

FALL/WINTER HOME SELLING CHECKLIST

Stay on top of the most *important* tasks for selling your home this fall or winter.

Prepare Your Curb Appeal:

- Rake leaves, trim bushes, and clean up the yard.
- Add seasonal décor like a wreath or potted plants to boost curb appeal.

Check and Repair Exterior Lighting:

- Ensure all outdoor lighting is working properly.
- Add extra lights to brighten walkways or highlight features.

Winterize Your Home:

- Service your heating system and ensure it's working efficiently.
- Seal drafts around windows and doors.
- Insulate pipes to prevent freezing during cold weather.

Clean and Declutter:

- Remove personal items and clutter from all rooms.
- Deep clean floors, carpets, and surfaces.

Highlight Cozy Features:

- Stage your home with blankets, throw pillows, and warm accents.
- If you have a fireplace, light it for showings to create a cozy atmosphere.

Maximize Lighting:

- Open curtains and blinds to let in natural light during the day.
- Turn on all indoor lights for a bright and welcoming feel during showings.

Tend to Minor Repairs:

- Fix leaky faucets, chipped paint, or squeaky doors.
- Ensure that all appliances are in good working order.

Update Listing Photos:

- Take new, season-appropriate photos of your home.
- Highlight your home's best features with winter-friendly staging.

Offer Flexible Showings:

- Be flexible with scheduling showings, especially around holidays.
- Consider virtual tours if in-person visits are more challenging during the colder months.

Price Competitively:

- Work with your real estate agent to review market trends and comparable listings.
- Ensure your home is priced appropriately for the fall/winter market.