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10 HOME RENOVATIONS THAT OFFER THE BEST (AND WORST) RETURN ON INVESTMENT

Remodeling may be a labor of love, but it's also an investment that can seriously boost the value of your home. Only by how much? Well, according to *Remodeling* magazine's 2016 Cost vs. Value Report, you'll recoup an average of 64% of what you paid for a renovation if you sell your home this year. To arrive at these figures, *Remodeling* asked consultants in various markets to estimate the average cost for 30 home improvement projects, from adding a bathroom to replacing a roof. Then, they asked real estate agents nationwide to estimate the expected resale value of these renovations so that readers could compare their out-of-pocket costs to how much money they'd get back when it came time to sell their home.

So, what projects gets you the most bang for your home renovation buck? It may not be nearly as sexy (or fun!) as adding a chef's kitchen or glam bathroom, but attic insulation gets the top spot. That's right: Stuff some fiberglass insulation into the walls of a 35-by-30-foot attic, and you'll pay an average of \$1,268. But when you sell, you will rake in \$116.90 for every \$100. For you math-challenged out there, that's a recoup of 116.9% of your costs. It's the only home renovation on this year's report that redeems more money than you spend!

The next best-paying renovation on the list: manufactured stone veneer, offering a respectable 92.9% return.

Meanwhile—sorry, luxury tub fans—the home improvement project that reaps the worst ROI is the addition of a bathroom, at 56.2% (although the “added value” of an extra bathroom for anyone who's ever had to wait their turn for one is, of course, priceless).

Take-home lesson? If you're looking for a general rule of thumb, it's that less is more: Lower-cost projects generally reap bigger returns, with four of the five projects that cost less than \$5,000 ranking among the top five for money back when you sell.

Check out the best (and worst) returns for home renovations in the two charts, including how much you'll pay and get back if you sell your home this year.

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5 Home Remodeling Projects for the Most Return on Investment

Rank	Project	Job Cost	Resale Value	Cost Recouped
No. 1	 Attic insulation (fiberglass)	\$1,268	\$1,482	116.9%
No. 2	 Manufactured stone veneer	\$7,519	\$6,988	92.9%
No. 3	 Garage door	\$1,652	\$1,512	91.5%
No. 4	 Entry door (steel)	\$1,335	\$1,217	91.1%
No. 5	 Garage door (upscale)	\$3,140	\$2,830	90.1%

Source: Remodeling magazine's 2016 Cost vs. Value Report, iStockphoto.com

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5 Home Remodeling Projects for the Least Return on Investment

Rank	Project	Job Cost	Resale Value	Cost Recouped
No. 1	 Bathroom addition	\$42,233	\$23,727	56.2%
No. 2	 Bathroom addition (upscale)	\$79,380	\$45,006	56.7%
No. 3	 Master suite addition (upscale)	\$245,474	\$140,448	57.2%
No. 4	 Bathroom remodel (upscale)	\$57,411	\$32,998	57.5%
No. 5	 Deck addition (composite, upscale)	\$37,943	\$21,877	57.7%

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