

Basic Increase

The National Association of Home Builders reports that adding a half-bath to your home increases the value of an average home by **10 percent**. Adding a full bath boosts the value by **20 percent**. This figure holds true when the number of bedrooms and bathrooms are equal before you make the addition. Converting a full bath to a half bath adds about **9 percent** to the home's value. These percentages remain roughly the same across the country and have held true for a number of years.

Beds and Baths

If you have more bedrooms than bathrooms in your home, adding a bathroom will increase your home's value by a larger percentage.

The homebuilders' study found that in a home with one bathroom, adding a half bathroom increased the home's value by **11.5 percent** for a two-bedroom home, **12 percent** for a three-bedroom home and **12.5 percent** for a four-bedroom home. The study suggests that adding full bathrooms to these homes will result in correspondingly larger value increases.

Add a Toilet in a Garage Without Structural Changes

AddABath.com and NoFlushUrinal.com will allow a bathroom addition to a garage with out making any structural changes.