



Are Outdoor Improvements Important?

While the recent pandemic has definitely caused homeowners to focus on many projects inside their homes, outdoor spaces and outdoor home activities have also gotten lots of attention. We get questions from homeowners all the time about improvements they'd like to make to their homes for their own enjoyment and whether or not they would be investments that future buyers would appreciate as well. Those inquiries have become more and more outdoor-related in recent years.

Q: What are some unique outdoor elements that home buyers are looking for with increasing frequency?

A: Outdoor spaces that provide soothing environments have always been popular, but are being sought out now more than ever. Everyone working from home is seeking a quiet respite and break from endless conference calls without having to leave home. Personal backyard putting greens and multi-purpose sport courts provide such an escape while still allowing for social distancing.

The health and safety benefits of private pools and spas have led to their high demand over the past year. As many have experienced the long waiting list for new pool installations at their current homes, others have chosen to make a move and try to find that elusive resale with a pool already in the yard instead.

Q: What outdoor features will likely remain popular even post-pandemic?

A: Outdoor kitchens were already gaining popularity, and that is likely to continue. Many homeowners have grown weary of the need to prepare more meals at home amidst the pandemic and enjoy a change of scenery with an opportunity to cook in the outdoor air.

Home improvements such as larger decks and screened porches afforded additional living space and safer places to gather in the midst of the pandemic. This outdoor living space will continue to have wide appeal as many families probably started to feel their homes were too small with everyone at home together for longer periods of time over the past year.

Backyard gardening also increased in popularity as many decided to start growing their own fruits and vegetables during the pandemic. This enabled homeowners to enjoy the tasty results of their efforts and also capture some treasured family time together. Continued gardening activities will be easier this year now that the garden spaces have already been created.



ABOUT THE CONTRIBUTOR

Ellie Kowalchik, a real estate agent with Keller Williams Pinnacle Group, leads the top-ranked Move2Team. A multi-million dollar producer and company sales leader, she holds the advanced designations of Seller Representative Specialist, Certified Residential Specialist, as well as e-Pro with a focus on technology. She was also named one of America's Best Real Estate Agents by RealTrends in 2018, 2019 and 2020.

Have real estate questions you'd like to see answered in a future edition of Ask the Expert? Give Ellie a call at (513) 536-6831 or email her at EllieKowalchik@gmail.com.