

What Home Improvements Return the Most ROI?

So, most renovations and remodels do not return a profit. Not only do they cost you, but there is time put in both in planning and actual building. There is no magic pill, and home improvements vary by region, state, area, and price range. *It is critically important that you talk to us, your realtors, so that you do not over improve your house, and you understand what other homes are selling for in your neighborhood.*

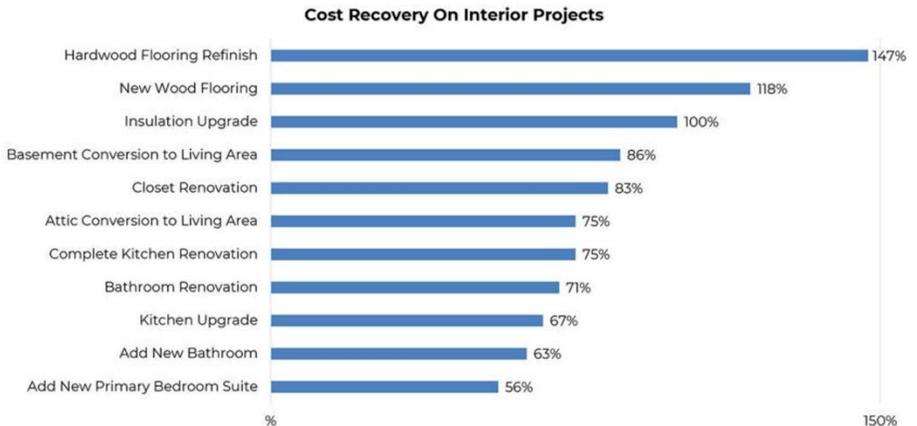
However...when selling, minor updates in bathrooms (new low flow toilet and vanity) or kitchen (counter tops and new stainless-steel appliances) do have a high ROI, in the 80%

range...Decks return in the 76% range. *The best return on investment is refinishing hardwood floors (147%).* Energy-efficient modifications pay off. New fiberglass attic insulation is actually the one renovation that will reap you more cash than you cough up, at 116.9% (not to mention savings on your energy bill!).

Buyers love safety improvements. Installing a steel entry door recoups 91.1% of its cost, and new garage doors will return about 90%. *In general, lower-cost projects result in better returns.*

According to Remodeling's Cost vs. Value Report, four of the five projects that cost less than \$5,000

Cost Recovery for Interior Remodeling Projects



2022 Remodeling Impact Report



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rank among the top five for money back when you sell. For instance, the renovation with top returns, attic insulation, costs a mere \$1,268.

Curb appeal can add 28% to your home's value. A tree sapling costs \$10 and can add up to \$10,000 to the value of your home. But skip the swimming pool, which recoups only 39% of its cost.

For the average seller Fixing up is far more practical and yields the best Return on your time

and investment. That does not mean that if your roof is 30 years old and is leaking that you should not put a new one on...no matter how nice your kitchens and baths look a musty damp basement or a bad roof will not be overlooked! Pull weeds, rake leaves and trim overgrown shrubs, mow the lawn!...*If a buyer pulls up and you do not look good, they just move on!*



Paint Lighten up your home with natural tones and a neutral dose of style. It's important to make your house generic. A fresh coat of neutral paint will make your home appear larger, brighter and more appealing to potential buyers. *And a fresh coat of paint smells great!*

Make Repairs Fix things like leaky faucets and sticky cabinets, and replace old screens. They may seem insignificant, but *minor repairs add up in the mind of a potential buyer*. New filters in your heating system. You don't want to give them any reason not to put in an offer.

Rearrange and De-Clutter Make sure your furniture placement allows for easy traffic flow and shows off each room. If you have too much furniture, rent a portable storage device to hold things until you are ready to move into your new place. If you don't have enough furniture, borrow or rent.

Pack Up Pack up your personal photos and portraits. The less clutter and knickknacks you have lying around, the more potential buyers will be able to see your home and what it offers. *Buyers want to imagine their stuff in your space!* Plus, getting a head start on packing will eliminate some stress down the road.

Organize When your house is meticulously organized, buyers will envision themselves living a stress-free life in your home.

Clean Every inch of your house, and don't forget to make your windows and floors sparkle, if you have hardwood floors, have them refinished if necessary. If your carpet appears old and stained, replace it...Deep cleaning is essential, and clean homes smell great too!

Lighten up Let the sun shine in, and turn on the lights. Open all blinds or curtains, and make sure the house is well lit. Get rid of those heavy drapes and window treatments...If needed, turn on the A/C or heat. Always make your home a pleasure to view for every buyer!

If you are thinking of selling, we offer a complimentary home evaluation. Give us a call or text.

We are Never too busy for Your Referrals!

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