



30 Tips For Selling Your Home Fast & For The Most Money

Selling a home can be stressful, but it can be even more so if you are under strict time constraints. Suppose you need to sell quickly for a new job, financial reasons, or a personal situation.

In that case, there are **a few strategies you can adopt** to increase your home's marketability, reduce time on the market, and attract strong offers.

Here are 30 Tips  to help you sell your house quickly.

1. You need to look at the **buyer's point of view** and think about what would impress the buyers into buying your property. This would help you determine a marketing strategy for selling your home.
2. Analyze the market and calculate a price for your property. Look at all the sold comparables in your market. This will help you **determine an accurate price** for your property. Determine the value of your home, then reduce the price by 15%. 
3. Determine the value of your home, then reduce the price by 15%. Even in the worst markets, you'll be stampeded by buyers with multiple bids, and **they'll bid up the price above** what the property is worth.
4. Get rid of everything that has **accumulated in every nook and cranny** of the house. Please place it in storage, sell it, give it away, or throw it away.
5. People must be able to imagine what the property would look like if they lived there. People frequently struggle with this, so **make it simple for them** to see all of the beautiful living space you have to offer.
6. When staging your property **make it look like a hotel**.
7. Find out how quickly any potential buyer wants to close. Being aware of a buyer's deadline can be **useful when negotiating**. 
8. Consider **replacing any bulky furniture** that makes the room feel small.
9. **Increase the amount of lighting in your home.** After location, the **one thing** that every buyer mentions that they want in a home is good lighting. Remove the drapes, clean the windows, replace the lampshades, and increase the wattage of your light bulbs. Do whatever it takes to make your home bright and cheery –it will increase its resale value.
10. Cut the grass: overgrown grass can make a garden look unappealing.
11. Bins for trash and recycling are unsightly and can make the outside of a home appear cluttered or messy. **Relocate them** if you have a place to hide them (such as an alleyway or a garage).

12. Make sure the property is *tidy and clean* before each viewing. Prospective buyers will not appreciate having to walk over your toddler's toys or see your dirty dishes from the night before.



13. Make up the beds with *neutral bedding* & also add cushions.

14. Nobody likes the odors of a wet dog, stale cigarettes, or cooking! *Brew coffee or bake bread* in the kitchen to mask the odors and add a homey feel. In other rooms, use scented candles or essential oils.

15. Bright colors in a home can turn people off, and some paint colors can even make a room feel smaller. Instead of using bright colors, *use neutrals*, and if you want to add personality or color to a room, use accessories such as cushions or flowers.

16. Walls, doors, and skirting boards will inevitably wear and tear as a result of daily use. Touching up the paintwork on these or completely repainting them can have a surprising effect on a room. Don't forget to *inspect and touch up* any paintwork on the ceilings.

17. *Removing old wooden doors and floors* can give them new life and give your home a distinct appearance. This can take some time, but it is well worth it.

18. If the carpets are worn or have pet or cigarette odors, replacing them can instantly *improve the property's appearance*.

19. The majority of people choose their real estate agent based on the fee they must pay. However, it is worthwhile to spend some time *looking at the marketing they do*. Do they list their properties on online property portals? Do you have a list of buyers to whom you send new listings?

20. Share your property listing with all your Facebook friends and your Twitter, Pinterest, and Instagram followers. *You never know*, one of them might be looking for a home similar to yours!



21. Your neighbors may know someone looking to buy a home in the area, so *make sure you notify them* when you list your home for sale.

22. Whether you use a real estate agent to sell your home or sell it yourself, *make sure a "for sale" sign* is prominently displayed outside the property to inform the passing traffic and pedestrians that your home is up & available for sale. Don't forget to put for sale signs on the property's side or back if these are also visible to the public.

23. A video tour of your property is an excellent way to entice potential buyers and it provides a better *understanding of the layout and space* available. Some real estate agents now offer these services. You can also share it on social media and request that your friends and family do the same.



24. Host an “auction-style” open house to *create a sense of urgency* with buyers. These are becoming more popular and usually lead to an offer (or two) being made on your property the same day.

25. Declare everything about your property. *Never purposefully conceal defects in your house.* You could be sued if you have been dishonest about the condition of your home.

26. Check that all your deeds and other paperwork *are in order.*

27. Choose the right real estate agent for you. You should hire a real estate agent *the same way* you would hire a new employee for your company.

28. Don't get defensive or personal during negotiation. *Remain business-like and professional at all times.*

29. Don't move out of your home *until it is sold.* An empty house is harder to sell because it looks forgotten, and it might be harder for the buyer to visualize themselves living there comfortably.

30. Always remember that the most effective way to sell your home is to *hire a real estate agent.*

Conclusion

You can't control the market, but you can quickly improve your chances of selling your home if you follow the tips above.

