

9 CHEAP updates you can do before selling

1. Functionality

- a. Is there a nice flow between rooms that makes sense? Are there changes you could make to the floorplan, room appointment or even furniture placement that would create value during resale? Consider talking to your real estate agent or an interior designer about the overall functionality and flow of your home

2. Clear Out Closet Clutter

- a. Weed through your closets and linen cabinets, and remove about half of the items

3. Address pests

- a. If there are signs of pests in your home, clean them up then call a pest control company to take care of the project. Buyers will want to know where the major pest issues are and telling them that you are already on top of the issues is a good start.

4. Interior paint touch-up

- a. When freshening up your interior walls, you may consider removing any old or bold wallpaper and replacing them with paint.
- b. A good idea to avoid bold, strong colors at large and instead opt for colors that make the space feel bigger and calming. Some of the best colors to paint your walls when selling a home include neutral light grays, white, beige or taupe.

5. Spruce up your entryway

- a. Update house numbers, update mailbox
- b. Clean or pressure wash the front door area, Buyer's will be standing there judging while their agent gets the key out of the lockbox.

6. Exterior Touch-ups

- a. Since curb appeal is important, some easy ways to freshen up your property before selling is to plant some fresh flowers or shrubs, remove any accumulated junk/debris (no one likes to see a yard full of stuff!), and if you have any fence boards or shingles missing, consider replacing them.

7. Kitchen/Bathroom Updates

- a. Including painting walls or cabinets, installing new cabinet hardware, installing new lighting fixtures
- b. Repairing a running toilet or leaky faucet, cleaning grout

8. Lighting Throughout

- a. Some of the best light bulbs to use when selling your home are soft/warm white ideal for living rooms, dining rooms or bedrooms, and cool white which are good for kitchens, bathrooms, or workspaces. Some other things to consider are replacing any old lights or fixtures that are damaged or no longer work

9. Flooring

- a. If you are selling a home with existing hardwood flooring, you may consider refinishing your floors
- b. If you have tile, consider cleaning the grout and replacing or repairing any tiles with cracks.
- c. If you are selling a home with carpet, hire a professional to come in and really deep clean your floors, as this can help with any odors, dirt/dust and freshen up the space