

48 Ways to Speed a House Sale

for sale



EVALUATE

1. Have a Realtor®, interior decorator or professional organizer walk through your home to evaluate what needs to be updated, repaired or removed

REPAIR

2. Patch damaged walls
3. Replace cracked floor tiles
4. Oil squeaky doors
5. Fix sticky windows
6. Fix leaky faucets and toilets
7. Re-caulk tubs and sinks
8. Replace broken windows and screens

UPDATE

9. Replace cabinet knobs and pulls
10. Update lighting fixtures, if needed
11. Update blinds, if needed
12. Replace faucets and shower heads, if needed

PAINT

13. Paint the interior in neutral colors
14. Paint exterior doors and window trim
15. Paint shutters
16. Repaint exterior, if needed

BRIGHTEN

17. Take down heavy window treatments that block light
18. Wash all windows
19. Increase the wattage of light bulbs
20. Replace dark lamp shades

DEPERSONALIZE

21. Remove family photos
22. Store knickknacks

DE-CLUTTER

23. Thin out the books on your shelves
24. Empty kitchen counters
25. Place out-of-season clothing in storage
26. Rent a storage unit to store unneeded items

ORGANIZE

27. Organize pantry
28. Organize closets
29. Organize basement
30. Organize garage and shed

STAGE INSIDE

40. Reduce the amount of furniture in each room
41. Organize furniture to create seating areas and give each part of the home a purpose
42. Place cut flowers around home during showings

The Value of Professional Staging

Is it worth the cost to hire a professional to stage the home you want to sell? These results from a study by the Real Estate Staging Association says yes.

PRICE	# OF HOMES	STAGED	NOT STAGED	DAYS ON MARKET
\$1 million	69	X		38
\$1 million	13		X	97
\$500K-\$999K	139	X		21
\$500K-\$999K	24		X	140
\$300K-\$499K	170	X		25
\$300K-\$499K	25		X	125
\$100K-\$299K	137	X		19
\$100K-\$299K	20		X	127

CLEAN

31. Clean all interior surfaces
32. Wash windows and doors
33. Air out and clean in cabinets and under sinks
34. Power wash exterior of house and sidewalks
35. Clean outdoor furniture
36. Clean porch lights of cobwebs and debris

HIDE SIGNS OF PETS

37. Remove pet smells
38. Hide pet food and bowls
39. Take pets for a walk during showings or send them to day care during open houses

PRUNE AND LANDSCAPE

43. Remove dead plants
44. Prune or replace overgrown shrubs.
45. Fill open spots with seasonal flowers
46. Add fresh mulch to beds

STAGE OUTSIDE

47. Make sure front porch/entryway is clean and inviting
48. Use outdoor furniture to create inviting spaces

sold!



Sources: HGTV, Real Estate Staging Association, Moneycrashers.com



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