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### How Much Value Does A Pool Add To An Appraisal | Real Estate

Wondering how much a pool can add to an appraisal? Most homeowners don't hope to add monetary value to their homes by building a swimming pool. Instead, they hope to add something fun for the family to enjoy. They may not give much serious thought to the financial value of a pool until they decide to sell the home. At that point, a homeowner has one pressing question about their swimming pool. How much value does a pool add to an appraisal? Whether you're a homeowner selling a house with a pool, or you're considering adding one to your yard, this post answers the question of how swimming pools impact appraisals. Take a minute and read our short guide before you list your home or break ground for a new pool. #RealEstate #Tips #CasandraProperties For informational purposes only. Always consult with professionals. This is not meant to be used as legal or tax advice or otherwise. Any projections, opinions, assumptions, or estimates used are for example only. All information should be independently verified and is subject to errors and omissions. Check out some of our other videos and listings: Real Estate Education | Seller's Closing Costs [youtube.com/watch?v=sc-3D5ymUxE&t=36s](https://www.youtube.com/watch?v=sc-3D5ymUxE&t=36s) Empire Outlets Grand Opening [youtube.com/watch?v=bGW6u4xKMW4](https://www.youtube.com/watch?v=bGW6u4xKMW4) South Shore Commons Available For Sale [youtube.com/watch?v=I3yoWzB5UTE](https://www.youtube.com/watch?v=I3yoWzB5UTE) Meet The Agents Videos [youtube.com/watch?v=6qpwtveIA-4&list=PLbyMUN39hTNUE3QrxF77O0254IZ-cYo0W](https://www.youtube.com/watch?v=6qpwtveIA-4&list=PLbyMUN39hTNUE3QrxF77O0254IZ-cYo0W) Casandra Properties of Staten Island, NY is a real estate marketing firm that is focused on lead generation for all its properties for sale. More leads equals bigger pockets in the end for everyone. If you are house hunting and looking for a house for sale don't hesitate to give us a call (718)816-7799. If you think it is time to sell your house, we can get you top dollar for your property. Visit us at [casandraproperties.com](http://casandraproperties.com) Follow us on: Facebook: [facebook.com/CasandraProperties](https://www.facebook.com/CasandraProperties) Instagram: @casandraproperties.inc Twitter: @casandraprop

### Will a Swimming Pool Add Value to Your Home

We're well into the dog days of summer, and this is the time of year when families with private pools on their property are getting their money's worth. Not only is a swimming pool a great source of entertainment and joy, but, here in Texas, it will actually raise your home's value. Before you quit reading, though, consider that you won't actually reap the rewards of that value boost when you sell your home. To find out why, watch this short video. Learn more: [anastasiariley.blogspot.com/2019/06/will-swimming-pool-add-value-to-your.html](http://anastasiariley.blogspot.com/2019/06/will-swimming-pool-add-value-to-your.html) Buying a home? Check out our free home search: [ebby.com/find-a-home/](http://ebby.com/find-a-home/) Selling a home? Check out our free home value report: [ebby.com/what-is-my-home-worth/](http://ebby.com/what-is-my-home-worth/) Anastasia Riley Ebby Halliday Realtors 1415 Legacy Drive Ste. 100 Frisco, TX 75034 972-984-0511 [Anastasia@ebby.com](mailto:Anastasia@ebby.com) [AnastasiaRiley.com](http://AnastasiaRiley.com)

