

RESEARCH REPORT

EV Chargers and Home Value

What Real Estate Data Actually Shows, and Why the Real Number Is Harder to Pin Down Than the Headlines Suggest

Prepared by Car Charger Specialists | Oakwood, Georgia & Metro Atlanta

Data Sources: Zillow Research, 2026 Housing Market Predictions | Realtor.com 2025 Home Trends Report | Urban Land Institute | Compiled Real Estate Industry Research

1.5%

higher sale price for homes with an EV charger mentioned in the listing description, according to Zillow's own national data

91.6%

year-over-year jump in EV charger mentions in U.S. property listings in 2025, ranking among the fastest-rising home features tracked by Realtor.com

\$800-\$2,500

typical cost of a professionally installed Level 2 home charger, the improvement behind these value figures

CA, WA, CO

the states where real estate agents report the most pronounced EV charger value premium, well ahead of lower-EV-adoption regions

BOTTOM LINE

EV chargers are becoming a genuine, measurable real estate feature, not just a nice-to-have for EV owners themselves. Zillow's own data finds homes with an EV charger mentioned in the listing description sell for 1.5% more on average than comparable homes without one, and Realtor.com's 2025 Home Trends Report found mentions of EV charging in property listings jumped 91.6% year over year, ranking it among the fastest-rising features in the housing market. The honest complication in this story is that the exact size of the value boost is harder to pin down than some marketing claims suggest, and real estate agents themselves acknowledge that homes with chargers often come with other upgrades, like an updated electrical panel, that contribute to the premium alongside the charger itself. The value premium is also regionally concentrated, strongest in states with high EV adoption, and more modest in markets like Georgia that haven't reached that same adoption level yet.

Executive Summary

As EV ownership grows nationally, real estate data and industry research have begun tracking whether a home EV charger actually shows up in resale value, not just in day-to-day convenience. This report walks through what the most credible sources, Zillow's own research and Realtor.com's listing trend data, actually show, why the exact value figure is genuinely harder to isolate than some industry estimates claim, how much the value premium varies by region and EV adoption level, and what this means specifically for a homeowner weighing whether to install a charger with resale value partly in mind.

This report treats the more rigorous, directly-sourced data (Zillow's 1.5% figure) as the most reliable baseline, while presenting the wider range of industry estimates found elsewhere with appropriate caution about how those figures were derived. The goal is an honest picture of where the real estate case for a home EV charger currently stands, not an inflated one.

Finding 1 | Zillow's Own Data: Homes With EV Chargers Sell for 1.5% More

Zillow, one of the most widely used and cited sources of real estate market data, found homes that mention EV charging capability in their listing description sold for 1.5% more on average nationwide than comparable homes without that mention. Zillow's 2026 Housing Market Predictions research specifically identifies EV charging stations, alongside other energy-efficient features like zero-energy-ready construction and home battery systems, as appearing more frequently in listings as rising household expenses reshape what buyers actively look for. This figure represents one of the more directly sourced, methodologically transparent data points available on this topic, coming from Zillow's own listing and sale price database rather than a survey of stated buyer intentions or a promotional industry estimate.

Nationwide, homes that mention EV charging in their listing description sold for 1.5% more than comparable homes that didn't

A 1.5% premium may sound modest compared to some of the larger percentages circulating in industry marketing material, covered in Finding 3, but applied to a typical home sale price, it represents a real, quantifiable dollar impact, and it comes from an actual measured relationship between listing content and final sale price rather than a stated intention or a marketing estimate.

Finding 2 | Listing Mentions of EV Chargers Are Surging Nationally

Realtor.com's 2025 Home Trends Report, a widely cited annual analysis of how listing language and buyer search behavior shift over time, found mentions of EV charging stations in property listings rose 91.6% year over year, placing EV charging among the top five fastest-rising home features tracked in the report. This listing-language trend reflects sellers' and agents' own growing belief that the feature matters to buyers, and it's consistent with a broader wave of buyer interest in energy-related home features: a 2026 UK survey by E.ON Next found 93% of prospective homebuyers listed some form of green energy feature, including EV charging specifically at 61%, as a "must-have," and separate Bay Area-specific data found EV charging listing mentions rising double digits year over year in markets like San Francisco and San Jose.

