

The Ultimate Home Selling Blueprint

Maximize Value, Minimize Stress

A powerful, step-by-step road map for home sellers in Canada

Sell smart. Sell fast. Sell **high**.



Know Your Why & Timing

Clarify Your Motivation

Your "why" shapes your strategy: relocation, upgrading, downsizing, or capitalizing on equity will influence your approach and timeline.

Choose the Optimal Window

Spring and early summer typically yield higher prices and faster sales in most markets, but your local area may have different patterns.

Understand Your Market

In a **seller's market** (low inventory), you can be more aggressive with pricing. In a buyer's market, competitive pricing and extra incentives may be necessary.

Agent or FSBO? Choose Wisely



For Sale By Owner (FSBO)

- Saves on commission fees
- Requires significant time investment
- You handle all marketing, negotiations, and paperwork
- Homes typically sell for **less than agent-listed properties**

Did you know? FSBO homes sold for 26% less on average than agent-assisted sales in 2022.

Working with an Agent

- Provides market expertise and pricing guidance
- Handles marketing, showings, and negotiations
- Navigates legal paperwork and disclosures
- Typically costs 5-6% of sale price in commission

Market & Price Strategically



Comparative Market Analysis

Review recently sold properties in your area with similar features to establish your baseline price. Look at homes sold within the last 3-6 months.



Avoid Overpricing

Homes priced too high sit on the market longer, eventually selling for less than properly priced homes. The first 2-3 weeks are critical for buyer interest.



Strategic Underpricing

Incompetitive markets, pricing slightly below market value can create a bidding war, ultimately driving the final price higher than if you'd started with a higher asking price.

"Price it right from the start 3 you never get a second chance to make a first impression with buyers."

Pre-Listing Prep & Repairs



Pre-Listing Inspection

Invest \$300-500 to identify issues before buyers do. Address major concerns that could derail a sale later.



Targeted Repairs

Focus on items that return more than they cost: fresh paint (neutral colors), replacing worn carpets, fixing leaky faucets.



Curb Appeal Boost

First impressions matter! Invest in landscaping, power washing, a fresh front door paint job, and clean windows.

- ❑ Smart sellers understand the difference between necessary repairs and costly over-improvements. Focus on fixes with high ROI.



Declutter, Neutralize & Stage

Professional staging costs \$1,500-3,500 but can increase your sale price by 5-10% and reduce time on market by 30-50%.

Declutter Ruthlessly

Remove 30-50% of your belongings. Consider renting a storage unit for excess furniture and personal items.

Depersonalize

Remove family photos, bold art, and unique décor. Buyers need to envision **their life** in your home, not yours.

Neutralize Colors

Repaint bold-colored walls with neutral tones like greige, soft white, or light gray to appeal to the widest audience.



Stellar Visuals & Online Appeal

94% of buyers search online first. Your digital presence must be **irresistible**.



High-Quality Photos

Wide-angle, well-lit photos of each room, exterior, and special features.

Virtual Tours

3D tours allow buyers to "walk through" your home remotely, qualifying more serious prospects.

Video Walkthrough

Creates emotional connection and helps out-of-town buyers feel confident making offers.

The Power of Photography

Professional photography (\$150-300) generates 61% more views and can add \$3,000-11,000 to your final sale price.

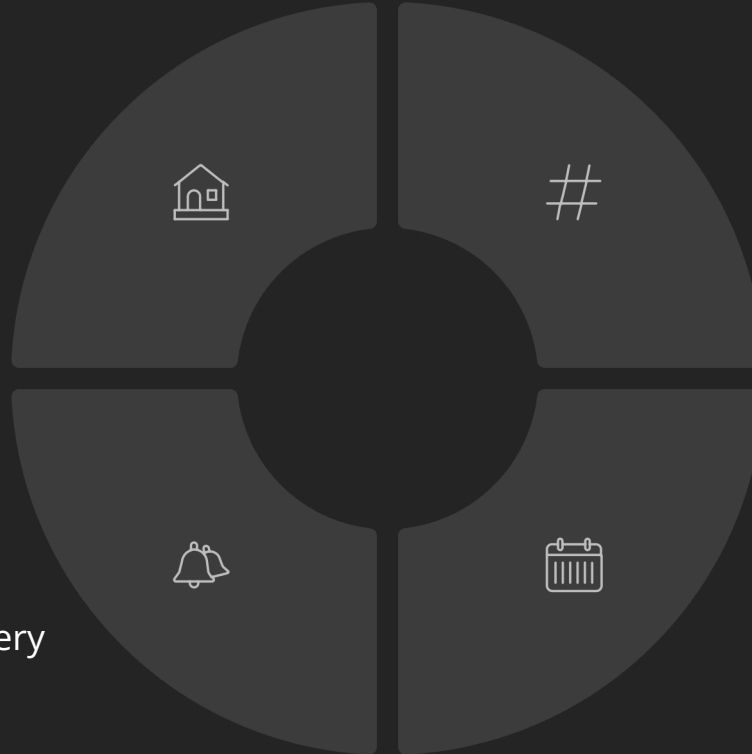
Listing & Marketing Strategy

MLS Listing

Ensure your home appears on the Multiple Listing Service to reach the widest audience of potential buyers and their agents.

Show-ReadyHome

Maintain perfect condition: fresh flowers, temperature control, clean surfaces, and pleasant scents for every showing.



Social Media

Leverage Facebook, Instagram, and neighborhood platforms like NextDoor to spread the word about your listing.

Open Houses

Strategic weekend open houses create urgency and allow multiple buyers to see your home at once.

The more buyers who see your home, the better your chances of multiple offers and a higher final price.

Sweeten the Deal & Handle Offers

Creative Incentives

- Offer a homewarranty (\$300-600) to reassure buyers about potential issues
- Consider covering some closing costs in exchange for a higher purchase price
- Include coveted items like new appliances or window treatments
- Offer flexible closing dates to accommodate buyer timelines

Managing Offers

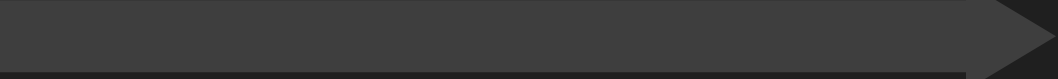


When evaluating offers, look beyond just the price:

- Financing pre-approval strength
- Contingencies (fewer is better)
- Earnest money amount (larger shows seriousness)
- Closing timeline alignment with your needs


Remember: The **highest offer isn't always the best offer** if it comes with risky contingencies or weak financing.

From Contract to Closing: The Home Stretch




Handle Due Diligence

Navigate buyer inspections professionally. Be prepared to negotiate on legitimate issues but stand firm on cosmetic concerns.



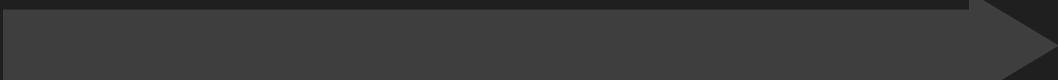
Prepare for Appraisal

Provide your agent with comparable sales data to share with the appraiser. Ensure your home is spotless for the appraisal visit.




Final Walkthrough

Remove all belongings, professionally clean the entire home, and ensure all agreed-upon repairs are completed with documentation.



Closing Day

Bring ID, all keys/garage openers, and any final documents. Be prepared for closing costs (typically 1-3% of sale price).



"Follow these steps and you won't just sell, **you'll win."**