



THE
ARULDASON
GROUP

Realty · Legal · Financial

**FOR
SALE**

Valuation Basics

Understanding what determines property value.

VALUATION BASICS

Property value is determined by a combination of objective market factors rather than personal attachment or individual expectations.

Understanding these factors helps homeowners make better decisions when buying, selling, or renovating property.



Location

Location remains the most important determinant of property value.

Factors include:

- Neighborhood demand
- Access to transportation
- Schools and amenities
- Community development



Property Type

Different housing types carry different value ranges depending on buyer demand.

Examples include:

- Condominiums
- Townhouses
- Detached homes



Size & Layout

Square footage and functional layout significantly influence property value.

Larger homes or those with efficient layouts typically attract higher prices.



Finishes & Condition

While finishes influence buyer perception, they typically have less impact than location or size.

Upgrading finishes alone rarely compensates for limitations in location or property type.

Why The Aruldason Group

Because we operate at the intersection of **real estate, legal, and financial expertise**, we help clients understand property value from multiple perspectives.

This allows clients to make smarter decisions when buying, selling, or investing.