



## The 2018 Guide: 10 Home Renovations with Top ROI

Powered by



## 2018 Renovation Insight

Each year, buyers add new features to the top of their “must-have” lists.

This year, HGTV put together 10 renovations with excellent ROI. (For reference, anything above 85% is considered a fantastic ROI.)

If you are preparing your home for sale, try adding these improvements to the top of your list.

Looking for an agent to get you the most for your home?

**Let's talk!**



## #1. Light Bathroom Update

Not all rooms need a major overhaul. Make sure that flooring and light fixtures are updated to give your bathroom that decadent feel without a complete redo.

**Average ROI: 98%**

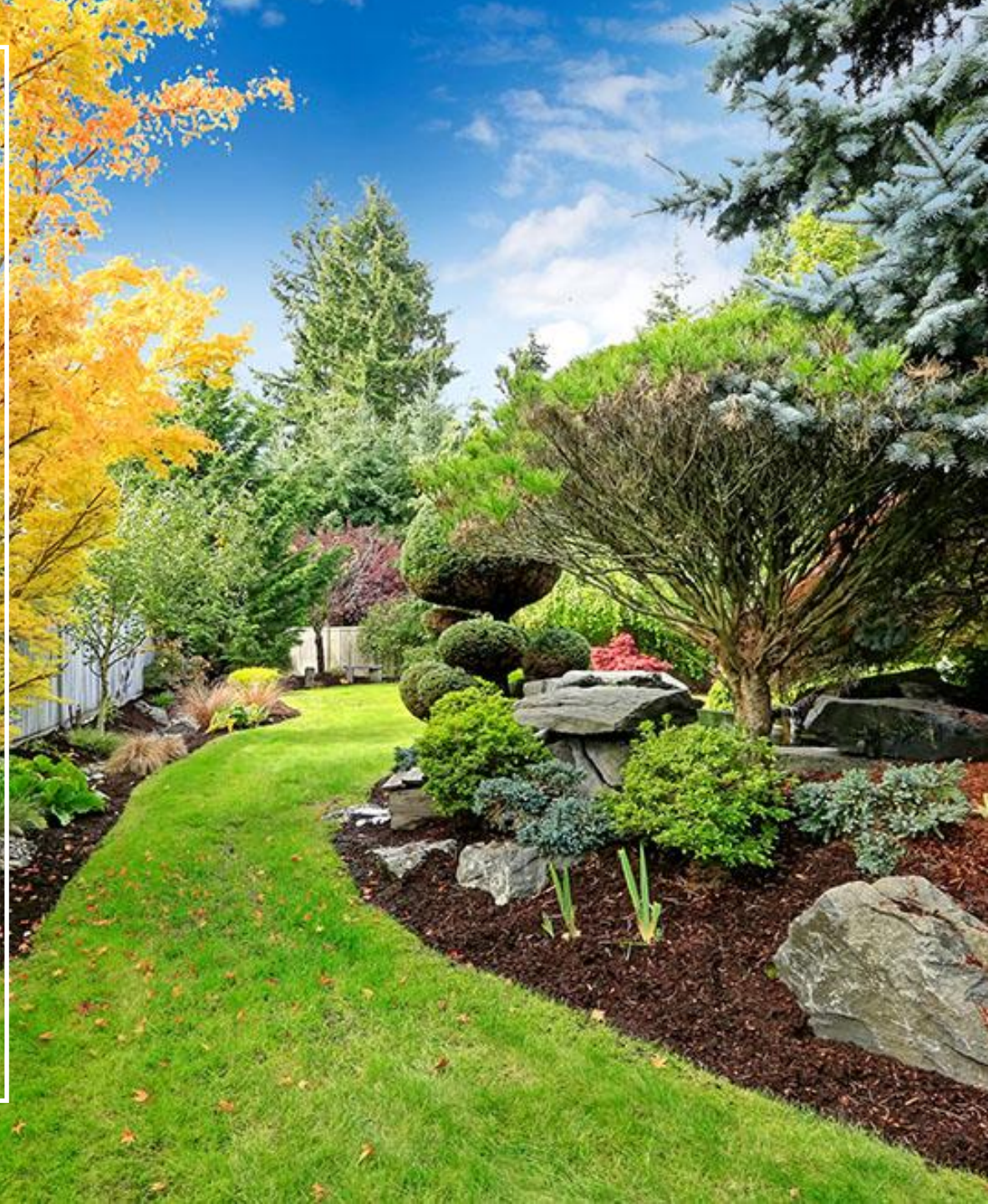




## #2. Landscaping

In 2018, the emphasis on curb appeal and public perception of a home's exterior remain strong. For this reason, one of the highest ROI improvements you can make this year is to update your landscaping.

**Average ROI: 100%**





### #3. Light Kitchen Remodel

Small changes to your kitchen can create that upgraded look that home buyers are looking for in 2018.

Resurfacing your cabinets, updating your flooring, and upgrading your fixtures will go a long way.

In 2018, home buyers continue to place a heavy value on the kitchen.

**Average ROI: 98%**





## #4. New Siding

In addition to boosting that all-important curb appeal, replacing exterior siding can also increase the energy efficiency of the home, which checks off another box on the 2018 ideal home for buyers.

**Average ROI: 95%**





## #5. Attic Conversion

If you have an attic that is largely unused, transitioning it into a bedroom is one of the strongest updates you can make for your home.

Why? You've got that extra square footage, adding a new bedroom to your home can place you in a whole new tier of comp pricing.

**Average ROI: 93.5%**





## #6. Major Bathroom Reno

Buyers love the latest in bathroom luxury. This means soaking tubs, new ceramic flooring, and large windows should create that day-at-the-spa feeling.

**Average ROI: 93%**





## #7. Major Kitchen Remodel

If you watch any home makeover shows this year, you will continually hear the term “open concept.” If you are still stuck with a galley kitchen, or outdated style, investing in a massive kitchen remodel can make all the difference in your overall home value.

**Average ROI: 91%**





## #8. Deck Expansion

Anytime you can maximize living space, you're increasing your home's perceived value.

In 2018, outdoor living will stay at the top of the list for most buyers.

**Average ROI: 90%**





## #9. Basement Remodel

If the rest of your home feels a bit cramped, then remodeling your basement into another usable area can be well worth the investment.

**Average ROI: 90%**





## #10. Window Replacement

As mentioned earlier, energy efficiency remains important for home buyers in 2018. If you have old, leaky windows, this is unfortunately one of the first things that buyers will notice.

While this doesn't have as high of an impact as a bathroom or kitchen remodel, it can still have a positive impact.

**Average ROI: 89%**

