

# How To Increase Your Home's Market Value

Contributed by Vanessa Arellano Doctor

Whenever you decide to jump in the real estate market by selling your home, or if you just simply want to improve your home, there are a variety of things that you can do to increase your home's market value.

Increasing your home's market value can give you profit when you do sell your home, earning you more than what you spent when you first bought a home. This is usually a great tactic for people who are just aiming to play the market without real intention to keep a property that they have purchased. Nonetheless, even if you do decide to keep the home for yourself, your home's market value will increase once you have invested in its renovation or reconstruction, giving it a whole new appearance and usability.

Increasing your home's market value can be achieved by simply doing some improvements on the house, renovating it or reconstructing it to make it more appealing to potential customers, or even just for you. If your home has improved greatly from what it was initially when you purchased it, then you can bet that your home's market value has increased. Here are a few hints on how you can increase your home's market value.

One way that you can do this is through remodeling certain rooms in your home, such as the kitchen, dining room area, bathroom, living room area or even your home's den. Whenever you are remodeling a particular room, it is important to bear in mind the room's functionality, wherein you will have to take into consideration the space of the room, the appliances and furniture, and the room's aesthetic value as well, minding the room's design, color and lighting, and the harmony between all of the elements in the room.

One example is when you are remodeling a kitchen, you can increase the kitchen's market value by just simply replacing kitchen cabinets with solid wood, or by adding a more expensive element to the area, such as adding an island or peninsula counter. Bathrooms can benefit from new tiles, as well as changing certain pieces in the bathroom, such as the lavatory or toilet. You can even remodel a room by simply adding or replacing your room's wall paneling with quality, real wood paneling. Changing a room's flooring will also help serve the purpose of increasing your home's market value.

Aside from making certain changes or remodeling with certain parts of your home, you can also increase your home's market value by adding certain features to your home that it normally does not have, such as indoor water features, which are great for making your home look more aesthetically pleasing. You can add wall fountains or small fountains, which can also help add moisture to the air, as well as block out noise from the outside of your house, giving your home a more soothing and calming atmosphere.

Another aspect of a home that you can improve on is the house's thermostat. If you can make sure that your home's thermostat is well-tuned, it will create a more uniform room temperature, costing you much less in your energy bill, making it an invaluable addition to your home.

Vanessa Arellano Doctor  
<http://realestatepress.org>