EV charging ranked among the top five fastest-rising home features in Realtor.com's 2025 Home Trends Report

This kind of listing-language surge is a useful leading indicator even where it doesn't directly measure sale price impact on its own: sellers and their agents generally don't invest time highlighting a feature in a listing description unless they believe, based on real market feedback, that it genuinely helps sell the home or supports a stronger asking price.

Finding 3 | Why the Real Number Is Harder to Pin Down Than It First Appears

Beyond Zillow's 1.5% figure, a range of other value estimates circulate in real estate and EV industry commentary, and it's worth being direct about how much that range varies and why. The Urban Land Institute has cited EV charging capability as potentially increasing residential property values by as much as 7% overall, and some industry sources cite a range as wide as 3.3% to 7%, translating to \$10,000 to \$17,000 or more for a typical suburban home. Other, less rigorously sourced estimates go even further, citing \$3,000 to \$10,000 in added resale value from a single Level 2 charger installation in competitive markets. These figures should be read with real caution: unlike Zillow's directly measured listing-to-sale-price relationship, many of these wider estimates originate from real estate services and EV charging companies with a direct commercial interest in a larger number, and the underlying methodology behind them is often not made public.

A San Francisco-area real estate agent's own honest caveat: charger-equipped homes often have other upgrades too

A San Francisco Bay Area real estate agent's own comment on this exact issue is worth repeating directly: homes with EV chargers likely also have other relevant upgrades, like an updated electrical panel, that independently contribute to a higher sale price, meaning some of the apparent "EV charger premium" in less

rigorous estimates may actually reflect correlation with broader home quality and upgrades, not the charger's standalone causal effect on price.

Finding 4 | The Value Premium Is Regionally Concentrated, and Georgia Isn't Yet a Top Market

Real estate industry sources are consistent that the EV charger value premium isn't uniform nationally; it correlates closely with regional EV adoption levels. Compiled agent commentary identifies California, Washington, Colorado, and parts of New York as the markets where the value boost from EV charging is currently most pronounced, alongside metro areas like Los Angeles, the San Francisco Bay Area, Seattle, Denver, Austin, and Washington, D.C. In regions with lower current EV ownership rates, the same sources describe the resale value impact as more modest, even though a charger can still meaningfully differentiate a specific listing from comparable homes without one.

FastExpert: the value boost is most pronounced in California, Washington, Colorado, and parts of New York

This regional pattern matters directly for how a North Georgia homeowner should interpret the national figures in this report. Georgia doesn't currently appear among the markets cited as having the most pronounced EV charger value premium, meaning the more conservative Zillow-sourced 1.5% national average, rather than the higher regional figures reported in top-adoption states, is the more appropriate benchmark for a local resale value expectation today, with the local premium likely to grow as Georgia's own EV registration numbers continue climbing.

What This Means for North Georgia Homeowners

- 1 Use Zillow's 1.5% figure as your realistic baseline, not the higher industry estimates.**
Given how much more rigorously sourced Zillow's national listing-to-sale-price data is compared to some of the wider promotional estimates circulating, a homeowner weighing resale value should anchor expectations to the more conservative, directly measured figure.
- 2 Don't expect a top-market premium in a region that isn't yet a top EV-adoption market.**
Given that the strongest documented value boosts are concentrated in states like California and Colorado, a North Georgia homeowner should calibrate expectations to a more modest, national-average impact rather than assuming the same premium reported in those markets.
- 3 Treat a charger as one part of a broader home-quality story, not a standalone value driver.**
Given the honest correlation-versus-causation caveat raised directly by real estate agents, pairing a new charger with other relevant electrical upgrades (like a documented panel upgrade) likely supports a stronger, more defensible value story than the charger alone.
- 4 Weigh listing differentiation alongside pure resale math.**
Given how sharply EV charger mentions have grown in listings nationally, even a modest measured price premium may understate the charger's full value as a listing differentiator in a competitive local market, independent of the specific percentage a buyer ultimately pays.

