

8 FACTORS THAT ENHANCE YOUR HOME'S VALUE

OPEN FLOOR PLAN

Having an open floor plan led to an average 7.4% appreciation per year.

- Granite countertops=2.5%
- stainless steel appliances=3%

SMALL SIZE

Over the past 5 years, homes under 1,200 sq. ft. have appreciated by an average of 7.5% per year. Homes 2,400 sq. ft. or larger have risen just 3.8% per year.

LOCATION

Homes in urban areas near mass transportation grew 8.4% in value per year. Those near good schools increased by 7.2% and those near shopping was by 6.5%.

MODERN STYLE

Modern/contemporary homes rose 7.7% per year, followed by bungalows (6.5%), traditional (5.6%), ranch (4.5%), Craftsman (3.7%), and Victorian (2.2%).

FEWER BEDROOMS

Homes with one bedroom increased by 7.2% per year.
Two Bedrooms=6.6%
Three Bedrooms=6.3%
Four Bedrooms=4.9%

GOOD VIEW

Homes overlooking a park increased 7.9% per year. Those with mountain views 5.1% and those with lake views 4.9%.

THE RIGHT STUFF

The top amenities to increase the value were:
Patos=6.8%/year
Hardwood Floors=5.7%/year
Fireplaces=5.3%/year

2 CAR GARAGES

Homes with space for two cars appreciated by 6.4% per year and those with one-car garages was 6%. Those with three-car garages just 3.8%.

Looking for the best return on investment on the home you're buying? Consider these 8 factors which Realtor.com identified by analyzing millions of sales nationwide.