

WHICH UPGRADES ARE WORTH IT TO HELP YOU SELL YOUR HOUSE?

IS IT FINALLY TIME TO SELL YOUR HOUSE?

THAT'S THE QUESTION ON HOMEOWNERS' MINDS AS HOUSE PRICES JUST POSTED THEIR LARGEST ANNUAL GAIN SINCE TWO-THOUSAND FIVE.

HERE'S THE CATCH, THOUGH: THOSE SAME HIGHER PRICES—WHICH TRANSLATE INTO BIGGER MORTGAGE PAYMENTS—CAN MAKE BUYERS AS CHOOSY AS A MICHELIN RESTAURANT REVIEWER.

SO BEFORE MAKING ANY UPGRADES TO BOOST YOUR HOME'S SALEABILITY, KNOW WHICH ONES EXPERTS SAY ARE WORTH IT, AND WHICH AREN'T.

TOPPING THE “NOT WORTH IT” LIST: HOME-OFFICE REMODELS (WHICH RECEIVED REMODELING MAGAZINE'S LOWEST RETURN ON INVESTMENT AT ONLY FORTY-EIGHT POINT NINE PERCENT); AND MAJOR BATHROOM WORK (WHICH BANKRATE.COM CALLED ONE OF THE “SIX WORST HOME FIXES FOR THE MONEY.”

ON THE “WORTH IT” LIST, ON THE OTHER HAND: A NEW FRONT DOOR (RECOUPING NINETY-SIX POINT SIX PERCENT OF THE AVERAGE PRICE); A BACK-UP POWER GENERATOR (ESPECIALLY IN AREAS BRUTALIZED BY STORMS); AND FOR THE ULTIMATE “CURB APPEAL” ENHANCER, ROOFING REPLACEMENT.

FOR THE LOOK OF LUXURY AT VERY AFFORDABLE PRICES, CHECK OUT THE VALUE COLLECTION LIFETIME DESIGNER SHINGLES FROM GAF, NORTH AMERICA'S LARGEST ROOFING MANUFACTURER. LEARN MORE AT W-W-W-DOT-G-A-F-DOT-COM.

(60 SECONDS)