

# The Value of Your Home



ASK THE AGENT

Why is one home worth more than another in the same neighborhood? The answer is simple: **every home is different.**

When a property sells, the price agreed upon by a willing buyer and seller sets a benchmark for other similar homes. But several key factors influence value beyond that number:

## What Impacts Home Value

- **Location**

Proximity to jobs, schools, parks, transportation, and community services makes a home more desirable.

- **Size**

Larger square footage and bigger lots often mean more privacy, more space, and higher cost to build—raising value.

- **Bedrooms & Bathrooms**

Homes with additional bedrooms and baths are typically valued higher than those without.

- **Features & Finishes**

Luxury additions like spa baths, outdoor kitchens, hardwood floors, or granite countertops add to the appeal and price.

- **Condition**

Updated, well-maintained homes hold value better. Homes in need of repair or modernization usually sell for less.

- **Curb Appeal**

A fresh, inviting exterior with landscaping and charm creates a strong first impression that adds value.

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## **The Bottom Line**

Even two nearly identical homes can vary in price due to views, updates, paint colors, or simple buyer preference. Value is always a blend of location, condition, size, and features—shaped by what today’s buyers are willing to pay.