

# The Value of Your Home

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.
- 

## 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.