



Best Bet Home Improvements

Sure, you can spend a lot on something purely for the pleasure of having it, like that outdoor Jacuzzi under the attached gazebo, or you can go the practical route and make an improvement that will increase your home's market value. But be forewarned! You can't expect to always recoup your costs on both counts. Just because you put \$25,000 worth of improvements into your home doesn't mean that your house is worth \$25,000 more.

It may not sound very exciting, but it's the basic improvements you make to your home that may have the greatest return on its value. Below are some examples of a few improvements that usually pay off and some that rarely make a difference (no matter how much you paid for them) when it comes time to sell your home.

Painting

If you're planning to sell your home in a year or two, a fresh coat of a neutral toned paint could make the sale easier. A professional exterior paint job may also recoup close to 75% of its cost. Let's face it-we all like things looking fresh.

Kitchen

With just a few basic improvements, your kitchen can practically pay you back with interest. New paint, wallpaper, and flooring are always appreciated; plus you might even consider sanding, staining, or painting worn-looking cabinets. Replacing old cabinet hardware is a low-cost improvement that makes a big difference.

According to Remodeling Magazine 2016 Cost vs Value report, the average spent on a major kitchen remodel is around \$60,000, while a minor one averaged \$20,100. The full kitchen remodeling recouped 65% of its cost and the minor remodel was valued at 83%.

Area Conversions

Generally speaking, increasing the functional space of your home holds its value longer than remodeling just to make a house look better. It's also much less expensive than adding an addition to your home. Remodeling Magazine reports that converting an attic space into a bedroom usually costs around \$51,700 and returns about 77% of that cost. Turning your basement into an extra living space costs about \$68,500 with a recoup average of 70%.



Extra Bathroom

At an average cost of \$42,250, a new bathroom addition can recoup about 56% of its total cost, according to Remodeling Magazine.

Deck

Adding a deck is a very cost-effective way to add square footage to your house. Remodeling magazine estimates that wood decks cost around \$9,300 and generally recoup 77% of their value. Compared to other outdoor improvements, that's an excellent return.



Improvements that do not offer good returns

New Windows

Your utility bill savings may make up for the iffy resale value. However, a good set of standard windows should get you around 73% back. If you start getting too fancy with custom shapes and sizes, don't expect to get as much in return.

Swimming Pool

In a word-DON'T! Unless you're putting it in for you and your family to enjoy, it's commonly agreed that a swimming pool has no resale value. Reason #1? Pools are very expensive to maintain and a close second is the fear of pool accidents-which no one wants to experience.

Picture Perfect Gardens

If the potential buyer is not horticulturally inclined, chances are your floral handiwork won't add to the offering price. The same can be said for expensive fences and stone walls-they look nice, but buyers don't pay up for them.



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