Summary of studies on resale premiums for energy efficient homes

“The latest research shows that green and energy-efficient home improvements have the potential to pay dividends for buyers and sellers,” said Appraisal Institute President James L. Murrett, MAI, SRA. “[...] Some green renovations, such as adding Energy Star appliances and extra insulation, are likely to pay the homeowner back in lowered utility bills relatively quickly.”


Research Studies

Elevate Energy
2.5% – 14% premium for well-marketed, energy efficient homes in the Twin Cities metro.

Brown, Martin, Taylor Watkins. 2016. The “green premium” for environmentally certified homes: a meta-analysis and exploration
Oregon Department of Environmental Quality
4.3% mean premium for green certified houses.

McArdle, Joseph Scott. 2019. Value Premiums of Sustainable Elements in Residential Homes in the Greater Philadelphia Area
Harvard University
5.1% – 8.5% premium for green certified homes.

Cadena, Anjelita, Thomas A Thompson. 2015. An Empirical Assessment of the Value of Green in Residential Real Estate
Appraisal Journal
5.9% premium for Green Designated houses.

Kahn, Matthew E, Nils Kok. 2013. The capitalization of green labels in the California housing market
Elsevier
2.1% – 5.3% premium for green certified houses.

Northwest Energy Efficiency Alliance
4.5% – 8% premium for houses with green certification in 6 out of 9 geographic areas studied.

Pearl National Home Certification
2% – 5% mean premium for green certified homes.

U.S. Green Building Council
5.8% – 5.9% for Green Designated houses.