

HOMESWISE

Real Estate Tips and Advice

Increase Your Home's Value

By JOE SZYNKOWSKI | Green Shoot Media

With housing prices increasing again, there has never been a better time to invest in your home.

There are always ways to improve the value of your home — no matter your budget! Check out the following suggestions, categorized into three modest price points.

IMPROVEMENTS UNDER \$500

Paint. Simple and cost effective, fresh paint will have a dramatic impact on a space.

Remove outdated ceilings. In the 1980s and 90s, popcorn ceilings were all the rage. And now, their time has come to an end. This project requires more elbow grease than money.

Attend to small repairs. This means things like a loose hinge on a kitchen cabinet, burnt out light bulbs, squeaky doors and jiggly handles. While these things may not seem like much, they speak to the care of a home.

IMPROVEMENTS \$500-\$1,500

Install closet storage. Closets can be a blank canvas for clutter. Installing organizers keeps things in their place, and provide a little luxury.

Improve small bathrooms. This could be as simple as new

light fixtures, an updated vanity or new shower curtain. You are guaranteed to see a return on investment on most bathroom upgrades, so this is a safe area to spend in.

Upgrade old appliances. Kitchens add big value you to your home, so even updating the sink or swapping out a microwave range hood for a sleek drop down will maximize value.

IMPROVEMENTS \$1,500 AND UP

Update flooring. This could be as simple as replacing the tile in the small hall bath or removing the wall-to-wall carpeting and installing hardwoods throughout.

Refresh exterior paint. Curb appeal is a big deal and can increase the property values of an entire neighborhood. A fresh coat of paint keeps things looking clean and crisp.

Resurface concrete. While a cracked driveway or walkway may not seem like much, the weeds growing in the cracks whisper of neglect. A solid surface stained an attractive color shows that a property is well looked-after.

Remember that the cost and payback of each project will vary depending on your region of the country, neighborhood within that region, as well as the overall condition of your home.

