



When it's time to sell, a new garage door can add value to your home.

What really adds value to your home?

Remodeling survey points to garage doors and stone veneer

Sacramento home buyers appreciate a good garage door. They also are attracted to stonework and are willing to pay a little extra for all that manufactured rock.

For prospective sellers, a new electric garage door and manufactured stone veneer rank as the best bets for a positive return on investment in our housing market. Installed within a year of a home's sale, those two items have been the two most cost-effective renovations for sellers for the past five years.

According to Remodeling Magazine's 2019 Cost vs. Value Report, a new electric garage door will more than pay for itself. Home sellers were able to recoup all of its average \$3,833 cost in the Sacramento market. Probably because garage doors are so prominent in many home designs, the new door added about \$5,100 to the home's value, higher than the national average of \$3,520.

Manufactured stone veneer (think decorative ledge rock or cobbled siding) also added more value than cost – but it's not cheap. A \$10,000 average investment returned about \$11,300 at sale time.

When it comes to remodeling or major renovations, everything else is a push – or worse. Of the 22 categories surveyed by Remodeling Magazine, only the garage door and stone veneer came out ahead. Attic fiberglass insulation and window replacements can come close to recouping their cost, too.

If remodeling with intentions of greatly increasing their house's value, Sacramento home sellers can lose a lot of money. Adding an extra bathroom or redoing the kitchen may help a house to sell faster, but not necessarily at a higher price.

In Sacramento, a bathroom addition can cost \$57,000 (mid-range) to \$103,000 (upscale), but add only \$35,000 to \$62,000 to the final sale price, said the survey. A bathroom remodel has a better return on investment, but still only 75 percent of its cost.

Many prospective sellers focus on the kitchen, but it will not make them money. A kitchen facelift – new cabinets, flooring, sink and countertops – costs on average just above \$25,000 in Sacramento, but adds only \$21,000 to the sale price. Major kitchen remodels – which run \$74,000 to \$147,000 in Sacramento – bring back just 55 to 65 percent of their cost.

The best quick fixes? Weed the yard and paint the walls. Both are cheap and will help a house sell faster, according to local real estate agents. Let the buyer do the remodeling.

BY DEBBIE ARRINGTON

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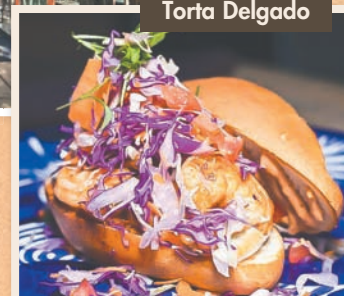
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