

Downloadable Checklist

Renovate vs. Sell Decision

Step 1: Assess Your Current Home

- ☐ Get a home evaluation from a local realtor
- ☐ List areas that feel outdated (kitchen, bathrooms, flooring, paint)
- ☐ Identify quick fixes (landscaping, curb appeal, lighting)

Step 2: Consider Local Market Demand

- ☐ Research average home prices in Milton (detached vs. townhome)
- ☐ Compare days on market for renovated vs. as-is homes
- ☐ Check competition in your neighbourhood (turnkey vs. fixer-upper)

Step 3: Calculate ROI on Renovations

- ☐ Kitchen refresh (~75% ROI)
- ☐ Bathroom update (~70% ROI)
- ☐ Interior paint (~90% ROI)
- ☐ Flooring replacement (~80% ROI)
- ☐ Curb appeal projects (variable but high impact)

Step 4: Factor in Budget & Timeline

- ☐ Short timeline? Focus on cleaning, painting, and staging
- ☐ Long timeline? Plan larger projects (flooring, basement, windows)
- ☐ Get 2–3 contractor quotes for major updates

Step 5: Maximize Buyer Appeal

- ☐ Create modern, open layouts (remove walls if feasible)
- ☐ Highlight energy efficiency (windows, furnace, insulation)
- ☐ Upgrade front door/garage door for instant curb appeal
- ☐ Stage the home with neutral décor and strategic furniture placement

Step 6: Decide – Renovate or Sell As-Is?

- ☐ Renovate if ROI > cost, timeline allows, and buyers expect upgrades
- ☐ Sell as-is if budget is tight, or buyers in your market want “fixer opportunities”
- ☐ Consult your realtor for the final pricing strategy