

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.