# Capital Gains

When you sell a stock, you owe taxes on your gain—the difference between what you paid for the stock and what you sold it for. The same is true with selling a home (or a second home), but there are some special considerations.

## How to Calculate Gain

In real estate, capital gains are based not on what you paid for the home, but on its adjusted cost basis. To calculate this:

1. Take the purchase price of the home: This is the sale price, not the amount of money actually contributed at closing.

2. Add adjustments:
    a. Cost of the purchase - including transfer fees, attorney fees, inspections, but not points you paid on your mortgage.
    b. Cost of the sale – including inspections, attorney's fee, real estate commission, and money you spent to fix up your home just prior to sale.
    c. Cost of improvement – including room additions, deck, etc. Note here that improvements do not include repairing or replacing something already there, such as putting on a new roof or buying a new furnace.

3. The total of this is the adjusted cost basis of your home.

4. Subtract this adjusted cost basis from the amount you sell your home for. This is your capitol gain.

*Contact your attorney or tax advisor for current laws for any special Real Estate exemptions for Capitol Gains.*

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