

# Landscape Curb Appeal Equals a Greater Home Value

By [Morgan Bryant](#)

In my last article I extolled the benefits of landscaping to raise the value of any home. This is true even if the home is a trailer house. It does not matter whether your home is a mansion, or a modest bungalow. The benefits of landscaping are the same across the board.

The basic premise that professional landscaping adds between twenty and fifty thousand dollars to the value of your home is based on the 10% rule. The same studies that indicate the faster sales for homes with greater Landscape Curb Appeal also show how those same homes sell for an average of 10% more than a home without any real Curb Appeal.

Given this scenario it is obvious that the home with greater Landscape Curb Appeal also has a faster appreciation than its competitor that is lacking this benefit. The average time of ownership for a home in the United States is between 5 and 7 years before selling and moving on to the next residence. With this time frame in mind we can deduce the following scenario. If a home costs 200 thousand dollars, and appreciates at a 5% rate annually, then in 5 years the home will be worth about 250 thousand dollars. This is a minimal appreciation rate. Most homes appreciate faster, but for our example this will suffice. Given that the greater Curb Appeal is worth an extra 10% the added Value to the home would be an extra 25 thousand dollars, bringing the total appreciation for the home to 275 thousand dollars. This is no small amount of money!

The television, furniture, oven, stereo system, computers, and all other appliances in your home begin to depreciate as soon as they are purchased. Your landscape, on the other hand is the exact invert of that scenario. The newly installed landscape starts appreciating as soon as it goes in. The better the landscape, the faster the appreciation. A tree (and the rest of the landscape installed) that cost 100 dollars today will be worth 500-600 dollars five years down the road. Try that with your computer!

The research also shows that the home with a stand out landscape not only sells for more money, but also sells in a shorter time. The professionally landscaped home will sell as much as a month sooner than a run-of-the-mill landscaped home. This has been the case with the sale of all the homes I have bought and sold. The first home sold in less than one day. My second home sold in less than two months, while the neighbors' home that went up for sale at the same time took many more months to sell, and at a considerably lower price, even though both homes were nearly identical in size and amenities. My third home sold in one month for four times what I paid for it less than ten years earlier. Each and every buyer told me after the sale that they wanted to purchase the home before they even entered the house due to the stellar landscape that had already captivated them. A powerful testimonial to the positive influence that first impressions have on people! It is hard to impress someone with half a million dollar home when they must be forced to view a twenty nine dollar landscape on their way to the front door.

This is not rocket science! It is simply a case for not settling for less than what you now know is a proven way to increase the value of your home for minimal investment. It is about spending as much time and energy on furnishing the outside of your home as you did the inside. It is about the harmonic balance between the inside beauty of your home and the outside beauty. It is the Yin and Yang that spells profit for you and yours.

Article:

Credits / Reference: Internet article – Published from ezinearticles.com no date

Article Source: [http://EzineArticles.com/?expert=Morgan\\_Bryant](http://EzineArticles.com/?expert=Morgan_Bryant)

<http://ezinearticles.com/?Landscape-Curb-Appeal-Equals-a-Greater-Home-Value&id=3660105>