Selling a property almost always requires extensive renovations, but not all renovations are made equal. Real estate professionals have found over decades of experience that there are certain renovations that truly make homes sell, and these renovations are the one that a homeowner should focus their budget on first.

1. Get a New Coat of Paint

Painting a property in strategically picked colors is the fastest, easiest, and most effective way to make it seem like brand new. Light colors will make a space seem larger, bold colors will make a space seem more modern, and the new paint smell of either will immediately form associations in a prospective buyer’s mind.

2. Install a New Countertop

One of the first things most real estate agents will suggest is switching out the countertops. The kitchen is considered the heart of the home, and it’s the area that most home buyers will spend most of their time examining. Getting a trendy new countertop is usually extremely simple and can raise the asking price of the home by more than it actually costs.

3. Remodel the Bathrooms

After the kitchen, the bathroom is usually one of the most inspected areas. Simply investing in new bathroom fixtures can be a great way to renovate on a budget, and those who have more money to spend may consider completely re-tiling the bathroom, installing new countertops, and installing a new bathtub and shower set.

4. Fix the Lawn

A bad lawn can absolutely kill a sale, and yet many homeowners tend to neglect it or leave it for last. Caring for a lawn isn’t overly difficult, and it should be done immediately upon the decision to sell so that it is lush and healthy by the time the open houses begin. Homeowners should avoid going overboard, however, because installing exotic and difficult to care for flowers in the front will only lead a careful buyer towards thinking about the time they’ll have to spend keeping them alive.

5. Renew the Garage

The garage door is one of the largest features of a home, and yet many homeowners do absolutely nothing with it. A new and stylish garage door can significantly change the appearance of a home, and leave a memorable impression upon the potential buyers.

Selling a home can be an extremely stressful process but it can also be an extremely profitable one if done right. When selling a home, a homeowner needs to consider which items will give them the strongest return on investment. However, a homeowner also needs to consider the surrounding neighborhood and market, because home prices usually cannot significantly exceed the surrounding home prices. This means that it may be possible to price the home out of the market if the owner is not careful.