

House Not Selling? Try These Fixes

1. Check off the basics.

If you haven't done so already, eliminate clutter and family photos, repair obvious flaws and have the home professionally cleaned.

2. Rethink room staging.

Try to shift around furniture to make small rooms look more spacious, or to create focal points in large spaces.

3. Amp up the color.

With the right color combinations, you can make rooms look larger, or extra cozy, or more visually interesting, changing the entire feel of your home. See thespruce.com (Paint Colors Change Feeling of a Room) for ideas.

4. Boost curb appeal.

Even simple steps like putting down new mulch, planting bright-colored flowers and painting your front door can make your home look more inviting.

5. Update your photos.

Consider new listing photos that play up your improvements and give the home a new look online.

6. Change your property description.

The best descriptions stage a home with words, helping buyers visualize how they'll enjoy the features. For example,

don't say "the home has a huge deck;" say, "Imagine hosting a barbecue on a comfortable deck that's expansive enough to hold 30 of your special friends and relatives."

7. Adjust the price.

If you're not getting any interest, it might be time to ask your Realtor to review your competitive market analysis and then re-price the home. #

Sources: *Realtor Magazine*, realtor.com, trulia.com, homeinformative.com, inman.com and dcrealtorguru.com

