

Home: Be it ever so humble

The National Association of Realtors points to 18 categories of home improvement that can add value to your home. Here's a look at a few of them, how much value you can add, and the percentage you can expect to recoup when you sell. The association breaks down numbers by region. We've given you the Midwest averages, calculated from 14 markets in the central United States, including Chicago, Grand Rapids and Indianapolis.

Before you remodel

Know what you're getting yourself into, said Joe Traynor, president of Indianapolis-based Traynor and Associates realty and appraisal firm. His advice:

Don't overdo it

If you've got a \$150,000 house, and you redo the kitchen with granite countertops and top-of-the-line cabinetry, you're probably not going to recoup the cost of that any time soon.

Staying awhile?

Make sure you're aware how long you're going to live in the house before you plan a project. That can determine whether to make a bunch of small improvements, which might pay off sooner than one big change, like an addition.

Talk to a pro

Don't think you should only talk to a real estate broker when you're ready to sell or buy a house. If you're planning a project that you hope will add a lot of value, check with an expert to see if that's true, Traynor said.

Take or leave landscaping

Stop and smell the roses, but don't spend too much money planting them. Landscaping projects tend to have less value in the Midwest because, well, we can't spend as much time outside as people in other regions of the country. It's hard to enjoy that new patio when it's under snow and ice.

Midrange master suite addition

Job Cost: \$77,343
Resale Value: \$57,592
Cost Recouped: 74.5%

Upscale master suite addition

Job Cost: \$142,727
Resale Value: \$105,329
Cost Recouped: 73.8%

Home office remodel

Job Cost: \$14,120
Resale Value: \$8,610
Cost Recouped: 61%

Midrange siding replacement

Job Cost: \$7,280
Resale Value: \$6,959
Cost Recouped: 95.6%

Upscale siding replacement

Job Cost: \$10,361
Resale Value: \$10,181
Cost Recouped: 98.3%

Window replacement

Job Cost: \$10,139
Resale Value: \$8,484
Cost Recouped: 63.7%

Attic bedroom

Job Cost: \$41,281
Resale Value: \$33,752
Cost Recouped: 81.8%

Roofing replacement

Job Cost: \$12,401
Resale Value: \$8,674
Cost Recouped: 69.9%

Deck addition

Job Cost: \$11,585
Resale Value: \$9,869
Cost Recouped: 85.2%

Midrange bathroom remodel

Job Cost: \$11,047
Resale Value: \$9,885
Cost Recouped: 89.5%

Upscale bathroom remodel

Job Cost: \$27,423
Resale Value: \$21,379
Cost Recouped: 78%

Midrange bathroom addition

Job Cost: \$24,157
Resale Value: \$17,998
Cost Recouped: 74.5%

Upscale bathroom addition

Job Cost: \$48,999
Resale Value: \$36,178
Cost Recouped: 73.8%

Minor kitchen remodel

Job Cost: \$15,426
Resale Value: \$13,151
Cost Recouped: 85.3%

Midrange major kitchen remodel

Job Cost: \$45,237
Resale Value: \$36,691
Cost Recouped: 81.1%

Upscale major kitchen remodel

Job Cost: \$83,333
Resale Value: \$64,586
Cost Recouped: 77.5%

Family room addition

Job Cost: \$57,599
Resale Value: \$41,842
Cost Recouped: 72.6%

BASEMENT

Basement remodel

Job Cost: \$53,104
Resale Value: \$39,767
Cost Recouped: 73%

