

High-Value Room Additions

Regardless of economic circumstances, room additions can deliver a tremendous boost to the value of your home. They can fulfill an immediate or long-term family need and can make your home easier to sell to a future buyer.

As you consider a room addition, it is important to keep in mind the value it will bring to your family's everyday life. But it's also relevant to be mindful of how the new space will be received and valued by potential buyers when (or if) you ever move.

Each year, [Remodeling Magazine](http://www.remodeling.hw.net/2009/costvsvalue/national.aspx%22%20%5Ct%20%22_blank) evaluates the resale value of several remodeling projects, including eight additions, ranging from a new deck or garage to a family room, master suite, and two-story project.

Professional remodelers often debate the magazine's methodology for its annual Cost vs. Value report. The reason... the resale values are based on a one-year turnaround following a remodeling project. Most owners, who remodel, especially with an addition, stay in their homes far longer than a year following the project.

But the report does have some value. It provides our clients and us a baseline to compare the costs of some common home improvement projects toward figuring out the best solution for their unique circumstances.

According to this 'room additions' survey, the project with the most "market value" is one where both levels of an existing two-story house are extended; for example, a ground-level family room and a new second-story bedroom suite. The scope of this kind of project is both the most expensive in the report and delivers the highest resale value.

Why? Extra bedrooms are treasured commodities in housing. They can serve several functions; if not as a traditional 'sleeping quarter', then perhaps as a home office or gym, playroom, media room, or art studio. This flexibility adds value, and if a private bath is added, even more so.

Meanwhile, a lower-level family room often adds valuable entertainment space and better access to the outdoors for the homeowners. In fact, by itself, a family room addition is the second-most valued room addition project in the report, followed closely by a master suite addition.

It's important, however, not to refer to the Remodeling report as a definitive gauge, but as a reference point. Each room addition we build solves a particular need for each family, regardless of how (or when) it will impact the home's eventual sales price.

Perhaps a garage or sunroom is exactly what you (and your house) need to make it complete and special; maybe another bathroom or home office solves a big need for your family. That benefit should far outweigh any presumed or estimated "payback" or return on your financial investment.