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PROPERTY STAGING

**TOP TIPS TO HELP YOU MAKE A HOME
MORE APPEALING TO BUYERS AND
INCREASE ITS PERCEIVED VALUE**

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1.

DECLUTTER RUTHLESSLY

WHY

Too much stuff makes spaces feel smaller.

HOW

Remove personal items, excessive furniture, and anything that distracts from the home's features.

2.

NEUTRALIZE THE PALETTE

WHY

Neutral colors appeal to the widest audience.

HOW

Use light greys, beiges, or soft whites for walls and large furniture.

3.

STAGE KEY ROOMS FIRST

FOCUS ON

Living room
Primary bedroom
Kitchen/dining area

WHY

These rooms influence buying decisions the most.



4.

ADD LIFE WITH GREENERY

WHY

Plants add freshness and warmth.

HOW

Use simple potted plants or a vase of fresh flowers. Avoid overly decorative or fake plants.

5.

LIGHT IT UP

WHY

Bright homes feel larger and more inviting.

HOW

Open all curtains and blinds

Turn on all lights

Add lamps in darker corners



6.

ADDRESS MINOR REPAIRS

WHY

Small flaws suggest bigger maintenance issues.

WHAT TO FIX

Leaky faucets

Scuffed paint

Broken handles or tiles

7.

CREATE LIFESTYLE MOMENTS

HOW

Add small touches that hint at a lifestyle:

A tray with mugs and a teapot on a coffee table

A cookbook and herb plant in the kitchen

Folded towels and spa items in the bathroom

8.

DEEP CLEAN EVERYTHING

WHY

Clean homes feel well-cared for and more luxurious.

WHAT TO CLEAN

Windows, carpets, grout, baseboards, appliances.

9.

ELIMINATE ODORS

HOW

Air out the home, use subtle diffusers, and avoid strong artificial scents.

10.

DEFINE SPACES CLEARLY

WHY

Buyers need to understand how to use the space.

HOW

Even awkward nooks should have a purpose—like a reading corner or mini office.



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