

# HOW TO EVALUATE YOUR HOUSE IN THE OTHER AREAS THAT AFFECT MARKET VALUE

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*Remember, a Realtor is trained to provide clients with this information about the market, helping you make the most informed decision possible. The right Realtor will guide you through the ups and downs of the market and keep you up-to-date with the types of changes you might expect.*

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## **EVALUATE YOUR HOUSE IN THE OTHER MAIN AREAS THAT AFFECT MARKET VALUE:**

### **1. LOCATION:**

The proximity of your home to amenities, such as schools, parks, public transportation, and stores will affect its status on the market. Also, the quality of neighbourhood planning, and future plans for development and zoning will influence a home's current market value, as well as the ways in which this value might change.

### **2. PROPERTY:**

The age, size, layout, style, and quality of construction of your house will all affect the property's market value, as well as the size, shape, seclusion and landscaping of the yard

### 3. CONDITION OF THE HOME:

This includes the general condition of your home's main systems, such as the furnace, central air, electrical system, etc., as well as the appearance and condition of the fixtures, the floor plan of the house, and its first appearances.



### 4. COMPARABLE PROPERTIES:

Ask your Realtor to prepare you a general market analysis of your neighbourhood, so you can determine a range of value for your property. A market analysis will provide you with a market overview and give you a glimpse at what other similar properties have been selling for in the area.

### 5. MARKET CONDITIONS/ ECONOMY:

The market value of your home is additionally affected by the number of homes currently on the market, the number of people looking to buy property, current mortgage rates, and the condition of the national and local economy.



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