

DOCUMENT TITLE: 2025 Renovation ROI Guide (Mid-Atlantic Region)

PURPOSE: Reference for estimating "Return on Investment" for pre-listing renovations.

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TOP TIER (Money Makers)

1. Garage Door Replacement

* Cost Recouped: 268%

* Verdict: The #1 ROI project. Always do this if the door is dented/dated.

2. Steel Entry Door Replacement

* Cost Recouped: 216%

* Verdict: High curb appeal for low cost (~\$2,500).

3. Manufactured Stone Veneer (Siding Accent)

* Cost Recouped: 208%

* Verdict: High impact for the front facade.

MID TIER (Safe Bets)

4. Minor Kitchen Remodel (Cosmetic Only)

* Cost Recouped: 113%

* Scope: Paint cabinets, new hardware, new appliances, quartz counters. Keep layout the same.

* Verdict: The best interior investment you can make.

5. Wood Deck Addition

* Cost Recouped: 95%

* Verdict: Outdoor living space is premium in Maryland suburbs.

6. Bathroom Remodel (Mid-Range)

* Cost Recouped: 80%

* Scope: New vanity, tile floor, toilet, tub surround (no plumbing moves).

LOW TIER (Lifestyle Only - Do Not Do for Resale)

7. Major Kitchen Remodel (Upscale)

* Cost Recouped: 36%

* Scope: Custom cabinets, moving walls, luxury appliances.

* Verdict: You will lose 60 cents on the dollar.

8. Primary Suite Addition

* Cost Recouped: 18%

* Verdict: The worst ROI. Do this only for your own enjoyment, never for resale.