

# your home

Tips and trends for homeowners, buyers and sellers  
**boost YOUR VALUE**



Homeowners are always looking for ways to increase the value of their property. However, some improvement projects are costly and may not result in the increased value that's desired.

**Which projects should you focus on and which ones will result in the highest ROI for your home?**

**1 Add a bathroom**—Converting unused space, extra bedrooms or closets into another bathroom for your home can really add value to your property. HGTV estimates 80%–130% of those costs can be recouped when selling the home later. For a half-bath, you should have 18 square feet of space to work with; for a full bath, 30–35 square feet is ideal.

**2 Energy-efficient windows and insulation**—Going green is always a smart move. For new energy-efficient windows, you can recoup about 60%–90% of your investment, along with applying a 10% federal tax credit for installing green windows. Adding these together, it's a net positive to upgrade. Your home may have dated doors and insulation that let heat or cold air escape. For as little as \$200, you can add updated insulation to save hundreds of dollars per year on your energy bills.

**3 Kitchen updates**—The kitchen is considered the heart and centerpiece of a house. Kitchen remodels can range in price from \$5,000–\$75,000, but you don't have to overspend when improving your space. Brightening the room with a fresh coat of paint or investing in energy-efficient appliances (which will save you or buyers money down the line) can help you recoup an estimated 60%–120% of your original investment, according to HGTV.

**4 Build a deck**—Having a robust outdoor living setting has become very important for homeowners and buyers alike. Adding a deck to spruce up your backyard can increase the value of your home and attract more offers when you're ready to sell. Costs can range between \$1,200–\$10,000, depending on materials used and the size of the structure, but you can get back 60–90% of the costs when selling the home.



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