



11 Popular Home Updates That Are Worth the Money



It might not be worth adding a fireplace to your home, but updating one that's already there and doing it well will get attention.

What's the secret to [selling your home](#) for a higher price?

More often than not, it's about the time, money and effort you devote to the property while living there. The more updates and proper [maintenance](#), the more likely you are to see it reflected in the final sale price.

But not all [renovations](#) are equal, and some make for a better return on investment when it comes to the sale price.

READ: [Guide to Average Home Maintenance Costs](#).

How Do You Best Use Your Renovation Dollars?

When considering home renovations, how do you know what's a solid investment? A worthy update can either reduce your cost of living while you remain in the home or [add significant value to the home](#) sale price when you decide to put it on the market.

"Neutrality should not be the objective of a home renovation," said Ricardo Rodriguez, principal of Ricardo Rodriguez & Associates of Coldwell Banker Realty in Boston, in an email.

"Prospective buyers want to feel something when they walk through a home, so having some personality in those renovations always helps. The things to be concerned about are too-personal touches, or too-trendy elements. Those tend to date a home and compromise future marketability. If you love the color red, don't install a red kitchen, but maybe it is wallpaper in the powder room or other details that can be easily modified by the next homeowner.

"I think the real mistake people make during renovations is not understanding the future potential value of their home and who the profile of their future buyer is, which means they can either overspend or underspend."

It's also critical to focus on the parts of your home that are the most vital. Having [solid roofing](#), well-serviced [HVAC](#) and other systems in excellent condition is important, according to Mallory Micetich, home expert with home improvement network and information company Angi in Austin, Texas.