



2026 EDITION

Optimize Your Home's Value: Key Tips for Going from SELLING to SOLD in 2026

If you're preparing to sell your home, you're probably wondering which improvements are truly worth the time and investment. The right updates can help your home sell faster and potentially increase your final sale price. **The challenge is knowing which repairs buyers will overlook and which ones may become deal breakers.**

Your REALTOR® can help guide these decisions based on buyer expectations, neighborhood trends and current market conditions.

Before listing your home, the improvements you choose should be based on three key factors:

1. How quickly you want to sell
2. Your budget
3. How your home compares to others currently on the market

This guide will help you prioritize smart updates that improve buyer appeal and **help your home move confidently from SELLING to SOLD.**

2026 Market Outlook

Signs of a housing market rebalance

As the U.S. housing market enters 2026, leading economists are seeing signs that conditions are beginning to stabilize after several years of volatility. While the market is not expected to surge dramatically, it is showing signs of gradual improvement for both buyers and sellers.¹

The U.S. spring housing market is expected to be strong

Many analysts expect 2026 to be a recovery year for sales volume after several slow years. If mortgage rates ease slightly, many homeowners who delayed moving may finally list. That could create a bigger but still healthy spring market.²

Chicago and the North Shore home price outlook

Chicago home prices are expected to rise about 4–5% in 2026, which is stronger than the national average.

On the North Shore, appreciation has been stronger in some towns:

- **Wilmette** median price = \$1.23M, homes selling ~35 days
- **Winnetka** median price = \$1.95M, up ~30% year-over-year
- **Lake Forest** median price = \$1.5M

Overall North Shore values have continued climbing due to limited supply and strong demand for well-maintained homes.³

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Inventory is starting to increase

For the first time in several years, listings are expected to increase about 9% in the Chicago market. This means:

1. Buyers will have more choices
2. Sellers will need better preparation and presentation
3. Homes that are move-in ready will command premiums⁴

Interest rates are still shaping decisions

Mortgage rates are expected to stay roughly around 6–6.5% in 2026, which affects affordability and buyer psychology.

This means:

1. Buyers move more carefully
2. Inspections and condition matter more
3. Homes that show well sell faster⁵

Buyers are becoming more selective

Even though prices remain strong, the market is shifting from the frantic post-COVID environment. Buyers today want:

1. Updated homes
2. Well-maintained mechanicals
3. Fewer surprise repairs
4. Homes that are “move-in ready”

Experts describe 2026 as a “more predictable, balanced market.”⁶

Deciding What Home Improvements to Make

Getting a home ready to sell can feel overwhelming. The good news is that **not every improvement has to be expensive to make an impact.**

Simple updates that make your home feel **clean, well maintained and move-in ready** often impress buyers more than costly renovations.

When touring homes, buyers don't want to see a list of repairs they will need to make. **They want to picture themselves moving in right away.**

One of the most valuable places to start is **curb appeal**, since the exterior of your home creates the very first impression.

Consider improvements such as:

- Replacing the garage door or front entry door
- Updating siding or exterior finishes
- Refreshing landscaping
- Installing pathway or exterior lighting
- Power washing exterior surfaces
- Adding welcoming details such as potted plants, a new welcome mat or updated house numbers
- Improving functionality with features such as a walk-in pantry, kitchen island, home office or mudroom, or making intergenerational or aging-in-place modifications⁷



According to the [2026 U.S. Houzz Renovation Plans Report](#), homeowners continue to invest in improvements despite economic uncertainty. More than **9 in 10 homeowners plan to move forward with remodeling projects in 2026**, and most plan to work with professionals.⁸

“ The North Shore housing market remains strong, with home prices rising and demand for well-maintained homes continuing to grow. However, today’s buyers are more selective than ever. Homes that are properly maintained and prepared before listing often sell faster and command higher prices.”

Getting Your Home Ready for Market

Before listing your home for sale, review this [Homeseller’s Toolkit](#) to help you make informed decisions as you prepare your home for market.

Chicago and North Shore home values are strong, however, buyers are more selective than ever. This is where Get Dwell can help by scrupulously preparing your home for sale, which is more important than ever. We can:

- Identify repair areas that make your home unsafe or unattractive to potential buyers
- Prevent issues that may show up in an inspection
- Maximize your home’s resale value so you can command a higher selling price
- Help your home sell faster

We recommend allowing **at least two months** to schedule repairs, complete improvements and ensure everything is ready before your home is listed.

