

# 8 FACTORS *that* ENHANCE A HOME'S VALUE

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



## SMALL SIZE

Over the last five years, homes under 1,200 sq. ft.—favorites of retiring boomers and first-time buyers—have appreciated by an average of 7.5% per year, while homes 2,400 sq. ft. or larger have risen just 3.8% per year.

## OPEN FLOOR PLAN

Having an open floor plan led to an average 7.4% appreciation per year. Less desirable? Granite countertops (2.5% annual appreciation) and stainless steel appliances (3% annual appreciation).

## FEWER BEDROOMS

The more bedrooms a home had, the less it appreciated since 2012. Homes with one bedroom increased by 7.2% per year; those with two bedrooms (6.6%); three (6.3%), and four bedrooms (4.9%).

## HOMES WITH A VIEW

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

## MODERN/ CONTEMPORARY STYLE

Newer trumps older in architectural style, with modern/contemporary homes rising in value by 7.7% per year, followed by bungalows (6.5%), traditional (5.6%), ranch (4.5%), Craftsman (3.7%) and Victorian (2.2%).

## THE RIGHT AMENITIES

Homes with patios increased in value by 6.8% annually, while those with hardwood floors grew 5.7% and those with fireplaces 5.3%.

## TWO-CAR GARAGES

Homes with space for two cars appreciated by 6.4% annually, vs. those with one-car garages (6%) and those with three-car garages (just 3.8%).

## 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 by 6.5%.

Source: Realtor.com