

*Sell your home with
Ashley Walmsley*

HERE'S HOW I'M LEVELING UP FOR YOU!



Ashley Walmsley

Real Estate Consultant

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www.AshleyWalmsley.com



ABOUT ASHLEY

My name is Ashley Walmsley a born native residing in North Peoria since 1999. A Graduate from ASU.

- Real Estate Consultant for 10+ years
- Selected for excellence by Zillow as a Showcase Lister for Sellers
- Sold 375+ homes, over \$200 million in closed sales
- Ranked Top 1% Real Estate Agent in 2023
- Ranked Top 3% Real Estate Agent for 2024
- Over 90 5-star reviews

LET'S GET SOCIAL



WHAT'S IT LIKE TO
WORK WITH ME?



SCAN TO FIND OUT!



Ashley_Walmsley_Selling



Ashley Walmsley



AshleyWalmsley.com



THE ROADMAP TO A SUCCESSFUL SALE

ELEVATED PROPERTY PRESENTATION

Buyers see your home online before they ever step inside. Professional photography is essential to make a strong first impression. High-quality images highlight your home's best features and help it stand out in a crowded market.

I'M DEDICATED TO CAPTURING THE BEST FEATURES OF YOUR HOME THROUGH A PROFESSIONAL LENS. SHOWCASING IT IN A WAY THAT DRAWS BUYERS IN AND LEAVES A LASTING IMPRESSION.



STRATEGIC MARKETING

Selling a home takes more than just a for sale sign. A solid marketing plan gets your property in front of the right buyers through online platforms, social media, and targeted outreach. It's about creating interest and driving results.

I BRING ENERGY, EXPERTISE, AND A DEEP UNDERSTANDING OF WHAT MAKES COMMUNITIES LIKE YOURS SO SPECIAL. BY PARTNERING WITH DIGITAL MARKETING AGENCIES, I ENSURE YOUR HOME GETS THE EXPOSURE IT DESERVES, HIGHLIGHTING BOTH THE NEIGHBORHOOD'S LIFESTYLE AND YOUR HOME'S UNIQUE APPEAL TO RESONATE WITH BUYERS.

THE ROADMAP TO A SUCCESSFUL SALE

RECIEVE PROACTIVE UPDATES

Not hearing from your agent will inevitably affect the selling process, leading to missed opportunities, increased stress, lack of trust, compromised negotiations, and potential financial loss.

WITH ME, YOU GET WEEKLY UPDATES, MARKET DATA, BI-WEEKLY NEWSLETTERS, AND AGENT FEEDBACK. NO DRAMA, JUST THE INFO YOU NEED TO UNDERSTAND THE MARKET AND MAKE SMART DECISIONS.



SMART PRICING

Inflated pricing often leads to poor results.

INVENTORY IS ON THE RISE, AND BUYERS NOW HAVE MORE OPTIONS THAN THEY'VE HAD IN THE PAST FOUR YEARS. I CONSTANTLY MONITOR THE MARKET TO ENSURE YOUR HOME IS PRICED COMPETITIVELY AND STANDS OUT AMONGST THE CROWD.





EXPERIENCE EXCLUSIVE LISTING VIDEOGRAPHY & INTENTIONAL MARKETING

To add extra value for my sellers, I **prioritize investing in professional videography and forge strategic partnerships with digital marketing agencies to elevate your listing and give it the attention it deserves.** This approach ensures your home stands out, reaches the right buyers, and delivers the best possible results.

MY PROVEN STRATEGIC MARKETING APPROACH TO SELLING YOUR HOME

EXCLUSIVE ZILLOW EXPOSURE

Your home gets featured as a Showcase Listing on Zillow, leading to 81% more page views, 80% more saves, and 90% more shares, significantly boosting visibility and engagement.

BEYOND THE MLS

I don't just list your home on the MLS. I also share it across social media platforms and run targeted ads to maximize exposure and reach the right buyers.

MEGA OPEN HOUSE

I host a large-scale open house with 200+ fliers sent to neighbors and a food truck, ensuring maximum local visibility.

