

WHAT ADDS VALUE — AND WHAT DOESN'T (and why it sometimes doesn't matter)

A Cheverly Market Perspective — A Companion Handout

General “ROI” numbers you see online (Remodeling Magazine's Cost vs. Value, national surveys) are a starting point, not gospel — Cheverly's small, close-knit bungalow-and-Colonial market behaves differently. Here's what tends to hold locally, and when it stops mattering.

ADDITIONS THAT TYPICALLY ADD VALUE

- A second full bathroom, especially in homes with only one — Cheverly's older housing stock (many built in the 1920s–40s) often has just one bath, and buyers notice
- A primary bedroom or primary suite addition, particularly in smaller Cape Cods and bungalows where bedrooms are undersized by today's standards
- Kitchen expansions that open up cramped, closed-off original kitchens — buyers consistently respond to light and flow here
- Finished, legal (permitted) basement space — usable square footage, especially flex space or a home office
- Additions that bring a home's bedroom/bath count in line with comparable homes on the block — closing a gap matters more than exceeding the neighborhood norm

ADDITIONS THAT TYPICALLY DON'T PAY BACK DOLLAR-FOR-DOLLAR

- High-end, luxury-grade finishes in a starter-home neighborhood — buyers here aren't usually shopping for marble and commercial-grade appliances
- Additions that push a home significantly above the size/price range of other homes in Cheverly — you can outprice yourself for the neighborhood
- Highly specific spaces with narrow buyer appeal (elaborate home theaters, single-purpose hobby rooms) unless framed as flexible space
- Over-improving relative to lot size — a large addition on a small lot can feel imbalanced and hurt curb appeal
- Unpermitted work of any kind — even well-built additions lose value and create closing headaches if they were never permitted or inspected

WHY SOMETIMES IT DOESN'T MATTER

You're Not Selling Anytime Soon

- If you plan to stay 10, 20, 30 years, quality of life today can matter more than resale math tomorrow — the “cost” of not having the space you need every day is real, even if it's not on a spreadsheet

The Market Rises Under Everyone

- In a market where home values are broadly appreciating, most well-built, permitted additions get carried up in value along with the neighborhood — the specific ROI percentage matters less than whether the work was done right

It Solves a Problem Money Can't Otherwise Fix

- Aging-in-place needs, a growing family, multigenerational living — sometimes the alternative isn't “don't add on,” it's “move,” which has its own real costs (moving, higher rates, transfer taxes, leaving a neighborhood you love)

Cheverly Buyers Value Character Alongside Space

- An addition that respects the home's original character — rooflines, materials, proportions — tends to hold value better here than one that reads as an obvious add-on, regardless of square footage gained

A NOTE FROM SUSAN

If you're weighing a specific addition against resale value, I'm happy to pull recent comparable sales and talk through it — this is exactly the kind of question a national ROI chart can't answer, but local sales data can. For more Cheverly market insights, visit TheCheverlyGoodlife.com.