

Does a Luxury Garage Add Home Value?

A new garage door has the best resale return in the 2025 Cost vs. Value report, but a large collector garage is valued at what local buyers pay for it, not at what it cost to build.

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A luxury garage is often a personal project. It can still help at resale, but the return depends on the project and on the local market. Use the figures below to set expectations.

What the Cost vs. Value report says

Zonda's 38th annual Cost vs. Value report (2025) compares the cost of 28 common projects with the value they add at sale, in 119 US markets ([Zonda via PR Newswire](#)). National averages:

Project	Job cost	Value at sale	Cost recouped
Garage door replacement	\$4,672	\$12,507	267.7%
Steel entry door replacement	\$2,435	\$5,270	216.4%
Manufactured stone veneer	\$11,702	\$24,328	207.9%
Minor kitchen remodel	\$28,458	\$32,141	112.9%

Garage door replacement took the top spot for the second year in a row ([Zonda via PR Newswire](#)). The door trade association DASMA reports that it was number one in all nine US regions. It also reports that the average cost recouped for the other 27 projects was 76%, and that the garage door return rose from 103% in 2023 to 193% in 2024 and 268% in 2025 ([DASMA](#)).

Note what this measures. It is a replacement door on an existing garage. It is not a new collector garage, a car lift or a climate system. The report does not give a figure for those.

What NAR members report

The National Association of Realtors (NAR) 2025 Remodeling Impact Report asks agents what value projects add at resale. The highest cost recovery in the report was 100%, for a new steel front door. A garage door scored a Joy Score of 7 out of 10, against a typical score of 8.2 across projects ([NAR](#)).

How appraisers see a large garage

In the US, many mortgage appraisals follow Fannie Mae rules. The Fannie Mae Selling Guide defines an over-improvement as "an improvement that is larger or costlier than what is typical for the neighborhood". It names "an oversized garage in a market that does not demand these kinds of improvements" as an example. Lenders must make sure "only the contributory value of the over-improvement is reflected in the appraisal analysis" ([Fannie Mae](#)).

In plain terms: in a market where buyers expect a modest garage, a large showroom may add less than it cost. In a market of collector homes, it may be expected.

What buyers pay for

The sourced data points to three things:

- **Curb appeal.** Zonda says eight of the top ten projects in 2025 were exterior replacements.
- **Fit with the market.** Fannie Mae values only what the local market pays for.
- **Low risk.** Clean permits and records make a feature easier to value.

How to document the build

Keep one folder, paper and digital, for the next buyer and appraiser:

1. Building permits and signed-off final inspections.
2. Architect drawings and structural calculations, including slab and lift anchor details.
3. The contract, change orders and paid invoices from each garage specialist.
4. Product data sheets and warranties: door, flooring, cabinetry, HVAC, dehumidifier, EV charger.
5. The lift model and its listing in the [ALI Directory of Certified Lifts](#).
6. Annual lift inspection records. ANSI/ALI ALOIM:2020 requires an inspection at least once a year ([ALI](#)).
7. Dated photos of the build, including work later hidden in walls and slab.

Sources

- [Zonda via PR Newswire \(Yahoo Finance\), Zonda's 38th Annual Cost vs. Value Report Confirms Exterior Projects Continue to Deliver the Highest ROI](#), accessed 2026-10-29
- [DASMA, Door + Access Systems Winter 2025: Cost vs. Value Report: ROI for garage doors skyrockets in 2025](#), accessed 2026-10-29
- [National Association of Realtors, 2025 Remodeling Impact Report](#), accessed 2026-10-29
- [Fannie Mae Selling Guide, B4-1.3-03 Neighborhood Section of the Appraisal Report](#), accessed 2026-10-29
- [Automotive Lift Institute, Directory of Certified Lifts](#), accessed 2026-10-29
- [Automotive Lift Institute, Annual Lift Inspections Provide Peace of Mind](#), accessed 2026-10-29

Frequently asked questions

What return does a new garage door give?

The 2025 Cost vs. Value report gives a national average job cost of \$4,672 and a value at sale of \$12,507, which is 267.7% of the cost recouped. It was the top project of the 28 in the report.

Will an appraiser count the full cost of my collector garage?

Not always. Fannie Mae names an oversized garage as a possible over-improvement. The appraiser reflects only its contributory value, which is what the local market pays for it.

How should I document the build for a future sale?

Keep permits and final inspections, drawings, the contract and invoices, product data sheets, warranties, lift certification and annual inspection records, and dated photos.