



Selling Fall 2025?

What you need to know....



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Capture Those Buyers Who Have Been Waiting All Year!



By listing your home strategically, you can make it stand out and attract strong offers. With interest rates easing slightly, motivated buyers who want to move before the end of 2025 are acting now. Buyers understand that today's rates are the reality, and the time to make a move is now.

Your Benefit:

- 01 Take advantage of your current equity and move before the end of the year.
- 02 Now is the perfect time, so you can be comfortably settled into your new home before the year ends.
- 03 Buyers realize the end of year is coming fast and will want to move in before the holiday season begins. They are excited to share their new home with family and friends and start making memories!

2 Big Reasons to Sell

Strategic Advantage

If you're thinking about selling, your potential profit is likely top of mind—and in 2025, many homeowners are in a strong position to cash in. Over the last few years, home values have risen significantly, and most sellers have built substantial equity.

While market conditions have adjusted, prices are well above pre-pandemic levels. That means your home has appreciated, and you are likely to walk away with a sizable return on your investment, which can help fund your next move.



My Home No Longer Fits My Lifestyle

Life changes—and so do your housing needs. Whether you've outgrown your space, become an empty nester, started working remotely, or crave a new neighborhood or lifestyle, your current home may no longer suit you.

In fact, the average homeowner has been in their house for over a decade. During that time, careers, families, and priorities evolve. If your home no longer checks the right boxes—whether it's layout, location, or features—it may be the perfect time to make a move and find a space that better supports your next chapter.



Buyers

As a Seller you need to be pro-buyer!

Buyers are ready to move when the right home fits their budget and meets their location requirements. Many who hesitated this summer are now stepping off the fence and taking action.

Make your home the one they can't resist—declutter, refresh with paint, add crisp fall landscaping, and handle small repairs. The result? Stronger offers, faster.



You want Happy Buyers who can close!

Win with my Pre-Listing Consultation

01

**LISTING
AGREEMENT
DISCUSSION AND
TOUR OF HOME
AND THE
TIMELINE TO LIST
AND SELL THE
HOME.**

02

**PREPPING THE
HOME FOR THE
LISTING:**

**REPAIRS/FIXES
STAGING
CLEANING**

03

**MARKETING THE
HOME:**

**PHOTOS/VIDEOS
SOCIAL MEDIA
POSTS
POWER OF EXP
REALTY**

04

**ON MARKET
STRATEGY:**

**SHOWINGS
OFFERS
NEGOTIATIONS
OPEN HOUSE
STRATEGY**

List with Kristin

The listing consultation and home tour help us determine the best way to position your property in today's market.

We'll review current marketing strategies and compare your home to similar listings to understand how it stands out.

Together, we'll establish a fair and competitive list price based on current market conditions.

If any repairs, updates, or renovations are needed, we'll create a plan and timeline to address them efficiently. Since buyers typically search online first, professional photography and video are essential for highlighting your home's features and demonstrating that it has been well-maintained.

This is the perfect time for you to ask questions, get clarity, and finalize your timeline for going on the market.

Why List with Kristin?



Strategic Partner

I analyze real-time market data, buyer trends, and comparable sales to set a price that attracts attention, drives competition, and maximizes your net proceeds. Plus we make sure the home is buyer-ready.



Powerful Marketing

From professional photography and video to targeted online campaigns and social media reach, I use high-impact marketing strategies to ensure your home stands out and reaches the right buyers.



Skilled Negotiation

With experience navigating complex offers and buyer demands, I advocate fiercely on your behalf to secure the best terms, minimize stress, and protect your bottom line at every step.



Emotional Support

With a background in counseling, I offer calm, compassionate guidance throughout the selling process, particularly during life transitions, to help you feel supported, informed, and confident from start to finish.

This Is More Than A Transaction

It's a major life moment!



With strategic pricing expertise and my pre-listing consultation, I help you position your home to generate interest and maximize your return.

Backed by powerful marketing tools, I ensure your property receives the attention it deserves through professional photography, targeted advertising, broad digital exposure, and my established agent relationships.

When it comes to negotiating, I advocate strongly on your behalf to secure the best possible terms and protect your bottom line.

One Final Thought...

What sets me apart is my background in counseling, which allows me to support sellers through what can often be an emotional and overwhelming process.

Whether you're going through a transition like divorce, downsizing, or managing an inherited property, I offer not just real estate expertise but steady, empathetic guidance from start to finish.

If you're considering selling in 2025, let's connect so you can move on!

List with Kristin.... smart moves start here!



**Next Steps...
Contact me!**

703-888-9886

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