PROFESSIONAL MARKETING

I invest in top-tier photography and videography, leveraging social media to reach out-of-state buyers and giving your home the exposure it deserves.

Next Steps

Let's set up a meeting, ideally in person, so I can get visuals of the property.

Here's what you can expect:

- DETAILED WALK-THRU OF PROPERTY (NOTING UPGRADES, REPAIRS, ETC.)
- DISCUSS DECLUTTERING AND STAGING OPTIONS
- RECOMMENDATIONS FOR REPAIRS/UPDATES TO BOOST VALUE
- TIMELINE FOR LISTING/RE-LISTING (PHOTOS, VIDEOS, OPEN HOUSE)
- PRICING METHOD
- COMPENSATION TIERS
- UNDERSTANDING WHAT IS MOST IMPORTANT TO YOU
- COMMUNICATION EXPECTATIONS AS YOUR AGENT (WEEKLY MARKET UPDATES, DATA OVER DRAMA, ETC.)



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**SCHEDULE YOUR MEETING BY
SCANNING THE QR CODE!**

MAXIMIZE YOUR HOME'S VISIBILITY

Showcase

Our partnership with Zillow Showcase ensures your home gets the attention it deserves.

81% more

👁 Page Views

80% more

💖 Saves

90% more

📤 Shares

Compared to similar nearby non-Showcase listings on Zillow*

SCAN HERE



SOLD: \$529,000

16048 W MERCER LN SURPRISE, AZ

After being on the market for over 6 months with a different agent, I took over, professionally cleaned the home, updated with high-quality photos and a walkthrough video, Advertised it as a Zillow Showcase Listing. With targeted social media videos and lifestyle highlights in Surprise, we received a full-price offer just 3 days after relisting.



SOLD: \$670,000

10206 W SALTER DR PEORIA, AZ

As a Showcase Listing, I personally showed the property to every buyer, resulting in multiple offers and a sale just below list price after only 3 weeks on the market, while the average days on market were 90+ days.



SOLD: \$630,000

8208 W QUAIL AVE PEORIA, AZ

Advertised as a Showcase Listing with high-quality photos and videos, this home received a full-price offer after just one day on the market, while the average days on market were 77+ days.

Client Testimonials



"Ashley recently helped us purchase our dream home in the Meadows. We have always loved the neighborhood and have been wanting to move to this community for years. When we contacted Ashley she listened to our preferences, understood our budget, and presented options that fit our needs. Ashley went above and beyond in negotiating on our behalf, and her attention to detail made the entire experience easier. We never felt rushed or pressured, and we always felt supported. We are so happy with our new home and grateful to live in this amazing community. If you're looking for an agent who is not only skilled and knowledgeable but also genuinely caring and attentive, we highly recommend Ashley!"



"Ashley helped us sell our home a few years ago. When we unexpectedly needed to move again this year, we immediately reached out to Ashley as we knew we could trust her with this big decision. Ashley is professional, knowledgeable, and truly dedicated to ensuring a smooth process. She provided expert guidance on pricing, information about the real estate market, and strategically advertised our home to qualified buyers. Throughout the entire process, Ashley kept us informed and was always available to answer questions and address any concerns. Her communication and attention to detail made all the difference. If you're looking for a real estate agent who is knowledgeable, reliable, and committed to getting the best results, we highly recommend Ashley!"



"I recently had the pleasure of working with Ashley, an outstanding realtor for the purchase of my new home, and I couldn't be more satisfied with the experience. Her knowledge of the local market was impressive and invaluable. She provided insightful guidance on neighborhoods, pricing trends, and potential investment opportunities, which helped me make informed decisions every step of the way. What stood out most was her attention to detail and dedication to finding the perfect home that met all my criteria. I particularly appreciated her honesty and transparency. She was upfront about potential challenges and worked tirelessly to resolve any issues that arose, always prioritizing my best interests. Thanks to Ashley's strong negotiating skills, I was able to turn a dream to reality."