The effort you put in now can pay off significantly when your home attracts strong offers.



Related News from Get Dwell

Planning to sell your home? These articles can help you make smarter decisions before you list. Learn what today’s homeowners are investing in, understand when renovation makes more sense than remodeling, and get practical advice on how to avoid costly mistakes during home improvement projects. Together, they offer helpful insight into which updates can improve buyer appeal, protect your budget and help you prepare your home for market with more confidence.

[Renovate or Remodel in 2026?](#)

[The Dos and Don’ts of Remodeling](#)

[Homeowners Are Renovating With Confidence in 2026, According to Houzz](#)



CONSIDER A PRE-INSPECTION

Many sellers choose to schedule a pre-inspection before listing their home. During a pre-inspection, a qualified home inspector evaluates your home's major systems, structural components and appliances to identify issues that could raise concerns for potential buyers.

Knowing about these issues in advance allows you to **prioritize repairs, avoid surprises during the buyer's inspection and price your home more accurately**. Addressing problems ahead of time can also help prevent delays once your home is under contract.

A pre-inspection can also uncover **safety concerns or maintenance issues** that should be resolved before showings begin. Your REALTOR® can recommend reputable inspectors and help you decide whether a pre-inspection makes sense for your situation.



INCREASE CURB APPEAL

Potential buyers often judge a home within seconds of seeing it. A well-maintained exterior creates a strong first impression and signals that the property has been cared for.

Buyers typically want a home that feels **move-in ready**, not one that appears to require immediate maintenance. Taking time to refresh your front yard, walkways and entry can make a meaningful difference in how your home is perceived during showings.

Simple improvements to landscaping, pathways and your front entrance can help your home feel more welcoming and set a positive tone before buyers even step inside.

Clear the yard

Create a clean, uncluttered outdoor space so buyers can easily focus on the home itself rather than distractions in the yard.

- Put away bikes, outdoor toys and gardening tools
- Remove rusty or broken patio or playground furniture
- Tidy planters and flowerpots, removing any that are unused, damaged or worn
- Remove dirty or broken décor such as water features, wind chimes, birdhouses or bird feeders
- Consider removing yard art or highly personal décor since buyers may not share the same style



Manicure the landscaping

Well-maintained landscaping signals that a home has been cared for. Regular upkeep of both the front and back yards helps create a polished, welcoming appearance.

Clear leaves, trim bushes and remove debris so the yard looks tidy and intentional. Keep lawns neatly mowed and edged throughout the selling period. Regardless of the season, a clean and well-maintained yard is one of the most visible signs of a well-kept home.

Hang new house numbers

Replacing worn or outdated house numbers is a simple upgrade that can instantly improve curb appeal and make your home easier for visitors and buyers to find.



Choose a style that complements your home's architecture. Bronze or brass works well for traditional homes, while brushed nickel or modern finishes suit more contemporary designs. New numbers can be purchased at your [local hardware store](#) or ordered online.

If you'd like help with installation, [schedule a handyman](#)

Freshen up the front entry and walkways

Your front entry sets the tone for the entire home. Clean, well-maintained walkways and a welcoming entrance help buyers feel confident about the condition of the property before they even step inside.

- Clean or pressure wash sidewalks and walkways and make sure lawn edges are neatly trimmed
- Add solar-powered pathway lighting if the walkway is poorly lit
- Replace broken pavers or stones and repair cracks in sidewalks, landings and patios
- Replace the welcome mat with a simple, neutral style
- Add potted plants to create a warm, welcoming look

When using containers, keep the arrangement simple and balanced. Place matching pots or container groupings on both sides of the front door or staircase to create symmetry. Choose plants that thrive in the amount of sun your entry receives.

Many [neighborhood hardware stores](#) offer pre-planted containers and can provide guidance on plant selection.

Freshen exterior doors

Exterior doors are one of the first details buyers notice. Faded paint, worn finishes or outdated hardware can give the impression that a home has not been well maintained.



