

# 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.”

“Green Home Improvements Can Pay Off.” 2018. Appraisal Institute.”

## Research Studies

Brookstein, Pamela, Sandra K. Adomatis. 2020. *Realizing the Value: An Appraiser-Led Analysis of the High-Performing Home Premium in Leading Midwest Markets*

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.

SEEC LLC and Watkins & Associates. 2015. *The Market Valuation of Energy Efficient and Green Certified Northwest Homes*

Northwest Energy Efficiency Alliance

**4.5% – 8% premium** for houses with green certification in 6 out of 9 geographic areas studied.

Adomatis, Sandra. 2017. *“Appraisers Analysis of Pearl National Home Certification Sales Premiums”*

Pearl National Home Certification

**2% – 5% mean premium** for green certified homes.

Hallman, Greg. 2017. *“The Value of LEED Homes in the Austin-Round Rock Real Estate Market”*

U.S. Green Building Council

**5.8% – 5.9%** for Green Designated houses.