

## In a holding pattern

Are you in a holding pattern trying to decide what to do with your house? Add on, renovate, sell, these are all options. You might take selling off the table, given the current market climate. But, if you have some equity in your house and a little money in the bank, now is a good time to do an addition or renovate the kitchen.

Renovate now, interest rates are falling and the builders are available and hungry for work. Material prices are fairly stable so it is a win-win situation for you, the homeowner. But, you have to be smart about where you're putting your money.

The top three renovation projects you may want to consider are the kitchen, the bathrooms, and the master suite. You can expect to receive about an 80% payback in these areas. Things to avoid are spendy sunroom and office projects. They don't tend to add a lot of value to the house for the dollars spent.

Even if you're not up to a big project it's always good to keep up with your house. Maybe have the house painted this spring and get the yard looking really good. Curb appeal is the absolute number one thing that will instantly increase the value of your house. Your goal should be to get the house looking as good as you can within your means. Doing nothing isn't an option. In fact it may cause you to lose value. So make a check list of the things you would like to do and go ahead and get started.