

Landscaping Increases Property Values

Numerous studies dating back to the late 1980s conclusively show that landscaping can increase property values. The Society of Real Estate Appraisers Survey, which noted that 95% of the appraisers responding to a survey believed that landscaping, adds to the dollar value of residential real estate. Moreover, 99% of Appraisers said landscaping enhanced the sales appeal of residential real estate.

A study by the Clemson University Department of Agriculture and Applied Economics reached the same conclusion. Clemson concluded that landscaping could increase the resale price of a home by as much as 10%, depending on its quality. The report concluded that "homeowners selling to increase the value of their property will do well to consider the cost-effective high return potential of quality landscaping, and to safeguard their investments by hiring license, professional landscape contractors to perform the work."

Smart Money magazine published a special report in its March 2003 issue entitled "Add 15% To Your Homes Value". The magazine told its readers, one of your greatest assets may be your own backyard, literally. As the housing market turns softer, Americans are realizing that one of the best ways to increase a home's resale value is to revamp the landscape.

As for commercial properties, both property management and tenants are affected by how a business looks, employees will feel good about coming to work. A landscape that looks ragged and neglected projects a bad image and give the public the impression that the building's owner doesn't care about his property or his customers.

As PLANET explains on its web site, "A well designed landscape invites customers to the door, producing higher occupancy rates, increased rentals and lower vacancies."

Nine additional "Values" of landscaping

- 1- Lower noise level
- 2- Blocks unpleasant views
- 3- Reduces crime
- 4- Lowers heating and cooling
- 5- Improves home appearance
- 6- Optimizes the use of land and outdoor space
- 7- Reduces usage chemicals on the property
- 8- Allows for the imaginative use of styles, features, plants and ornaments
- 9- Increases the quality of living for those in institutional residences

Eight Factors Affecting Property Values

- 1- Greenery (plants, trees and shrubs)
- 2- Walkways
- 3- Arches
- 4- Kitchen Areas
- 5- Patios & decks
- 6- Outdoor Fireplaces
- 7- Barbecue Pits
- 8- Backyard retreats & gazebos

Four Interesting Landscape Statistics

- 1- In 2001 homeowner spent \$37.7 billion caring for their property up from 22.5 billion 5 years previously, according to the National Gardening Association
- 2- Consumers value a landscaped home up to 11.3% higher than its base price, according to a Clemson University and University of Michigan study
- 3- A society of Real Estate Appraisers Survey revealed that 95% of the appraisers responding to the survey believed that landscaping adds to the dollar value of residential real estate, while 99% of them said it enhanced the sales appeal of residential real estate
- 4- A variety of studies reveal that landscaping can increase the value of residential and commercial property from 5 to as much as 20%