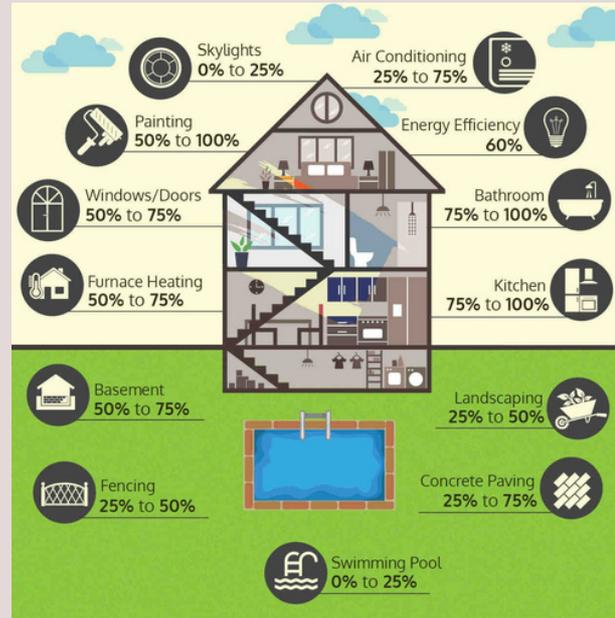


# Home Improvement ROI 2022



Most articles you find when searching for “home improvement ROI Canada’ (or USA) on the internet refer to the same annual Cost vs. Value Report published by Remodeling Magazine. Although an American publication it still gives you a good idea of what the best home improvement projects are based on return on investment (ROI). Here are the latest 2022 top 20 stats (project and ROI %), you can find the report online to see other home improvement projects and the ROI they provide.



1. Garage Door Replacement = 93.3%
2. Manufactured Stone Veneer = 91.4%
3. Minor Kitchen Remodel (Midrange) = 71.2%
4. Siding Replacement (Fiber-Cement) = 68.3%
5. Window Replacement (Vinyl) = 67.5%
6. Siding Replacement (Vinyl) = 67.2%
7. Window Replacement (Wood) = 66.3%
8. Deck Addition (Wood) = 64.8%
9. Entry Door Replacement (Steel) = 63.8%
10. Deck Addition (Composite) = 62.1%
11. Grand Entrance (Fiberglass) = 59.7%
12. Roofing Replacement (Asphalt Shingles) = 59.6%
13. Bath Remodel (Midrange) = 58.9%
14. Bath Remodel (Universal Design) = 56.7%
15. Major Kitchen Remodel (Midrange) = 56.1%
16. Roofing Replacement (Metal) = 54.8%
17. Bath Remodel (Upscale) = 53.8%
18. Master Suite Addition (Midrange) = 53.4%
19. Major Kitchen Remodel (Upscale) = 52.5%
20. Bathroom Addition (Midrange) = 51.8%

P.1



**Charles Racette**

Residential and Commercial Real Estate Broker

514.916.8200 | 819.678.8200

charlesracette@royallegpage.ca | www.charlesracette.com



# 9 things you can do without breaking the bank to help your home sell faster and for the best price.



- 1. Maximize your curb appeal:** Make a great first impression! Buyers judge your home the minute they see it. Spruce up your home's exterior using inexpensive shrubs and flowers. Also if you're paved laneway is older, has imperfections or may look dirty. A quick sweeping followed by a coat of roll on sealer can be done for about \$50 and make a world of difference when it comes to curb appeal. During winter months make sure that snow is exceptionally well cleared and once inside make sure the entranceway is neat, uncluttered and welcoming.
- 2. Spruce up the kitchen:** You can't overestimate how important kitchens are when selling a home. Kitchen upgrades provide some of the best ROI of all home improvement projects but there is no reason to get into a huge project. The fastest and most inexpensive kitchen updates include painting and new cabinet hardware. When painting neutral colours work best, they give the buyer a blank canvas on which they can start envisioning their own style.
- 3. Spruce up the bathroom:** Bathrooms are some of the most used rooms in the house, getting quite a bit of wear and tear. Check the bathrooms for any minor repairs or clean ups required. Minor upgrades like shower heads, shower curtains or other little but very visible items and details can make a big difference to buyers, seeing your bathrooms for the first time. Cleaning the grout between bathroom tiles is an often overlooked and easy job that makes a huge difference to the appearance of your bathrooms.
- 4. Have your home inspected:** A pre-sale inspection of your home will help you identify any repairs that need to be done before listing your home. If a major issue that you were not aware of is found, better it be your inspector that finds it rather than a potential buyer's.
- 5. Declutter and depersonalize (including closets):** Removing clutter from your house makes it look bigger and that includes closets. Try and have your closets half full for showings so that people can appreciate all the closet space your home offers them. Then, help the potential buyer see your house as their home by removing many of the personal things around the house like family photos. It will be much easier for the potential buyer to see themselves and their family in the space if it is not covered with pictures of you and yours. Declutter... Declutter!
- 6. Make it nice and bright:** Make your home as bright and welcoming as possible. Next to location, a well lit home is one of the things every buyer wants. Clean the windows, make sure the curtains are open, change the lampshades that need changing, make sure your bulbs are bright enough and cut back any trees or bushes that may be blocking sunlight from your windows.
- 7. A fresh coat of paint:** By far the best return on investment you will find when preparing to sell your house is a fresh coat of paint. This is something that in most cases you can do yourself. Stick to neutral colours.
- 8. Don't over upgrade:** Quick fixes and minor upgrades before selling pay off! Big renovations and makeovers, usually don't. A fresh coat of paint, some curb appeal, decluttering, and any necessary repairs will provide your best high return on time and money investment right before putting your house on the market.
- 9. Choose the right Real Estate Broker!:** For more information and ideas... call me now.

P.2



**Charles Racette**

Residential and Commercial Real Estate Broker

514.916.8200 | 819.678.8200

[charlesracette@royallegpage.ca](mailto:charlesracette@royallegpage.ca) | [www.charlesracette.com](http://www.charlesracette.com)