### How Much Does a Pool Add Value to My Home - Is a Pool Worth it

Does a pool add value to your home? Is a pool a good investment? Will an appraiser give you value for it? These are all questions that are often asked of real estate agents by homeowners who have pools. Including how much can be added to the sale price of my home? Or can the costs of installing a pool be recouped in a property sale? The answers depend on several factors, which REALTOR & New Home Specialist Steve Turner of York PA, will discuss here. But generally, the answers are not what sellers want to hear. Yet that can be good news for home buyers, especially buyers looking for a home with a pool! While generally, homes tend to appreciate in value, pools do not. A pool is like a motor vehicle – once it has been used, its value starts depreciating, and a pool that is more than 10 years old would have almost no value at all in a real estate transaction. Of course, there are exceptions to that general rule. A well-constructed concrete pool using high-quality materials in high-end property, and which has been well maintained throughout its life, is still going to have value after 10 years. According to a leading supplier of high-quality pool pumps and filtration equipment, they say condition and quality of the pool fixtures and fittings that have been used also has a big impact on whether an older pool can hold its value. But the average quality pool in a suburban home is likely to depreciate at around the same rate as a motor vehicle – a large drop in value the first year, and then steadily decreasing until there is not much resale value left at the end of a decade. So the answer to the question as to whether the cost of installing a pool can be recouped in a property sale is almost certainly no. As to the question of how much can be added to the sale price to reflect the value of the pool depends on a range of other factors aside from age: Type of pool Only professionally constructed in-ground pools with shotcrete, gunite or tiled finish are capable of holding much value beyond 10 years. Even then, the value is going to be largely dependent on its condition and the quality of fixtures and fittings. Any noticeable cracks in the surface of the pool - even without any evidence of leakage - is going to reduce its value. Many manufacturers of fiberglass pools claim their pools can hold their value as long as concrete pools. Technically that is true (at least for the first 10 years), but in practice, most homeowners don't keep the water quality at an optimum level throughout the year, and this often results in premature discoloring of the gel coat finish on the fiberglass. Any discoloring of the surface of the pool is going to result in the pool looking older than it might really be, thus having some impact on the amount that can be added to the selling price of the property. Pools that have a vinyl liner are the cheapest to install and this is reflected in the fact that they have the lowest resale value. Vinyl liners have to be replaced every five years or so, so unless the liner has been fairly recently replaced, it is unlikely that the value that a buyer would place on this type of pool would be anything close to its installation cost. Buyer's needs After the age and the type of the pool, the factor that has the most influence on the extent to which the selling price of the property can be inflated to recoup some of the installation costs of the pool is whether the buyer is actively seeking to buy a property with a pool. This is where the issue of how much to add to the selling price becomes very subjective because whilst some buyers – families with children for example – may be actively seeking a house with a pool, others may be ambivalent about whether the property has a pool or not. In fact having a pool may even turn away some buyers who do not want a pool because whilst a pool may enhance the look of a house and garden, if the new homeowners have no intention of using it, they will need to still spend money on keeping it maintained to avoid it becoming unsightly with green algae. Rule of Thumb So with one of those factors being so subjective, how is it possible to estimate a figure to add to the sale price of the house to account for the value of the pool? A good rule of thumb is to work out what the cost of installing the pool represents a percentage of the cost of building or buying the house. Generally, that figure is around 10-15 percent. Of course, that price needs to be compared with the market price of similar properties that may have been sold in the same area, and for older houses with older pools, that figure may end up only being a starting point from which you will have to negotiate, but at least you will have a figure that represents the maximum likely return from a house and pool sale. Steve Turner is a New Home

Specialist and REALTOR serving home buyers and sellers in all of Central PA.

### **Does A Pool Add Value To Your Home!**

Does a pool add value to your home is a question I often hear. The answer is 'yes' and 'no'. In this video I chat about the good and the bad, above ground or in ground. At the end of the day, what is the reason you are putting the pool in..... Thinking of Selling? You can still catch the wave! [bit.ly/3v4WJTM](http://bit.ly/3v4WJTM) The Ultimate Home Selling Guide Hit the link here for a PDF copy of our Home Sweet Halifax buying guide [bit.ly/3oAzjmm](http://bit.ly/3oAzjmm) [L E T ' S B E F R I E N D S ! B L O G](https://www.facebook.com/BrendaKrealt/) [brendaksellshalifax.com/b...](https://www.facebook.com/BrendaKrealt/) [F A C E B O O K](https://www.facebook.com/BrendaKrealt/) [facebook.com/BrendaKrealt...](https://www.facebook.com/BrendaKrealt/) [LINKED IN](https://www.linkedin.com/in/brenda-kie...) [ca.linkedin.com/in/brenda-kie...](https://www.linkedin.com/in/brenda-kie...)

### **Does a swimming pool add value to your house**

Does a swimming pool add value to your home? The value of a pool is very personal and it might not always translate into the sale price. In this video, I discuss whether installing a swimming pool will increase the value of your house, or whether it will hinder the sale. Blog: [eagleleisure.co.uk/blog/](http://eagleleisure.co.uk/blog/) Website: [eagleleisure.co.uk/](http://eagleleisure.co.uk/) Facebook: [facebook.com/eagleleisure...](https://www.facebook.com/eagleleisure...) Twitter: [@Eagle\\_Leisure](https://twitter.com/Eagle_Leisure)

### **Does a pool increase home value**

The thought of spending all your free time in the summer in your luxurious back yard swimming pool sounds fantastic! So what's the problem? As your Realtor I can give you a long list of items to consider before you make that...plunge. Let's talk equity, yard size, maintenance, time, neighborhood pools, and when you plan to move again. Be sure and invite me over for your first pool party! For more information, check out [oklahomahomeseller.com](http://oklahomahomeseller.com) and [facebook.com/brattongroup/](https://www.facebook.com/brattongroup/) Natalie Bratton, Realtor with RE/MAX First; A relationship you can trust. All things Oklahoma Real Estate

### **Does A Pool Add Value To A Home**

In this edition of yourhousekeyz Walter and Jay discuss the pros and cons of adding a pool to a home. Is it worth the financial expense? Watch and find out!

