

8 Popular Home Design Features for 2022

There's a lot to consider when selling your home, from the market and appraisals to where you'll go next. Don't forget, however, that design is also a key factor. It's often one of the first things buyers notice when they walk into a home.

Changes like new security features or upgraded siding can add value to your home now and be highlighted when you market it for sale later. To get the most out of your updates, focus on these popular home design features that will wow buyers in 2022.

Keep in mind, not all of these will work well in every house. If you plan to buy, list or renovate a property, give us a call. We can help you realize your vision and maximize the impact of your investment.



Eco-Friendly Fixtures

Millennials account for the largest share of current homebuyers, and sustainable living tops their list of priorities.^{1,2} Consider how you can leverage eco-friendly design features, like energy-efficient windows, low-flow water fixtures, and native landscaping to save on utility bills now and attract this coveted demographic when it comes time to sell.^{3,4,5}

Wellness Retreat Nooks

At-home wellness features are on many homeowners' must-have lists in 2022.⁶ Enhancements like reading nooks, spa-inspired bathrooms, or exercise/-meditation spaces can improve your current quality of life while adding value to your home. If you don't have the space to section off an entire room for relaxation, consider simple tweaks, like letting in more natural light and adding air purifiers or indoor plants.



Calming Paint Colors

Soft earth tones and natural hues will prevail in 2022, especially shades of blue, green, brown, and beige. But choosing the right shade is essential. Research found that homes with light-blue bathrooms sold for a \$4,698 premium, while homes with mint-green kitchens sold for \$1,830 less than expected.⁷ We can help you select the best paint color to showcase your space.

Home Safety Features

Today's consumers want home safety features more than ever, including emergency backup power generation (60%), wider accessible doorways and hallways (43%), and security monitoring equipment (41%).⁸ But before making an investment in expensive upgrades, contact us. We can help you determine which features will deliver the greatest return.

Keep these Home Design Features on Your Radar in 2022

You don't need to make all these changes to attract buyers. We can help you determine which design features are worthwhile by sharing insights and tips on how to maximize the return on your investment. We can also run a Comparative Market Analysis on your home to find out how it compares to others in the area, which will help us decide what changes need to be made. Contact us to schedule a free consultation!

Designated Work Spaces

Today, 63% of buyers want room for a designated office.⁹ If you don't already have one, you can turn a bedroom or a den into an attractive and functional work-from-home space by positioning a desk near a window, installing shelves, and hanging a bulletin board. When you get ready to sell, we can help you highlight this coveted feature.

Luxury Kitchen Retouches

In 2022, buyers want a kitchen with upgrades and retouches, but you don't have to renovate the entire room to make an impact. Take your kitchen from dated to modern by painting cabinets and walls in one of today's popular calming colors. And by updating the hardware and light fixtures, you can add a fresh look without a big investment.

Unique Accent Walls

Eye-catching accent walls are hot right now.¹⁰ To incorporate this trend, try painting a single wall black or a jewel tone, hanging textured wallpaper, or installing built-in shelves. But if you're planning to sell in the next year, talk to us first. Depending on your target buyer, it may be a design feature that actually hurts your home's value.

Exterior Siding Updates

New exterior siding is one of the most cost-effective renovation projects you can undertake. While the average price of new siding is \$12 per square foot (depending on the material), the return on investment is higher than that of many renovation projects.¹¹ Both vinyl and fiber-cement siding replacement offer an average return of more than 68%.¹²

Sources: 1. National Association of Realtors 2. Deloitte 3. Energy.gov 4. EPA.gov
5. American Society of Landscape Architects 6. Home Improvement Research Institute
7. Zillow 8. American Institute of Architects 9. National Association of Home Builders
10. National Association of Realtors 11. Forbes 12. Remodeling Magazine

Hadley and Josh Ott, REALTORS
Discover Realty Group
(720) 253-9495 direct/text
HadleyOtt@gmail.com
www.DiscoverRealtyGroup.com