



The Miller Group

kw HERITAGE
KELLER WILLIAMS REALTY

WHAT WOULD A BUYER PAY FOR YOUR HOME TODAY?

*A simple Central Florida homeowner's
guide to understanding what really
influences your home's selling price -
before you make any decisions.*

YOU DON'T NEED TO BE READY TO SELL TO **UNDERSTAND YOUR OPTIONS.**

Maybe you're thinking about moving.

Maybe you need more room, want less upkeep, or you're simply curious.

Knowing where your home stands can help you plan your next move with more confidence.



Your home's value isn't just a number on a website.

Online estimates can be a useful starting point, but buyers don't make offers based on an algorithm alone. They compare your home with the other choices available to them right now.

Here are 4 things that can make a meaningful difference:

1	Recent comparable sales What have similar homes nearby actually sold for? Sold prices usually tell us more than active listing prices.
2	Current competition If a buyer were shopping today, what other homes would they see at the same price point?
3	Condition & updates Layout, maintenance, renovations, roof age, systems and overall presentation can influence how buyers compare your home.
4	Location & lifestyle Neighborhood, lot, schools, commute, amenities and even where a home sits within a community can affect demand.



3 numbers homeowners often confuse

These numbers can be very different - and knowing the difference matters.

Online estimate

An automated estimate based on available public and property data. Helpful for a quick reference, but it may not know your home's condition, updates or how buyers will compare it.

List price

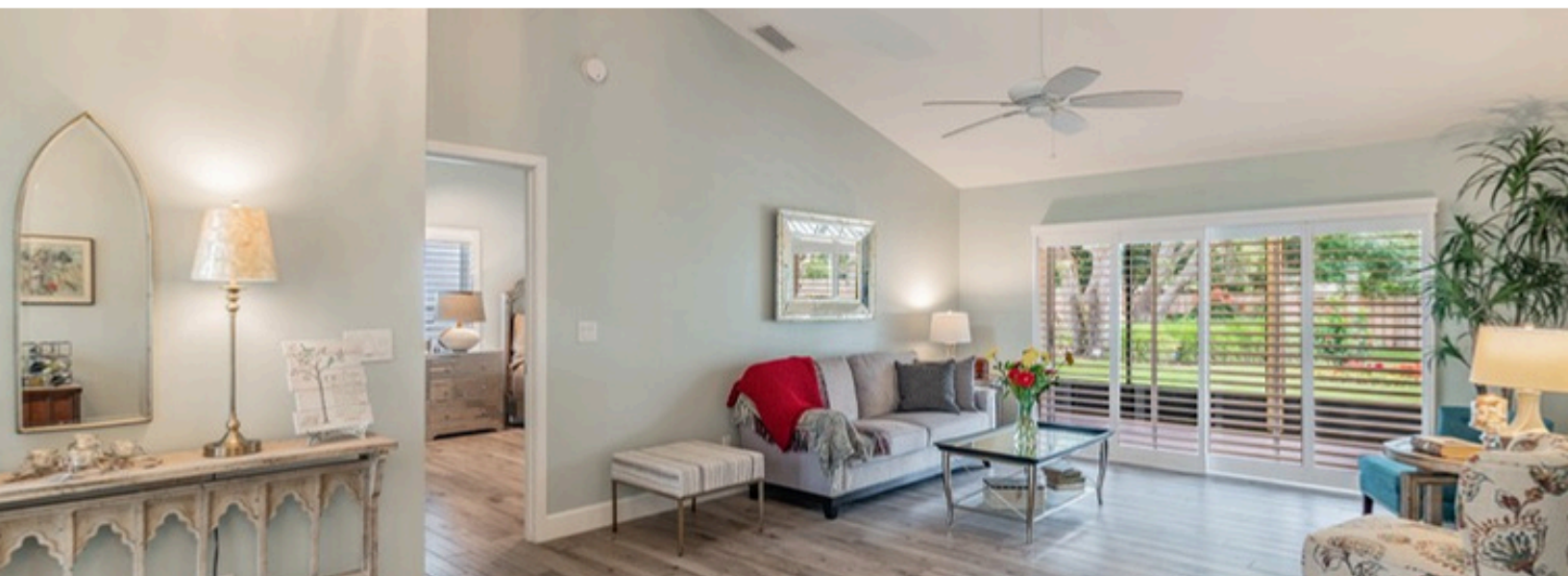
The price a seller chooses to bring a home to market. A list price is a strategy - not a guarantee of what a buyer will pay.

Likely market range

A range informed by recent sales, current competition, the home's condition and today's buyer behavior. This is the number we want to understand when you're planning a move.

**The better question isn't:
"What is my house worth?"**

**It's:
"What might a real buyer pay for my house in
today's market?"**



Thinking about a move? Start with these 5 questions.

1. How much equity might I have if I sold?
2. What homes like mine have sold recently?
3. What would I likely need to do - if anything - before selling?
4. What would my next home cost, and what would the monthly numbers look like?
5. Does moving now make sense for my goals, or would waiting be better?

You don't have to have all the answers.

A good real estate conversation should help you understand your choices - not pressure you into making a decision. Whether you're planning for this year, next year, or simply want a clearer picture, getting the numbers first can make the rest of the decision much easier.



CURIOUS WHAT A BUYER MIGHT PAY?

We'll put together a personalized look at your home and the market around it.

- 1** Tell us about your home
- 2** We'll review recent sales + current competition
- 3** We'll walk you through a realistic range and your options

**NO PRESSURE. NO OBLIGATION.
JUST USEFUL INFORMATION TO HELP YOU PLAN.**

Curious What a Buyer Might Pay for Your Home?



Scan the QR code for a personalized look at what your home could sell for in today's market.

Prefer to talk with us?

Call **407-979-4480** or email info@themillergroupofkw.com

No pressure. Just helpful information to help you understand your options.

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