- Sand and repaint or re-stain exterior doors to restore a clean, welcoming appearance
- Replace scuffed or outdated door handles and hardware for a quick, modern upgrade. Your local hardware store offers a wide selection of styles, or you can order hardware online.

[Request a painting estimate](#)

[Schedule a handyman](#) for hardware installation

New exterior doors appeal to prospective home buyers

Worn or outdated exterior doors can detract from your home's appearance and reduce its perceived value. If your doors are beyond repair and you and your REALTOR® determine replacement is the best option, it can be a smart investment.



[Exterior door replacement](#) consistently ranks among the home improvements with the **highest return on investment**.

Today's replacement doors are available in a wide range of colors, finishes and styles to complement any home. Custom-built to fit your home's exact measurements, modern door systems also provide improved **energy efficiency, comfort and security**, helping elevate both the look and performance of your home.

New exterior doors can significantly improve both the appearance and performance of your home.

Buyers often associate new doors with **security, energy efficiency and overall home maintenance**.

Well-chosen doors help keep warm air inside during winter and cool air inside during summer while enhancing the style of your home's exterior.

Whether your home calls for traditional elegance, modern simplicity or durable low-maintenance materials, today's wide range of door options makes it easy to find a design that complements your property.

[Request an exterior door replacement estimate](#)

Front entry doors: Front doors are a focal point of curb appeal. Classic wood doors offer timeless style and can be customized with stains, paints, decorative glass and different wood species. Fiberglass and steel options provide a modern, low-maintenance alternative, resist dents and scratches and won't rot, rust, warp or deteriorate. Many also offer excellent insulation and are available in realistic woodgrain or smooth finishes.

Patio doors: Upgrading patio doors can bring in more natural light while improving access to outdoor spaces. Popular options include sliding doors, French doors, swinging doors and multi-slide configurations. Materials vary in cost and performance. Vinyl doors are typically the most economical, followed by aluminum and fiberglass, while wood doors are usually the most expensive. Folding and French doors tend to cost more than standard sliding patio doors but can create a dramatic indoor-outdoor feel.

Storm doors: Storm doors add an extra layer of protection to exterior entryways. They help improve energy efficiency by creating a buffer against wind, rain and temperature extremes. Storm doors can also enhance security by adding an additional lockable barrier and protecting your primary door from weather exposure.

[Request an exterior door replacement estimate](#)

Freshen or repair windows

Well-maintained windows help your home look cared for and can prevent buyers from worrying about future repair costs.



- Sand and repaint trim, especially around windows and horizontal surfaces like sills where water tends to collect. Repair any areas with peeling or cracked paint to give your home a fresh, clean appearance.
- Address small issues before they become larger ones. Repair rotting sills, replace missing caulk and fix cracked panes. These repairs are often far less expensive than replacing the entire window.

[Schedule handyman services](#)

Replace windows

In some cases, older windows may be beyond repair. If windows are drafty, damaged or no longer functioning properly, replacement may be the best solution.



Inspect each window in your home to determine whether repairs are sufficient or if replacement is necessary. New windows can improve energy efficiency, enhance curb appeal and give buyers confidence that the home has been well maintained.

[Schedule a window replacement estimate](#)

Pressure wash

No matter how attractive your home is inside, a dirty or neglected exterior can turn buyers away before they even step through the door. Pressure washing should be high on your pre-sale checklist. If the outside of your home shows years of built-up dirt, grime, mold or algae, potential buyers may assume the property has not been well maintained.



A freshly cleaned exterior signals that a home has been cared for and can quickly restore surfaces to a near like-new appearance.

Consider pressure washing these surfaces:

- Front entry
- Driveway
- Siding, brick, stucco or stone
- Shutters, doors and windows
- Roof and gutters
- Sidewalks, patios, pavers and stairs
- Decks and fences

Get Dwell professionals use the proper equipment settings and cleaning products for each surface, from delicate windows to brick and masonry. Using eco-friendly cleaning solutions, they safely remove dirt and buildup while protecting your landscaping and the environment.

[Request a pressure washing estimate](#)



Hide the AC unit and garbage area

Visible utility areas can distract from an otherwise attractive yard. Screening your air conditioning unit and garbage containers helps create a cleaner, more polished appearance that buyers appreciate.