The Data: EV Chargers and Home Value Reference

Data Point	Figure	Source
Sale price premium, homes mentioning EV charging in listing	1.5%	Zillow Research
YoY increase in EV charger mentions in U.S. listings, 2025	91.6%	Realtor.com 2025 Home Trends Report

EV charging's rank among fastest-rising home features	Top 5	Realtor.com 2025 Home Trends Report
UK survey: buyers citing green energy features as "must-have"	93% (61% specifically EV charging)	E.ON Next 2026 survey
San Francisco metro listings mentioning EV charging, 2025	~5% (+14% YoY)	Compiled real estate data, via SF Chronicle
San Jose listings mentioning EV charging, 2025	~5% (+11% YoY)	Compiled real estate data, via SF Chronicle
Broader industry value-boost estimate (wide range, less rigorously sourced)	3.3%-7% (up to \$10,000-\$17,000+)	Urban Land Institute / compiled industry estimates
States cited as having the most pronounced EV charger value premium	California, Washington, Colorado, parts of New York	FastExpert, compiled agent commentary
Typical professional Level 2 home charger installation cost	\$800-\$2,500	Compiled EV charging industry cost data
U.S. EVs sold, 2024 (context)	~1.5 million	Compiled industry sales data

Value premium figures reflect national averages and regional estimates from multiple sources with varying methodological rigor; see Finding 3 for a full discussion. Actual resale value impact for any individual home varies by market, buyer pool, and specific installation. This report does not constitute a guarantee of resale value or an appraisal for any individual property.

About Car Charger Specialists

Car Charger Specialists provides licensed, insured residential EV charger installation throughout North Georgia and Metro Atlanta, including Oakwood, Gainesville, Buford, Suwanee, Alpharetta, and the surrounding region. Whether you're installing a charger for daily use, resale value, or both, we're glad to walk through what a realistic value expectation looks like for your specific home and market.

Methodology, Limitations & Sources

This report is based on Zillow's published research and 2026 Housing Market Predictions, Realtor.com's 2025 Home Trends Report, and compiled real estate and EV charging industry sources, including the Urban Land Institute and regional real estate agent commentary. This report deliberately distinguishes between Zillow's directly measured listing-to-sale-price data, treated as the most reliable figure available, and wider industry value estimates that originate from sources with a commercial interest in the outcome and whose methodology is not always publicly disclosed; readers should weight these figures accordingly. Value premium figures are national or regional averages and will vary by specific market, home, and buyer pool. This report does not constitute a real estate appraisal or a guarantee of resale value for any individual property.

Zillow Research. 2026 Housing Market Predictions. National sale price premium for EV charger-mentioning listings. [zillow.com/research](https://www.zillow.com/research)

Realtor.com. 2025 Home Trends Report. EV charging listing mention growth data.

San Francisco Chronicle. "Real estate agents say this home upgrade is becoming a must-have in Bay Area. Will it really pay off?" Regional listing data and agent correlation caveat.

FastExpert. "Does an EV Charger Increase Home Value?" Regional value premium concentration by state. [fastexpert.com](https://www.fastexpert.com)

BENY Electric. "Does an EV Charger Increase Home Value? The Evidence, the Numbers, and How to Maximize Yours." Realtor.com data citation, E.ON Next UK survey data. [beny.com](https://www.beny.com)

McQuillan Home Services. "Home EV Charging Property Value." Urban Land Institute value estimate citation.