

Kitchens & Baths Unlimited

TO REMODEL OR MOVE?

That is the question

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It happens to all of us. At some point in time, we are faced with the dilemma... should we move or remodel? This isn't always a quick and easy answer. Often, there is a lot of back and forth and belaboring of the question that takes place. As it should, it is a financially and emotionally loaded question.

There are so many different stages in life that directly influence and affect the question of moving or remodeling. When you are younger and just getting started, maybe it's a condo downtown. Then you get married and possibly start to contemplate having kids and this may lead you to consider moving to the burbs. After moving to the burbs, your kids grow up, they go off to college and then move out. Now you are empty nesters. Then from empty nesters, you start thinking about aging in place. With all of these stages, the inevitable question of do we move or remodel can't help but become a topic of conversation at least once if not multiple times throughout our lives.

At all of these different points in time, not only does the demand of your space fluctuate but how you use the space also changes. That being said, moving or remodeling isn't always just about space. It can also be more of a financial decision. Meaning, how much should you spend to update the house? Will you get it back when you sell? Does the return even matter if you don't plan on moving? Are you doing this for yourselves or for resale? Or both?

WHERE TO START:

The first place to start is to ask yourself "what is it that you don't like about your home?" This will help you identify your pain points and eventually determine if they can be solved by remodeling or if moving is better for your situation.

Most homeowners who love their neighborhood/neighbors, who have a great school system and have established roots, often choose to remodel. They already have *most* everything they want. However, they may want an updated kitchen, a mudroom or a new master suite. Remodeling a room or two is easier and less expensive than buying a new home that may require a lot more updating. More importantly, if you move, you run the risk of losing what you are already happy with in your current home.

With house prices recovering and the economy strengthening, the share of spending on home improvement projects is on the rise. Baby boomers (50-69 year olds) are pushing for remodeling projects that enable them to remain safely in their homes as 55% of baby boomers have lived in their current homes for over ten years and of those 63% do not plan to move again according to the survey done by the [Demand Institute](#).

On the other hand, remodeling isn't for everyone. It's possible after answering the burning question of "what is it that you don't like about your home?" it may be something remodeling can't fix. Things like a long commute, safety, no parking or it's just time to downsize. Or what if the costs involved with remodeling end up pricing your home right out of the neighborhood?

Nearly half of Americans, according to the [Demand Institute](#), plan on moving in the future. A few of the top reasons for relocation are closer to family, change in climate and closer to work. Even though climate is mentioned as one of the top reasons to move, more than 59% will end up moving within 30 miles or less of their current home. Those with climate change as a determinate are mostly those in their retirement years.

DOES IT PAY TO REMODEL?

According to the "[Remodeling 2015 Cost vs. Value Report](#) ", home remodeling projects (specifically a major kitchen remodel or a bathroom remodel) show homeowners, on average, recouping approximately 70% of costs when selling their homes. However, if you are considering other home remodeling projects, outside of a kitchen or bath remodel, [refer to their website](#) to discover other returns based upon their project descriptions and your geographical location.

While the numbers presented here can be used as a guide, please keep in mind that when contemplating a remodel and trying to calculate the return on your investment, there are other items that will affect the return on investment (ROI) and the resale value as well. The ROI first depends on the value of the house itself. Secondly, it depends upon the value of the homes in your surrounding area and neighborhood. Lastly, it depends on the availability of homes for sale in the area.

For example, a \$100,000 kitchen remodel in a house valued at \$350,000.00 may not get you the same return when it comes time to sell as a \$800,000 valued house with a paralleled \$100,000.0 kitchen remodel. However, in the same scenario, if you own the \$350,000 house and the house values in your neighborhood are substantially higher than \$350,000.00 you could be sitting pretty when it comes time to sell. Not being the highest priced home in the neighborhood is an advantage. The goal is to not out price the neighborhood when updating.

According to [Buildfax](#), remodeling is the highest it has been since 2004. More and more homeowners are remodeling and staying put for several reasons. Since the housing economic down turn, the equity ratios are not what they used to be. Even though housing values are on the rise, they still aren't where they were pre-2008. As a result, homeowners are weighing out what they would get for their own home versus what they would have to put into the next one. Then determining what makes for the best financial decision.

Goals often can be achieved by working within the existing structure or footprint of the home. Simply by removing the wall separating the kitchen from the family room or dining room can make a home seem more spacious even though the actual square footage has not changed. Reconfiguration and a new design by a professional could really utilize your space more efficiently and achieve an open floor

plan that might be something you would have never come up with without the help and guidance of a professional.

QUALITY OF LIFE

The value of a remodeling project can't always be measured merely in dollars and cents. Although tangible benefits are very important when it comes down to aesthetics and determining a budget, intangible benefits may not have a price tag attached to them but need to be factored into the equation. Tangible benefits could be new kitchen cabinets, counter tops and appliances. These are the actual material items that make your new space beautiful and updated. Intangible benefits would be increased comfort, enjoyment, efficiency or safety as a result of the remodel. Intangible benefits often are the driving force to spurring a remodel or a move.

Here are a few examples of what we mean...by removing the wall separating the kitchen from the family room, young parents, when in the kitchen can have a visual on their smaller children playing in the family room. This comfort and enjoyment in safety is immeasurable. Another example would be eliminating a tub and replacing it with a shower so that a person aging in place doesn't have to take a chance later in life of tripping or falling as they try to step over a 15" high tub wall. Replacing it with a walk-in shower will make it more efficient and safe. Lastly, it could just be designing your home so that it is applicable to your lifestyle of entertaining or making it more conducive to the needs of having a large family. **Identifying the intangible benefits will help provide clarity on the tangible items you need to change.** If you can't change them through remodeling, then maybe it's time to consider moving. From an investment and design perspective, you might start by contacting a design professional in order to get an idea of your options. This will be invaluable in helping to determine if remodeling or moving is right for you.

We hope you have found this information helpful. If you would like to receive a complimentary consultation for your remodeling project please feel free to contact our design team to get started today!

Kitchens & Baths Unlimited: 847-729-1212 or visit us at 1232 Waukegan Rd, Glenview, IL 60025.



[Kitchens & Baths Unlimited](#) is a full service kitchen and bath remodeling firm of 30 years, doing business predominantly in the North Shore and Chicagoland areas.