

Seller's Renovation ROI Guide

Renovations To Make Your Home
Worth More and Sell Faster



Entry-Level Homes

Best Renovations for Entry-Level Homes (\$500K - \$700K)

What are entry-level buyers looking for?

Entry-level buyers seek affordability and value. They appreciate move-in-ready homes with fresh, low-maintenance updates, like refreshed kitchens, new flooring, and curb appeal improvements.



Renovation	Cost	Value Added	ROI %
Kitchen Facelift paint cabinets, new backsplash, mid-range appliances	\$15,000 - \$25,000	\$11,000 - \$19,000	70-85%
Bathroom Refresh new vanity, fixtures, reglazed tub	\$8,000 - \$15,000	\$6,000 - \$12,000	70-80%
Flooring Upgrade replace carpet with hardwood or LVP	\$10,000 - \$20,000	\$7,500 - \$15,000	70-80%
Curb Appeal & Exterior Refresh paint, front door, landscaping	\$5,000 - \$15,000	\$5,000 - \$12,000	70-100%
Energy-Efficient Windows upgrade to energy-efficient windows	\$12,000 - \$18,000	\$8,000 - \$13,000	60-70%

Our Recommendations

- **Keep renovation costs moderate** but focus on **high-impact updates** (kitchens, bathrooms, flooring).
- A fresh coat of paint, a new door, and landscaping make a big difference. **Curb appeal is huge!**
- Buyers appreciate **energy-efficient features like new windows or smart thermostats**.
- **Avoid over-renovating**—mid-range buyers won’t pay extra for luxury features.

Mid-High End Homes

Best Renovations for Mid-High End Homes (\$700K - \$1M)

What are mid and high-end buyers looking for?

Prioritize functionality and comfort, with a focus on modernized kitchens, bathrooms, and functional living spaces like finished basements. While they enjoy nice finishes, they're not looking for extreme luxury.



Renovation	Cost	Value Added	ROI %
Mid-Range Kitchen Remodel new countertops, appliances, cabinet refacing	\$30,000 - \$50,000	\$22,000 - \$37,000	70-80%
Bathroom Remodel new vanity, flooring, fixtures	\$15,000 - \$25,000	\$10,000 - \$20,000	70-80%
Finished Basement media room, gym, guest suite	\$40,000 - \$60,000	\$28,000 - \$45,000	65-75%
Deck/Patio Addition wood or composite	\$20,000 - \$30,000	\$14,000 - \$21,000	65-75%
Curb Appeal landscaping, driveway, new garage door	\$10,000 - \$20,000	\$8,000 - \$16,000	70-90%

Our Recommendations

- These buyers are looking for **move-in-ready homes** but don't necessarily want ultra-luxury finishes.
- **Updating kitchens and bathrooms** is key to justifying the price.
- **Basement spaces** for entertainment or guest suites are in demand.
- **Outdoor spaces (patios, decks)** and curb appeal improvements are highly valuable

Executive Homes

Best Renovations for Executive Homes (\$1M+)

What are luxury buyers looking for?

Luxury buyers are seeking high-end, move-in-ready homes that offer top-tier finishes and the latest technology. They value expansive kitchens, spa-like bathrooms, and state-of-the-art smart home features.



Renovation	Cost	Value Added	ROI %
High-End Kitchen Remodel custom cabinetry, quartz, top-tier appliances	\$75,000 - \$100,000	\$45,000 - \$60,000	50-60%
Spa-Like Primary Bathroom heated floors, steam shower, freestanding tub	\$40,000 - \$60,000	\$24,000 - \$36,000	50-60%
Smart Home & Security automation, cameras, lighting, thermostat	\$10,000 - \$25,000	\$7,000 - \$15,000	60-70%
Luxury Landscaping outdoor kitchen, fire pit, designer gardens	\$20,000 - \$50,000	\$15,000 - \$40,000	70-80%
Garage & Storage Upgrades epoxy floor, built-ins, EV charging	\$10,000 - \$20,000	\$7,000 - \$15,000	60-75%

Our Recommendations

- **Luxury buyers want a move-in-ready, high-tech home.** Focus on kitchens, bathrooms, and curb appeal.
- **Smart home upgrades** (security, automation) are highly desirable.
- **Outdoor living spaces** (fire pits, entertainment areas) boost curb appeal and lifestyle value.

Our Renovation Recommendations

Make Your Home Worth More and Sell Faster

What Should I Focus On?

Not all homebuyers have the same expectations when it comes to renovations. Understanding what appeals most to your target market can help you maximize your return on investment.

Entry-Level Homes

Focus on cost-effective updates like flooring, curb appeal, and energy efficiency.

Mid-High End Homes

Prioritize kitchens, basements, and outdoor spaces.

Executive Homes

Focus on kitchens, bathrooms, and smart home tech.

Need Help Planning Your Upgrades? Book a Free Home Evaluation!

💰 Let's unlock the potential of your home by:

- ✓ Assessing your home's current value
- ✓ Identifying upgrades with the best return
- ✓ Prioritizing renovations that matter most

Get My FREE Evaluation