### **Does A Pool Add Value To Your Home**

Everyone can remember as a kid either wanting a pool or loving to swim in their pool. But when you're adulting does it make sense financially to have a pool built? Like most things, it depends, watch the video to see what factors determine whether it a good investment or not. Source websites are linked below. [redfin.com/blog/does-a-pool-add-value-to-home/](http://redfin.com/blog/does-a-pool-add-value-to-home/) [homeadvisor.com/cost/swimming-pools-hot-tubs-and-saunas/#closing-article](http://homeadvisor.com/cost/swimming-pools-hot-tubs-and-saunas/#closing-article) [houselogic.com/?p=67782&post\\_type=post&pred\\_search\\_link\\_clicked=Do%20Swimming%20Pools%20Add%20Value%20to%20Homes](http://houselogic.com/?p=67782&post_type=post&pred_search_link_clicked=Do%20Swimming%20Pools%20Add%20Value%20to%20Homes) [daveramsey.com/blog/pool-increase-decrease-home-value](http://daveramsey.com/blog/pool-increase-decrease-home-value) [realtimes.com/advicefromtheexpert/item/1002342-do-swimming-pools-add-value-to-homes](http://realtimes.com/advicefromtheexpert/item/1002342-do-swimming-pools-add-value-to-homes)

### **How much value does a pool add**

Just how much value would a pool add to my home anyway. This is Eric Sterling of Sterling Commercial Appraisals and Real Estate Analytics During this time of year I often get asked, "how much value does an in-ground pool add to my home." Rather than say something like it depends, let's briefly look at the data for a specific market area. And let's define that area as the Shenendehowa School District. The Shen school district includes Clifton Park, and parts of several other municipalities such Halfmoon, Round Lake, Ballston Lake, Malta, Mechanicville and Waterford. Taking a look at the past 18-months of activity, what do we find when comparing homes that sold with in-ground pools versus homes that didn't sell with in-ground pools. It should be noted that the homes used for this analysis were single-family detached homes, no condos, no townhouses, and no new construction were used in the analysis. Well of the 910 homes sales, 99 of these homes or 11 % had in-ground pools. The median DOM was very close with 20 days for the homes with pools and 25 days for homes without pools. The Sale Price to List Price Ratios were also very close to each other with 96% of the asking price for homes with in-ground pools, and 98% of the asking price for homes without in-ground pools. So, was there a difference in price between the two types of properties. The answer is yes. Homes with in-ground pools showed a 10% higher median price. The data seems to indicate that within the Shen school district a \$325,000 home with no pool can conceivably increase its value to \$357,000. This number can vary of course depending the quality of the finishes to the pool area. Things like fencing, patio design, landscaping, built-in BBQ's, Pizza Ovens, etc. Now remember that we live in the northeast as opposed to Las Vegas, Scottsdale or South Florida. Installing a pool may not always increase the value of every home in our area. In our area an in-ground pool may not be an amenity that is appreciated or in demand by every or most buyers. So there is the risk that the investment may not yield a return years later. In other words it may add more "personal" value than "market" value. So let's talk about CMA's for a moment. When doing your CMA's there will be times when you see two sales in the same neighborhood, one with a pool and one without and both may have sold for nearly the same price. So, whats going on there. Well, did the home with the in-ground pool sell below the price range for that neighborhood, or did the home without the pool sell above the price range for that neighborhood, and why? You may want to do the research and find the answers before your client asks that very question at a listing presentation. This was just a snapshot in time of one market area and I hope it was informative. My name Eric Sterling of Sterling Commercial Appraisals and Real Estate Analytics. If you or your clients may need an appraisal or valuation on a residential or commercial property don't hesitate to give me a call 518-683-4706

### **Is Installing A Pool A Good Investment**

Is Installing A Pool A Good Investment? Get a FREE customized plan for your money. It only takes 3 minutes!

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