



Invest in Your Home

In many markets around the country, the price of remodeling has gone down, according to the U.S. Remodeling Permit Activity Report released by Remodelormove.com. Decreased remodeling costs have created a favorable opportunity for homeowners to invest in their most valuable asset: their home.

5 WAYS TO SPEED UP YOUR SALE

- 1) Trust your agent to set the right price. A correctly priced home will always draw attention from buyers.
- 2) Get your house market-ready before you begin showing it so your family can get used to keeping your home clean and beautiful.
- 3) The more frequently your home is shown, the faster you will find a seller. Keep your home clean and staged so you can be ready to show your home on short notice.
- 4) Decide in advance what price and conditions you will find satisfactory.
- 5) Don't refuse to lower your asking price. Consult with your agent to keep your home priced realistically.

You can't go wrong with a minor kitchen remodel. Since *Remodeling* magazine first introduced the minor kitchen remodel category in 2004, it has consistently remained among the highest return on investment (ROI) projects. Last year, the minor kitchen remodel had the highest ROI of any interior project.



Look outside. Five of the six highest-value remodels were exterior projects. A wood deck addition, midrange vinyl siding replacement, midrange wood window replacement and upscale vinyl replacement all featured an ROI more than 80 percent. In fact, an upscale siding replacement using fiber cement materials was the highest-value remodel last year at 88.1 percent.

Consider living space additions. A remodel that increases living space is generally a good investment. When repurposing a room, the general rule of thumb is that unused or storage areas should be converted to livable space, such as a bedroom or bathroom. Repurposing a bedroom is typically a bad idea; home office additions offer a low value return.

Your Home is the Best Long-term Investment

Home values made a historic jump in the past decade, and a home remains the best long-term investment opportunity. On average, homeowners reside in a home for six years. Historically, a home will appreciate over the span of six years, which is too long to be affected by market spikes.

