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[COST VS VALUE](#) [EAST NORTH CENTRAL](#)

2025 Cost vs Value Report

We compare average costs for 28 remodeling projects with the value those projects retain at resale in 119 U.S. markets.

Change Year: Region: City:

■ East North Central Region ■ National Averages

Project	Job Cost	Resale Value	Cost Recouped
Garage Door Replacement	\$4,357 \$4,672	\$12,298 \$12,507	282.2% 267.7%
Entry Door Replacement Steel	\$2,339 \$2,435	\$5,494 \$5,270	235% 216.4%
Manufactured Stone Veneer	\$11,193 \$11,702	\$21,337 \$24,328	190.6% 207.9%
Minor Kitchen Remodel Midrange	\$27,005 \$28,458	\$27,318 \$32,141	101.2% 112.9%
Siding Replacement Fiber-Cement	\$23,515 \$21,485	\$23,805 \$24,420	101.2% 113.7%
Deck Addition Wood	\$18,090 \$18,263	\$16,733 \$17,323	92.5% 94.9%
Backup Power Generator	\$12,877 \$13,534	\$11,651 \$12,902	90.5% 95.3%
Deck Addition Composite	\$23,918 \$25,096	\$21,143 \$22,199	88.4% 88.5%
Grand Entrance Fiberglass	\$11,591 \$11,754	\$9,847 \$9,959	85% 84.7%
Window Replacement Vinyl	\$22,054 \$22,073	\$17,937 \$16,657	81.3% 75.5%
Siding Replacement Vinyl	\$19,139 \$17,950	\$15,393 \$17,313	80.4% 96.5%
Basement Remodel	\$49,713 \$52,012	\$39,141 \$36,905	78.7% 71%
HVAC Conversion Electrification	\$18,669 \$19,484	\$13,238 \$14,053	70.9% 72.1%
Bath Remodel Midrange	\$24,910 \$26,138	\$17,662 \$20,915	70.9% 80%
Window Replacement Wood	\$25,750 \$26,781	\$18,063 \$18,764	70.1% 70.1%
Roofing Replacement Asphalt Shingles	\$29,253 \$31,871	\$20,252 \$21,501	69.2% 67.5%
Bath Remodel Universal Design	\$40,855 \$42,183	\$23,782 \$25,812	58.2% 61.2%
Bathroom Addition Midrange	\$57,427 \$60,645	\$30,613 \$32,347	53.3% 53.3%
Major Kitchen Remodel Midrange	\$83,113 \$82,793	\$40,038 \$42,130	48.2% 50.9%

Project	Job Cost	Resale Value	Cost Recouped
<u>Roofing Replacement Metal</u>	\$47,473 \$51,865	\$21,812 \$25,972	45.9% 50.1%
<u>Backyard Patio</u>	\$49,196 \$51,454	\$22,542 \$23,672	45.8% 46%
<u>Accessory Dwelling Unit</u>	\$157,758 \$166,406	\$64,636 \$68,656	41% 41.3%
<u>Bath Remodel Upscale</u>	\$78,684 \$81,612	\$28,654 \$34,000	36.4% 41.7%
<u>Major Kitchen Remodel Upscale</u>	\$160,333 \$164,104	\$55,119 \$58,561	34.4% 35.7%
<u>Primary Suite Addition Midrange</u>	\$160,572 \$170,517	\$54,514 \$55,097	33.9% 32.3%
<u>Bathroom Addition Upscale</u>	\$105,577 \$111,255	\$35,261 \$40,526	33.4% 36.4%
<u>Solar Power Installation</u>	\$52,869 \$55,937	\$16,371 \$16,625	31% 29.7%
<u>Primary Suite Addition Upscale</u>	\$329,084 \$351,613	\$65,028 \$63,136	19.8% 18%