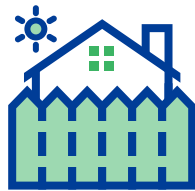
A shadow box fence enclosure with a gate is often the most attractive solution for hiding an A/C unit, while a more enclosed structure works well for garbage and recycling bins. Simple screening, lattice panels or strategically placed shrubs can also help conceal these areas while maintaining easy access.

Need help installing an enclosure or screening?

[Schedule handyman services](#)

Repair, paint, stain or replace broken fencing or railings

Damaged fencing or railings can make a property look neglected and raise concerns for potential buyers. Repairing or refreshing these features helps restore a clean, well-maintained appearance.



Inspect wooden fences for rotting, loose or weather-beaten boards. Replace any wood that is damaged or no longer functional. Gates should open and close smoothly and latch securely.

If your fence needs cosmetic improvements, prime and paint or apply a fresh stain to restore its appearance. For metal fencing, remove rust with a wire brush and apply a rust treatment before repainting.

Get Dwell can help with repairs or full replacements for all types of fencing, including wood, wrought iron, aluminum, composite, steel and vinyl.

[Request a fence and gate repair estimate](#)

Replace or install a mailbox

A rusty, damaged or outdated mailbox can create a poor first impression for prospective buyers. Updating it is a small improvement that can make your home look more polished and well maintained.



Get Dwell can install a new mailbox on your home or a mailbox and post at the end of your driveway. Just purchase a mailbox and post from your [local hardware store](#), then reach out to us. Our team will ensure the installation is secure and leave the surrounding area clean and tidy.

[Schedule mailbox replacement or installation](#)

Plant flowers

Planting colorful, seasonal flowers is an easy and affordable way to boost curb appeal and make your home feel more welcoming.

In spring, choose bright, blooming annuals that add fresh color. In autumn, opt for fall favorites such as mums, asters and pansies in warm tones like orange, deep red and golden yellow.

No flower beds? Containers work beautifully. Use terra cotta pots, planter boxes or hanging baskets to add color around your front entry, porch or walkway.

Not a gardener? No problem. Garden centers and many [neighborhood hardware stores](#) offer pre-planted containers and can help you select flowers that thrive in your space.



INTERIOR HOME IMPROVEMENTS

Experts agree that when preparing a home for sale, **modest improvements that make the home cleaner, safer and more functional often deliver the best return.** Buyers tend to respond more positively to a well-maintained, move-in ready home than to expensive renovations that may not match their personal style.

Many of the most effective updates are simple and practical—and some may surprise you. Small repairs, deep cleaning and thoughtful upgrades can significantly improve how buyers perceive your home during showings.

“ Nearly every REALTOR® recommends ensuring windows are spotless and free of dirt or streaks before your home is listed. ”

Clean all windows, inside and out

Sparkling clean windows make a noticeable difference when preparing your home for showings. Nearly every REALTOR® recommends ensuring windows are spotless and free of dirt or streaks before your home is listed.



Window cleaning can be time-consuming and difficult—especially for upper floors—so many homeowners choose to leave it to professionals.

Get Dwell’s trained technicians use specialized equipment and purified water systems to thoroughly clean windows, skylights and glass features. Our service includes cleaning windows, screens, sills, tracks, awnings and exterior lights. Using water-fed poles, our technicians safely remove layers of dirt and grime from exterior windows, even those several stories high. Inside your home, they leave windows, mirrors, light fixtures and surrounding surfaces spotless.

The result is brighter rooms, better listing photos and a home that feels clean and well cared for. Rain-resistant finishes also help maintain that shine between cleanings.

[Request a window washing estimate](#)

Check smoke and carbon monoxide detectors

Make sure all smoke and carbon monoxide detectors in your home are functioning properly. These safety devices should be in **good working order and less than 10 years old**.

Test each detector and replace batteries if needed. Ensuring these devices are operational helps protect occupants and demonstrates to potential buyers that the home has been properly maintained and meets basic safety standards.

Clear the clutter

Creating a clean, uncluttered environment is one of the most important steps when preparing your home for sale. Clutter can distract buyers and make rooms appear smaller than they actually are.

The goal is to present your home as a **neutral, open space** where buyers can easily imagine themselves living. Remove unnecessary items from counters, shelves, windowsills, tables and fireplace mantels.

