

Home Improvements

When faced with a choice, many homeowners decide to improve their homes, rather than move. They modernize the kitchen, replace the roof, finish the basement, add a bathroom, or make their homes more energy efficient. The American Housing Survey (AHS), jointly administered by the Census Bureau and the Department of Housing

and Urban Development, tracks home improvements as well as a variety of other housing topics. According to the AHS, "home improvements" exclude "routine maintenance," which is defined as regular maintenance activities necessary for the preventive care of the structure, property, and fixed equipment items.

Well Over Half Made Improvements

76.1 Million Total Owner-Occupied Housing Units



43.7 Million Homeowners Made Improvements (57%)

Almost 1 in 4 of Those Made Energy Efficiency Improvements



10.4 Million Made Energy Efficiency Improvements (24%)

Homeowners Spent \$359 Billion
 (During 2009-2011)

Owners spent a median of \$3,200 on improvements to their homes. Shown below are the median expenditures for selected projects.

Roofing
\$4,559

Top Improvements Made to Units

Of the 43.7 million owner-occupied units with improvements

Appliances/
 Major
 Equipment

35%

Flooring/
 Paneling/
 Ceiling

32%

Windows
 and Doors

20%

Bedrooms
\$2,500



Bathroom Remodels
\$2,432



Doors/Windows
\$1,200



Kitchen Remodels
\$5,000



Patio/Terrace/Detached Deck
\$2,000



Garage
\$15,000



Recreation Rooms
\$3,000



Flooring/Paneling/Ceiling
\$1,200

HVAC
\$3,600

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