

## Resale Values of Decks Decline

**Midrange projects continue to have a higher return than upscale ones, report finds**

Homeowner return on investment for most remodeling projects is down from last year, and decks are no exception, according to the "Cost vs. Value Report 2008-09" from *Remodeling*, a sister magazine of *Professional Deck Builder*. Still, the news is better than many expected. Nationally, the average percentage of a deck's cost that a homeowner can expect to recoup on resale is only between 3 and 4 percentage points lower than it was in 2007 — much less of a shock than the stock market has given us all this year. And compared with returns on other remodeling projects, adding a deck continues to be one of the best ways to increase the value of a home.

Two of the three representative decks in this year's report (see chart, below) are the same as those reported on last year — a midrange pressure-treated-

Upscale Composite Deck Average Cost and Resale Value			
Region	Homeowner Cost	Resale Value	Percent Recouped
<b>National</b>	\$37,498	\$23,706	63.2%
<b>New England</b>	\$38,514	\$21,074	54.7%
<b>Middle Atlantic</b>	\$38,792	\$23,121	59.6%
<b>South Atlantic</b>	\$35,650	\$23,503	65.9%
<b>East North Central</b>	\$37,893	\$20,747	54.8%
<b>East South Central</b>	\$35,101	\$22,878	65.2%
<b>West North Central</b>	\$37,252	\$22,084	59.3%
<b>West South Central</b>	\$35,322	\$23,990	67.9%
<b>Mountain</b>	\$37,224	\$23,468	63.1%
<b>Pacific</b>	\$41,388	\$31,144	75.2%

wood deck and a midrange composite deck — though the composite project was reclassified this year from "upscale" to "midrange." Its specifications, however, haven't changed. Like last year, both of these decks measure 16 feet by 20 feet and have a pressure-treated substructure supported by 4x4 posts on concrete piers. Features include a

built-in bench, a planter, and a railing system — all of which match the decking — and stairs with three steps to grade. Both decks have a simple linear pattern. The only difference between them is the decking material used.

New to this year's report is a third deck (see chart, above) — an upscale composite deck with more than twice

Midrange Decks, Average Cost and Resale Value						
Region	Pressure-Treated Wood			Composite		
	Homeowner Cost	Resale Value	Percent Recouped	Homeowner Cost	Resale Value	Percent Recouped
<b>National</b>	\$10,601	\$8,676	81.8%	\$15,277	\$11,260	73.7%
<b>New England</b>	\$11,168	\$8,578	76.8%	\$15,687	\$11,035	70.3%
<b>Middle Atlantic</b>	\$11,037	\$8,401	76.1%	\$15,701	\$11,097	70.7%
<b>South Atlantic</b>	\$9,370	\$7,863	83.9%	\$14,494	\$11,006	75.9%
<b>East North Central</b>	\$10,534	\$7,263	68.9%	\$15,440	\$9,910	64.2%
<b>East South Central</b>	\$8,903	\$7,588	85.2%	\$14,285	\$10,237	71.7%
<b>West North Central</b>	\$10,378	\$7,902	76.1%	\$15,154	\$10,465	69.1%
<b>West South Central</b>	\$9,782	\$8,543	87.3%	\$14,444	\$10,955	75.8%
<b>Mountain</b>	\$10,923	\$8,758	80.2%	\$15,190	\$11,054	72.8%
<b>Pacific</b>	\$13,125	\$12,748	97.1%	\$16,949	\$14,841	87.6%

## DECKING NEWS

the budget of the midrange version, allowing for details to complement a home's architectural style. It has all the features of the midrange composite deck, plus some significant upgrades. For example, one step down from a corner of the 16-foot-by-20-foot structure is a second platform, which is 10 feet in diameter and six-sided, with stairs three steps to grade. Also, the perimeter joists and the 4x4 posts are trimmed with composite materials that match the decking. A bench and a planter are built along one 16-foot side; along the remaining sides is a composite railing system that includes decorative

balusters, post caps, and lighting.

As is the case for most of the projects in the report that have midrange and upscale versions, the average percentage of value recouped for a deck is higher in the midrange category than in the upscale group, though the extent of that difference varies regionally.

The entire report is available at [www.remodeling.hw.net/2008/costvsvalue/national.aspx](http://www.remodeling.hw.net/2008/costvsvalue/national.aspx). A new feature of the Web site allows users to look at the costs and values of the three deck projects in 80 different cities, as well as compare this year's city or regional results with last year's. — *Laurie Elden*

### 2009 Shows & Events

#### March 10–11

#### **Deck & Railing University**

Vinyl Fence, Deck and Railing

Manufacturers Association

Tulsa, Okla.

800/822-4342

[americanfenceassociation.com/vinylcomps.aspx](http://americanfenceassociation.com/vinylcomps.aspx)

#### March 11–12

#### **Midwest Builders Show**

Home Builders Association of Greater

Chicago

Rosemont, Ill.

630/627-7575

[midwestbuildersshow.com](http://midwestbuildersshow.com)

#### March 18–21

#### **Hearth, Patio & Barbeque Expo**

Hearth, Patio & Barbecue Association

Reno, Nev.

703/522-0086

[hpbexpo.com](http://hpbexpo.com)

#### October 27–30

#### **DeckExpo 2009**

Co-located with the Remodeling Show

Hanley Wood Exhibitions\*

Indianapolis

[deckexpo.com](http://deckexpo.com)

972/536-6300

\*Hanley Wood Exhibitions is owned

by Hanley Wood, which also owns

*Professional Deck Builder.* ♦