It's also best to remove personal items such as family photos and highly personal décor so prospective buyers can focus on the home itself rather than the current occupants.

Get your junk picked up

After decluttering your home, you may find yourself with piles of items you no longer want or need. Removing this unwanted clutter before listing your home helps create a cleaner, more spacious environment for showings.



Get Dwell's junk removal service provides the labor needed to remove unwanted items and debris from your home, load them into our vehicles and dispose of them properly. Our friendly, professional team works efficiently and leaves the area clean when the job is complete.

[Request a junk pickup estimate](#)

Paint

When you live in a home every day, it's easy to overlook small imperfections. Peeling paint, scuffs, nail holes or water stains may blend into the background for you—but buyers will notice them right away.



Most REALTORS® agree that **painting is one of the most effective and affordable improvements** you can make before selling your home. A fresh coat of paint on walls, ceilings and trim can instantly make a home feel clean, bright and move-in ready.

Get Dwell's EPA-certified painters specialize in both interior and exterior painting. Using high-quality products such as Benjamin Moore paints and professional finishing techniques, they create smooth, durable finishes on walls, ceilings, trim and exterior surfaces. Our team works carefully to protect your home and keep the work area clean throughout the process.

The result is fresh walls, crisp lines and a home that presents beautifully during showings.

[Request a painting estimate](#)

Clean the attic, basement and crawlspaces

After decluttering and removing unwanted items, it's important to clean the areas of your home that are often overlooked. Buyers exploring your home may look into storage spaces such as attics, basements and crawlspaces, so these areas should feel tidy and well maintained.



A thorough cleaning helps prevent dust, debris or neglected spaces from undermining an otherwise positive impression of your home.

If you need help, Get Dwell's professional cleaning teams arrive fully equipped with backpack vacuums and the tools needed to clean these hard-to-reach areas. Using organic cleaning products and a top-to-bottom approach, they vacuum, wipe and clean surfaces to leave your attic, basement or crawlspace looking neat and well cared for.

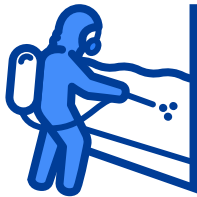
[Schedule an attic cleanup](#)

[Schedule a basement & crawlspaces cleanup](#)

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Address any mold issues

If you suspect mold growth in your home, it's important to address it before putting your property on the market. Mold discovered during a buyer's inspection—especially in areas like the attic or basement—can quickly become a deal breaker.



Professional inspection and remediation can identify the source of the problem and ensure it is safely and properly removed. Get Dwell's IICRC-certified inspectors can test for mold, determine the underlying cause and develop a plan to eliminate the issue and help prevent it from returning.

[Request a mold inspection or cleanup estimate](#)

Fix the small things

When you live in a home every day, it's easy to overlook small issues that have gradually become part of the background. However, these details often stand out to potential buyers during showings.

Take time to walk through your home with a critical eye and address minor repairs that could signal deferred maintenance.

Check for issues such as:

- Signs of rot or water damage
- Sticky cabinet doors or drawers that don't open and close smoothly
- Dirty or damaged drawer tracks that may need cleaning or replacement
- Broken or missing cabinet knobs and handles
- Loose hinges or doors that don't close properly, especially bi-fold doors
- Dirty grout, discolored caulk or cracked tiles
- Damaged wallpaper
- A malfunctioning garbage disposal

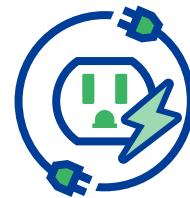
Get Dwell can help tackle these repairs quickly and professionally. Our skilled handymen handle projects large and small, using industry best practices to repair, assemble and install items throughout your home. Even minor fixes are completed with the care and attention your home deserves.

[Schedule handyman services](#)

Make electrical upgrades

For many buyers, a desirable home is one that feels **safe, functional and reliable**.

Electrical systems play a major role in that perception. Outdated fixtures, worn outlets or questionable wiring can raise concerns during showings and will almost certainly be flagged during an inspection.



Upgrading or repairing electrical components before listing your home can improve safety, boost buyer confidence and often delivers a strong return on investment. Today's homes also demand more electrical capacity to support computers, televisions, appliances and charging devices, making an up-to-date electrical system an attractive selling point.

