undermount sinks and polished nickel faucets. Add linen/towel storage closet. Include ceramic tile floor, papered walls, and hardwood trim. Add general and spot lighting and a humidistat-controlled exhaust fan.

<b>upscale Bathroom remodel</b>			
	Job Cost	Resale Value	Cost Recouped
<b>National Average:</b>	\$26,052	\$24,286	93.2%
<b>East Average:</b>	\$26,950	\$26,211	97.3%
<b>Midwest Average:</b>	\$27,423	\$21,379	78.0%
<b>South Average:</b>	\$23,428	\$23,087	98.5%
<b>West Average:</b>	\$27,172	\$26,778	98.5%

### **Midrange Bathroom Addition**

**Project Description:** Add a full 6-by-8-foot bath located near bedrooms over a crawl space with poured concrete walls. Include cultured-marble vanity top with molded sink, standard chrome faucets, 30-by-60-inch fiberglass tub/shower with ceramic tile surround, single-lever temperature and pressure-balanced faucet, white low-profile toilet, general and spot lighting, mirrored medicine cabinet, linen storage closet or cabinet, vinyl wallpaper, and ceramic tile floor.

<b>Midrange Bathroom addition</b>			
	Job Cost	Resale Value	Cost Recouped
<b>National Average:</b>	\$22,977	\$19,850	86.4%
<b>East Average:</b>	\$24,010	\$21,959	91.5%
<b>Midwest Average:</b>	\$24,157	\$17,998	74.5%
<b>South Average:</b>	\$20,055	\$17,648	88.0%
<b>West Average:</b>	\$24,560	\$22,481	91.5%

### **Upscale Bathroom Addition**

**Project Description:** Add a 9-by-9-foot master bath to existing master bedroom over a crawl space. Include a 4-by-4-foot neo-angle shower with ceramic tile walls, recessed shower caddy, body spray fixtures, and frameless glass enclosure. Include a customized whirlpool tub, countertop with two integral sinks, two mirrored medicine cabinets with lighting, a compartmentalized commode area with one-piece toilet, and a humidistat-controlled exhaust fan. Use larger matching ceramic tiles on the floor, laid on the diagonal with ceramic tile base molding. Add general and spot lighting. Cabinetry includes a custom drawer base and wall cabinets. Extend HVAC system, and include electric in-floor heating and heated towel bars.

<b>upscale Bathroom addition</b>			
	<b>Job Cost</b>	<b>Resale Value</b>	<b>Cost Recouped</b>
<b>National Average:</b>	<b>\$47,212</b>	<b>\$40,488</b>	<b>85.8%</b>
<b>East Average:</b>	\$48,515	\$42,322	87.2%
<b>Midwest Average:</b>	\$48,999	\$36,178	73.8%
<b>South Average:</b>	\$43,028	\$37,952	88.2%
<b>West Average:</b>	\$49,580	\$46,335	93.5%

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