



# The Truth About Remodeling

March 2007



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**R**emodel. Ugh. It's a nasty word, isn't it? Makes you think of work, stress, and pain. Finding a contractor, hiring a contractor, dealing with problems along the way...it's enough to make you say, "The heck with it! Let's just sell without doing a remodel."

Not so fast.

While remodeling can be a major production, it doesn't have to be, especially when you consider how much monetary value you add to your home. You may be amazed at how much money a remodel can put in your bank account.

A recent survey found that 95% of all remodeling jobs in the United States are for the enjoyment of the persons living in the home, and are usually large jobs. A more modern kitchen. A bigger bathroom. An additional bedroom. A closed-off garage.

It's true that these can be big jobs. The national average for a new bathroom is \$10,500. The average return is \$11,000. So, you get your money back plus \$500. Not very much, right? For a kitchen makeover, it's \$43,000. Average return is \$40,000.

But here's what's missing from the survey: Light remodels—jobs that are simple do-it-yourself projects—can add almost the same value to the sales price of your home—for up to 80% less of the cost of a full remodel.

Doing a light remodel with materials from your local home center can utterly change the look of a room—but can add almost the same value to your home as a full job. Sellers are constantly shocked and amazed at how a little work goes such a long way in terms of creating value.

Why? Because people are more visual than ever. With the power of the Internet, now anyone can visit a home for sale without getting in their car. And what they want is a impressive visual look—even if it's not a full remodel.

For example, instead of putting in new cabinets, why not reface your old ones? How about new covering for your old countertop? Add a backsplash here or there. Get some new appliances.

Plus there are more websites, books, DVD's, and home centers than ever before that can help you with "do-it-yourself" projects. With so much information out there, it's easy to avoid the headache of finding and hiring a contractor.

Before you sell your home, take a look at some of the simple steps you can take to boost its appearance. You may be surprised to find out how much money you will receive in return for updating just one or two areas—without spending a lot in the first place.