“ Upgrading or repairing electrical components before listing your home can improve safety, boost buyer confidence and often delivers a strong return on investment. ”

Before listing, consider addressing issues such as:

- Defective or loose electrical outlets and light switches
- Worn or damaged light fixtures and ceiling fans
- Outdated electrical panels or wiring concerns
- Older fixtures that are 20–30 years old and may no longer meet safety standards

Installing **Ground Fault Circuit Interrupter (GFCI) outlets** is another important safety upgrade. These devices quickly shut off power if an electrical imbalance is detected, helping prevent electric shock. Building codes typically require GFCI outlets in areas where water may be present, including kitchens, bathrooms, basements, utility rooms, outdoor outlets and outbuildings.

Get Dwell's licensed electricians can evaluate your home's electrical system and recommend upgrades that improve safety and reliability while preparing your home for a successful sale.

[Schedule electrical services](#)





Stop the leaks, clogs and drips

Small plumbing problems can signal neglect to potential buyers and may raise concerns during a home inspection. Taking care of these issues before listing your home helps demonstrate that the property has been well maintained.



Check for common plumbing problems such as:

- Leaky sinks or dripping faucets
- Clogged drains in sinks, showers or tubs
- A defective overflow drain in the bathtub
- Running or broken toilets
- Dripping shower heads
- A leaking or corroded water heater
- A dripping outdoor hose spigot or faucet

Addressing these issues before showings can prevent buyer concerns and help ensure a smoother inspection process.

Get Dwell can help repair these plumbing problems so your home is ready for the market.

[Request a plumbing repair estimate](#)

Tie up all those loose ends

Preparing your home for sale can be time-consuming and, at times, overwhelming. As your listing date approaches, having an extra set of hands can make it much easier to finish the final tasks.



Get Dwell's **Chore Taskers** offer a practical and affordable way to tackle smaller jobs that don't require a skilled tradesperson. They can assist with tasks such as:

- Moving or packing boxes
- Assembly or disassembly of furniture
- Changing interior and exterior light bulbs in hard-to-reach fixtures
- Organizing the garage, basement or attic
- Cleaning window wells

Chore Taskers handle the everyday tasks that help get your home ready for showings. They arrive on time, work efficiently and help you check off the final items on your to-do list so you can focus on the move ahead.

[Schedule a Chore Tasker](#)

Get your HVAC market-ready

Before listing your home, make sure your HVAC system (heating, ventilation and air conditioning) is clean, functioning properly and free of leaks. Buyers expect the heating and cooling systems in a home to work reliably, and any problems are likely to be noted during an inspection.

Check that your thermostat operates correctly and that the system maintains comfortable temperatures throughout the home. If you have any concerns about performance, consider scheduling a professional tune-up so the system can be inspected and serviced before your home goes on the market.

Schedule an HVAC technician

Deep clean

A spotless home can make a powerful difference when selling. Clean homes tend to photograph better, show better and often sell faster. A thorough deep cleaning helps create the ideal setting for professional listing photos, staging and successful showings.

Cleaning your home from top to bottom signals to buyers that the property has been well cared for. It also allows them to focus on the home's features rather than distractions such as dust, grime or odors. When a home feels fresh and clean, buyers are often more willing to overlook missing wishlist items like a fireplace.¹⁰

Ask your REALTOR® for a recommendation for a professional deep cleaning service before your home is listed.

Once your home is on the market, it's important to keep everything consistently tidy. Buyers may schedule showings with little notice, so maintaining a clean home is key. Pay special attention to high-impact areas such as the kitchen and bathrooms, ensuring counters, floors, tile and showers remain spotless.

“ 81% of buyer's agents say staging helps buyers visualize a property as their future home. ”



Stage it

Staging is a strategic process of arranging your home to highlight its best parts and spark a connection with potential buyers.¹¹ **Thoughtful staging helps buyers easily imagine themselves living in the space and understand how each room can be used.**

Strategically arranging furniture, décor and lighting can highlight your home's best features and help define awkward or empty spaces. If you plan to move out before showings begin, professionally staged furniture and accessories can make the home feel warm, inviting and move-in ready.

First impressions matter. Staging goes beyond simply tidying up or rearranging furniture—it's a deliberate approach designed to showcase your home's strengths and create an emotional connection with buyers.

