

DROST ELECTRIC

MICHIGAN ELECTRICAL COST VS. VALUE REPORT

2025



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**ZACH
DROST**

Master Electrician

In today's housing market, buyers are more cautious than ever. Home inspections often reveal outdated or unsafe electrical systems that slow down or even derail closings. At the same time, Michigan homeowners are asking: **“Which upgrades are worth the money? Will I get that value back when I sell?”**

This **2025 Michigan Electrical Cost vs. Value Report** was designed to answer those questions clearly and locally. We created this guide because knowledge is power—literally. By understanding costs and potential returns, Michigan homeowners can make smarter decisions, avoid surprises, and feel confident that their investment in electrical work is both safe and financially sound.

At **Drost Electric**, we bring over years of hands-on electrical experience to every job site. Based in West Michigan and **led by a licensed Master Electrician**, we specialize in residential, commercial, and industrial electrical work, serving communities in Michigan with reliable service and expert care.

- Building a new home
- Remodeling a kitchen, basement, or addition
- Adding EV charging or smart home technology
- Or simply need trusted repairs and upgrades

In our guide you'll find:

- **City-by-city repair pricing** — what Michigan homeowners can expect to pay in 2025
- **Permit breakdowns** — average costs and requirements across major cities
- **Resale insights** — how upgrades affect home value, buyer interest, and closure rates
- **Repair & upgrade types** — from panels and rewiring to EV chargers, surge protection, and smart car ports



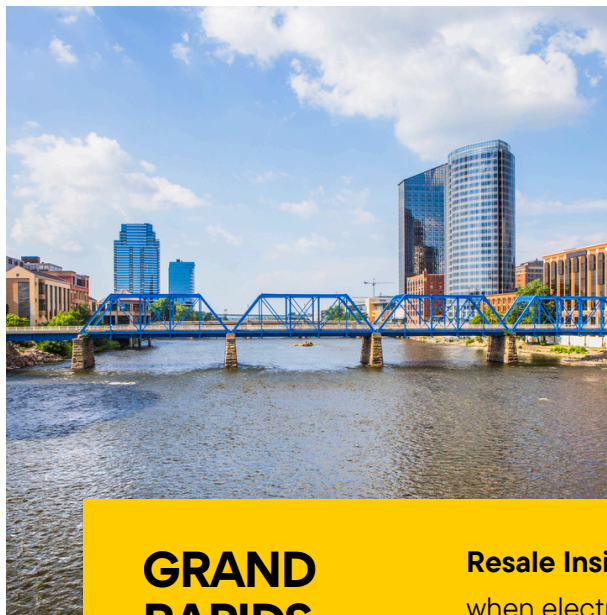
CITY-BY-CITY ELECTRICAL REPAIR PRICING



DETROIT, MICHIGAN

Resale Insight: Detroit buyers are highly inspection-conscious. Homes with updated panels and GFCI outlets see **22% fewer closing delays** compared to those with outdated systems.

- * **Electrical Panel Replacement (200-amp):** \$940 on average (range: \$420–\$1,470)
- * **Rewiring (per sq. ft.):** \$4.50–\$6.50
- * **EV Charger Installation:** \$1,600–\$2,300
- * **Permit Fees:** Typically \$60–\$150 depending on scope (City of Detroit Building Safety Dept. Aug 2025)



GRAND RAPIDS, MICHIGAN

Resale Insight: Mid-market homes in Grand Rapids list faster when electrical systems are “inspection ready.” Full rewires in older neighborhoods (built pre-1960) are particularly valuable, cutting inspection objections by nearly **30%**.

- * **Residential Electrical Repairs:** \$103–\$831 per job (Manta.com)
- * **Whole-Home Rewiring (2,500 sq. ft.):** \$7,500–\$10,000
- * **LED Conversion (entire home):** \$3,800–\$5,200
- * **Permit Fees:** \$50 base fee plus \$20 per circuit (City of Grand Rapids Aug 2025)

CITY-BY-CITY ELECTRICAL REPAIR PRICING



ANN ARBOR, MICHIGAN

Resale Insight: Ann Arbor buyers—especially tech-forward professionals—place higher value on EV readiness. **Smart car ports are increasingly attractive**, boosting buyer appeal even if ROI hovers around 70%.

- * **Electrical Service Panel Install:** \$883–\$1,260 (HomeYou.com)
- * **Surge Protection Installation:** \$1,200–\$1,800
- * **Smart Car Port Wiring:** \$2,800–\$4,500
- * **Permit Fees:** \$80 flat fee plus \$15 per device or breaker (City of Ann Arbor Aug 2025)

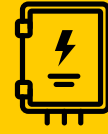


LANSING, MICHIGAN

Resale Insight: Homes near Michigan State University rental markets benefit from outlet and fixture updates. Landlords see higher tenant retention and buyers see “move-in ready” appeal.

- * **Typical Electrical Repair Costs:** \$111–\$894 (Manta.com)
- * **Backup Generator Wiring:** \$2,200–\$3,800
- * **Outlet/Fixture Updates:** \$140–\$400 per job
- * **Permit Fees:** \$50 residential base + \$10 per circuit (City of Lansing Building Safety Office Aug 2025)

STATEWIDE TRENDS



112% ROI

Panel Upgrades



98% ROI

Whole-Home Rewiring



80–85% ROI

LED Conversions

2025
EDITION

KEY TAKEAWAYS FOR MICHIGAN SELLERS

- **Panel and wiring upgrades** remain the top ROI projects, delivering the highest resale boost and eliminating inspection hurdles.
- **Smart upgrades** like EV-ready garages and LED lighting increase buyer appeal, especially in urban and tech-driven markets.
- **Permits matter** — buyers and inspectors want documented proof. Always keep permit records to show upgrades were done to code.
- **Faster closings equal real value** — even if an upgrade doesn't add its full cost to your appraisal, the reduced risk of inspection delays and buyer renegotiations makes it worth every dollar.

ABOUT THIS REPORT

This **2025 Michigan Electrical Cost vs. Value Report** was compiled using regional contractor databases, city building department permit fee schedules, and third-party pricing. Resale insights are based on survey data from Michigan real estate professionals and inspectors.

For professional, code-compliant work, contact Drost Electric—serving Michigan homeowners with trusted electrical services that add value and peace of mind.