Home Features that affect your Home Value

Nicole Anigbogu

Objective & Agenda

What home features will affect the value of your home?

Today, we will go over:

- Home features and factors that can **increase** or **decrease** sale prices by \$1,000+
- Strategies and recommendations to **sell your home for more**

Important Facts

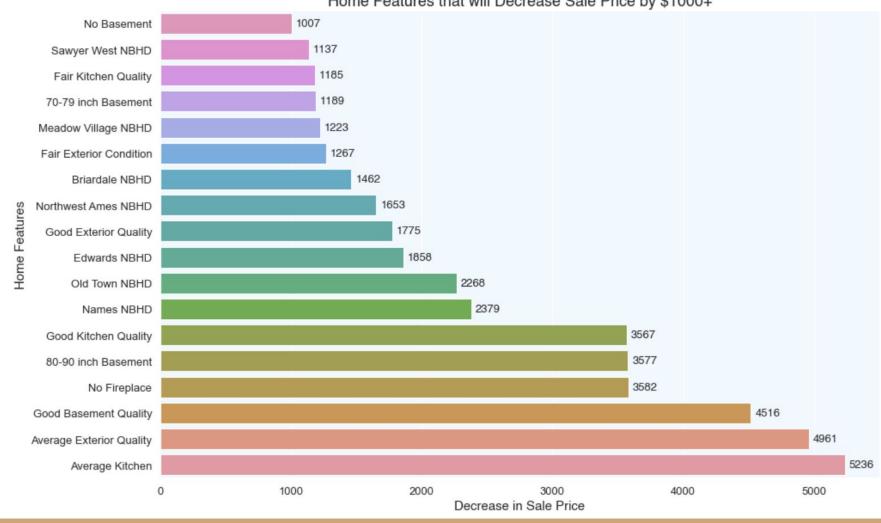
- **Average sale price of a home** between 2006 & 2010: \$181,470
 - Upper quartile: \$214,000

- Home Square Footage = liveable space
 - Does not include unfinished basement, area of porches, area of yards

- Quality is **subjective** to your buyer and the homes in your neighborhood

Home Features that will Increase Sale Price by \$1000+ 1031 Central Air 1171 Near Off-Site Feature 1587 Full Baths 1723 Crawford NBHD 1798 Adj to Off-Site Feature 2380 Green Hills NBHD 2424 Garage Year Built 2602 Good Fireplace 2787 Porches 3103 Wood Shingles Roof 3262 Home Features Above Ground Rooms 3423 Northridge NBHD 3498 Cars in Garage 3898 Year Built 4126 Baths 5097 1st Floor Sq Ft 5281 Masonry Veneer Sq Ft 5411 Remodel Date 5454 Garage Square Ft 5533 Basement Sq Ft 5897 Northridge Heights NBHD 7124 Stone Brook NBHD 7686 Above Ground Sq Ft 9823 Home Sq Ft 10397 Overall Quality 2000 4000 6000 8000 10000 0 Increase in Sale Price

Home Features that will Decrease Sale Price by \$1000+



What should **you** do?

- Price accurately:
 - Compare your home to other homes in the neighborhood with similar features as you
- Increase sale price:
 - Make renovations that add the most value to your home
- Top General Recommendations:
 - 1. Update appearance of kitchen
 - 2. Renovate your unfinished basement
 - 3. Add a fireplace

What will **XYZ** do?

- Recommend home updates in line with your neighborhood and comparable homes
- Show you the value of your home pre- and post- updates
- Determine your return on investment (ROI)
- Strategic marketing

Questions?