

Upgrading aspects of your home could boost the sale value due to visual appeal and convenience for potential buyers.



home ownership



Adding Value to Your Home Before Selling

When your house is being shown to prospective buyers, presentation could be the difference between selling and having your home on the market for months. Add-ons and renovations can improve the speed at which you sell the house and also increase its value. Consider the following options if you are looking to add to the value of your house.

What to Avoid

It's important to recognize that not every upgrade leads to a high return on investment. Avoid unnecessarily high-tech or fancy upgrades, especially when the rest of the house doesn't have similar sophisticated features. Also avoid over-personalized embellishments that will likely have to be removed by new buyers. Major additions, such as swimming pools and extra rooms, cost a lot of money and likely will not add significantly more value than the investment price.

Inexpensive Options

- **Deep cleaning:** For a few hundred dollars, hire a professional cleaning service to make your house shine. This will catch the eye as much as any upgrade or renovation.
- **Interior painting:** A new coat of paint inside of your house is a fairly inexpensive way to make your house look more vibrant and visually-appealing. Hiring professional painters to do the job will save you time and effort but could cost significantly more than the added value.
- **Exterior painting:** You can catch a potential buyer's eye by painting the outside of the house. Much like interior painting, if you hire professionals it will cost more but require less effort.

Moderate Options

- **Landscaping:** Cleaning up excessive shrubs, trees and other plants will make the yard more open and increase visibility. Planting flowers and defining plant beds will also make the yard visually appealing.
- **Flooring upgrade:** Whether upgrading tile, redoing carpeting or finishing wood floors, the average flooring revamp will make your interior more visually appealing.
- **Maintenance work:** Fine-tuning plumbing, ensuring electric wiring is functioning properly, replacing doors and windows, and other related tasks will raise resale value by making your house sturdy, updated and reliable.

Expensive Options

- **Front door replacement:** Replacing the main entry door with a fiberglass or upscale option nets a higher return on investment than any other renovation.
 - **Garage door replacement:** Offering the second-best return on investment, replacing a garage door yields a considerable spike in return.
- Kitchen remodel:** Redoing cabinets, drawers and sinks will be a large investment but will ultimately help sell the house due to convenience for the buyer.