The effort can make a real difference. According to the National Association of REALTORS®, 81% of buyer's agents say staging helps buyers visualize a property as their future home. When spaces are thoughtfully prepared, buyers can better imagine living there, which can lead to faster offers and stronger sale prices.¹²

If you're unsure how to stage your home yourself, consider hiring a professional staging company or consultant. Your REALTOR® can often recommend experienced staging professionals in your area.



EXTERIOR HOME IMPROVEMENTS

Addressing key exterior features before listing your home can help avoid inspection surprises and strengthen buyer confidence. Two areas worth particular attention are your roof and outdoor living spaces.

Refresh your deck

Outdoor living spaces are increasingly important to buyers, and **a well-maintained deck can add both visual appeal and value to your home.**



Get Dwell can repair, refresh or rebuild decks to restore their appearance and structural integrity. In many cases, simple improvements such as repairing boards, tightening railings or applying a fresh stain can significantly enhance the look of your deck and make the space more inviting.

[Request a deck refresh or repair estimate](#)

Ensure your roof is solid

Roof issues are almost always identified during a home inspection. Missing, cracked or broken shingles and tiles can signal potential water damage and may discourage buyers from moving forward. On flat roofs, inspectors may also flag cracks, bubbling or blistering that could indicate deterioration.



Interior stains on ceilings or walls may point to a roof leak or condensation issue, which buyers will likely view as a costly repair. **Taking care of roofing concerns before listing can prevent delays during the sales process.**

Get Dwell's licensed roofing contractors can inspect your roof and assess its condition. If needed, they use drone technology to capture a detailed aerial view, helping identify problem areas and giving you and potential buyers greater confidence in the roof's condition.



[Request a roof repair estimate](#)

[Schedule a roof inspection](#)





REMODELING

To remodel or not—that is the question.

If you've decided to sell your home, you may wonder whether it makes sense to invest in upgrades you won't personally enjoy. Some improvements may increase your home's value, while others may not provide a full return on investment.

According to Todd Tomalak, principal of building products advisory at Zonda, shifting housing demand has also shifted remodeling ROI. **Exterior improvements often deliver the strongest value for sellers**, while larger interior renovations tend to make more sense for homeowners planning to stay long-term.¹³

A knowledgeable REALTOR® who understands your neighborhood can help guide these decisions. Because they regularly tour homes with buyers, they have insight into what features buyers expect—and what issues may raise concerns.

Related News from Get Dwell

Check out our Chicago remodeling and renovation article series for smart tips on improvements, planning and preparing your home for the market.

[Remodeling and Renovation in Chicago](#)

While a modern kitchen is a major draw, a full renovation can be costly and may not always deliver the best return. Instead, consider smaller, cost-effective updates such as:

- Replacing cabinet hardware
- Painting or refacing cabinets
- Updating lighting fixtures
- Refreshing surfaces and finishes

These modest upgrades can significantly improve the look of a space without the expense of a complete remodel.

The same principle applies to bathrooms and other areas of the home. With guidance from your REALTOR®, you can determine whether a space simply needs a refresh or if a larger upgrade is necessary. **In many cases, the best strategy is simple: refresh rather than renovate.**

Get Dwell brings more than 20 years of home improvement experience and can work with you and your REALTOR® to evaluate which updates make the most sense before listing your home. Our goal is to help move your home confidently from SELLING to SOLD.

[Learn more about our home improvement and remodeling services](#)

From the foundation to the roof, Get Dwell has you covered.

When you're getting ready to sell, every improvement decision matters.

Get Dwell is here to help you prepare your home for the market in whatever way makes the most sense for your goals, timeline and budget—from small updates and repairs to larger improvements that can strengthen buyer appeal. [Contact Get Dwell](#)

[REPAIR](#)

Schedule our home repair and handyman experts to make sure your repairs are done right.

[MAINTAIN](#)

Our home maintenance services can help fix or prevent issues before they turn into major repairs.

[IMPROVE](#)

Our home remodeling and renovation team can make your vision a reality!

Homeseller's Toolkit™ Sources

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4 Lofty Real Estate, "[2026 Chicago Real Estate Market Forecast: Is it Time to Buy or Sell?](#)", January 5, 2026

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