

Want to Sell Faster? Optimize Your Home's Best Features

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Recent data has shown it looks as if the market may be turning! Home prices have crept upward for the second month in a row, according to a recent S&P/Case-Shiller home price index. However, if you're trying to sell your home, this news doesn't mean you should be sitting back and waiting. Draw in buyers by focusing on certain focal points that can give your property a selling edge, ensuring a faster sale--and a higher selling price.

Don't worry--there is no need to build a pricey addition or completely gut your existing property. By evaluating your home's top selling points, you can add modern touches to these features to create a new, fresh feel without doing major renovations.

Point 1: Glam up your bathroom and kitchen. Nice bathrooms and kitchens are attractive qualities in a house, and you can make yours look luxurious without going overboard.

If you can't afford double sinks, a whirlpool tub or a walk-in shower in your bathroom, try making subtle adjustments. Small tweaks, like a new mirror or updated lighting, can have a huge effect on the atmosphere of a room.

Expand the range of your kitchen by adding a center island with barstools, updating major appliances and giving a second thought to your countertops. Slab countertops, especially granite, are really popular choices. And as far as appliances go, stainless steel is the real deal.

Point 2: Opt for wood. Does your home have large, open rooms? Make them appear even larger with the right flooring. Hardwood floors are timeless. Consider ripping up old carpet and refinishing the wood beneath. Hardwood too expensive? There are many synthetic alternatives that are nearly as appealing as hardwood, at a fraction of the cost.

Point 3: Organization is key. Do you have a ton of open wall space? Make the most of them with built-ins. Buyers love built-in organizational systems, like entertainment credenzas or bookshelves. Built-ins are relatively easy to have installed, and can give your home a unique edge.

Don't forget about closets! Expanding the closets in bedrooms and bathrooms, or adding a walk-in pantry in the kitchen, can add additional sparkle to your home.

Point 4: Don't forget to landscape. Do you have a large yard? Be sure to keep the grass neatly mowed and any gardens well tended. Adding a deck or patio is a great idea, but if your budget won't allow it, simply place some outdoor furniture around the yard in small clusters, so buyers can imagine themselves spending time outside with family and friends.