

It pays to renovate

Investing in updates can help you sell your home sooner rather than later.

Remodeled kitchen

150%*

A kitchen update can

reward a seller with a sizable payback. Just remember, though: Splurging on fancy finishing materials or sophisticated equipment may cut into your profit. Keep it simple.



Lawn and garden

100%

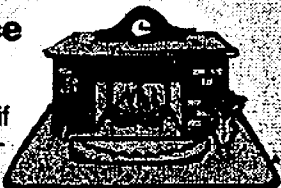
A healthy, green lawn and a modest but colorful flower bed will entice potential buyers. The few hundred dollars invested may yield several thousand in profit.



Fireplace

100%

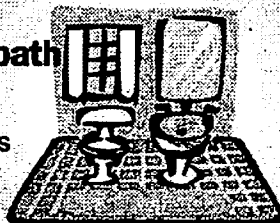
Especially if it's energy-efficient, such as a good gas-powered model, a fireplace holds the promise of cozy family gatherings around the warmth of the hearth.



Second bath

90%

All it takes is a simple 5-foot-by-9-foot second bath to make mornings more civilized for most families. This is a must-have for today's buyers.



Room addition

80%

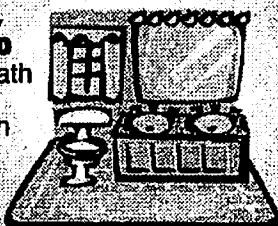
For the most attractive return on your investment, the added room should be a family room or a third bedroom.



Remodeled bath

60-80%

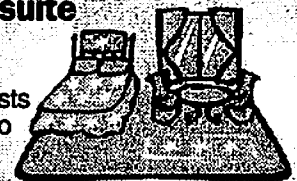
A master bath is on many buyers' wish lists. If you have only one bath, install two sinks or a double vanity mirror to handle the morning crowd.



Master suite

70%

To keep costs down, try to find extra space by combining existing rooms and spaces. Heavy structural work entailed by adding space diminishes your return.



Deck

70%

Outdoor living space is a desirable asset no matter what the locale. Low-maintenance decking material leaves lots of leisure time, too.



Exterior paint

50%

Sprucing up tired siding, trim, etc. can take years off the look of an older house.



Finished attic

50%

You can expect to recoup more of your investment if you make sure the renovation does not detract from the aesthetics of your home. It is especially attractive as an extra bedroom in a small house.



* Percentage of your investment typically recouped at resale.

SOURCE: Detroit Free Press research