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Staging Tips for Spring

Brighten up your home and bring in buyers with these easy ideas.

Springtime brings sunshine, showers - and plenty of opportunities for home staging. Make the most of the season with these fresh updates that are sure to attract buyers.

Whip your yard into shape

When you're selling in the spring, you need to get your yard in shape as quickly as possible. Clear winter yard debris and get frost-resistant plants that won't be affected if a late cold spell hits. Or, invest in silk flowers for a touch of colour that you don't have to worry about watering.

Do some spring cleaning

It's natural to want to spruce up your space in the spring, so scrub away! A sparkling home will impress buyers and make your home seem even more appealing.

Box up your winter wardrobe

Bulky winter clothes take up lots of space, so move them out as you de-clutter your closets. You'll impress buyers with all

that space.

Spruce up the entryway

If your welcome mat is covered with winter dirt, pick up a new one. A clean, pretty doorway will help set the tone for the entire showing.

Bring spring aromas indoors

Spring is not only a colourful season, but a fragrant one, too. Bring the aroma indoors. Scents have a profound effect on mood, so infusing scent into your décor with diffusers, candles, fresh cut plants/flowers, or incense can change the overall feeling of a space.

Bring out the bright colours

Tuck away the heavy, winter flannel comforter and pull out crisp linens with coverlets for colour. Bring in the spring with floral-designed spreads or colourful solids. Don't forget accent pillows for added style and comfort.

<https://www.hgtv.com/design/real-estate/staging-tips-for-spring>



Tips for Staging Your Home

Make your home warm and inviting to boost your home's value and speed up the sale process.

The first step to getting buyers to make an offer on your home is to impress them with its appearance so they begin to envision themselves living there. Here are steps for making your home look bigger, brighter, and more desirable.



1. Start with a Clean Slate

Before you can worry about where to place furniture and which wall hanging should go where, each room in your home must be spotless. Do a thorough cleaning right down to the nitpicky details like wiping down light switch covers. Deep clean and deodorize carpets and window coverings.

2. Stow Away Your Clutter

It's harder for buyers to picture themselves in your home when they're looking at your family photos, collectibles, and knickknacks. Pack up all your personal decorations. However, don't make spaces like mantles and coffee and end tables barren. Leave three items of varying heights on each surface, suggests Barb Schwarz of Staged Homes in Concord, Pa. For example, place a lamp, a small plant, and a book on an end table.

3. Scale Back on Your Furniture

When a room is packed with furniture, it looks smaller, which will make buyers think your home is less valuable than it is. Make sure buyers appreciate the size of each room by removing one or two pieces of furniture. If you have an eat-in dining area, using a small table and chair set makes the area seem bigger.

4. Rethink Your Furniture Placement

Highlight the flow of your rooms by arranging the furniture to guide buyers from one room to another. In each room, create a focal point on the farthest wall from the doorway and arrange the other pieces of furniture in a triangle around the focal point, advises Schwartz. In the bedroom, the bed should be the focal point. In the living room, it may be the fireplace, and your couch and sofa can form the triangle in front of it.

5. Add Colour to Brighten Your Rooms

Brush on a fresh coat of warm, neutral-colour paint in each room. Ask your real estate agent for help choosing the right shade. Then accessorize. Adding a vibrant afghan, throw, or accent pillows for the couch will jazz up a muted living room, as will a healthy plant or a bright vase on your mantle. High-wattage bulbs in your light fixtures will also brighten up rooms and basements.

For full article go to:

<https://www.houselogic.com/sell/preparing-your-home-to-sell/7-tips-staging-your-home/?sf187586721=1>

April Home Sales Strong, as Spring Season Heats Up

The London and St. Thomas Association of REALTORS® (LSTAR) announced 983 homes* were sold in April, down 19.6% over April 2017, which set a record for the best April results since LSTAR began tracking date in 1978. "While home sales are down compared to the record breaking total in 2017, they remain at par with the 10-year average," said 2018 LSTAR President. "However, home prices continue to rise across the region as we continue to see a much lower level of homes available for sale than the last few years." St. Thomas saw a total of 72 homes sold in April, down 23.4% from the same period last year. When looking at inventory, there were 56 active listings, down 38.5% from last April and down 68.5% from April 2016.

May 3, 2018 - London and St. Thomas Association of REALTORS®.



Breakdown of April Residential Sales

Year-to-date	April 2018	April 2017
Sales Activity	983	-19.6
Dollar Volume	\$361,186,731	-15.5
New Listings	1,386	-8.0
Active Listings	1,401	-13.9
Sales to New Listings Ratio	70.9	81.1
Months of Inventory	1.4	1.3
Average Price	\$367,433	5.0

Economic Impacts of MLS® System Home Sales and Purchases in Canada and the Provinces, Altus Group Consulting, 2013.

Type	April 2018	April 2017
London CMA (includes St. Thomas & Surrounding Area)	983	-19.6
City of London	672	-20.8
London North	217	-21.7
London East	187	-20.1
London South	268	-20.5
St. Thomas	72	-23.4
Strathroy	28	-3.4
Middlesex County	74	-25.3
Elgin County	64	-17.9

Donations Needed! Annual Garage Sale

Saturday, May 12th

Same Great Sale!

New Location!

8 a.m. to 2 p.m.

The London Roundhouse
240 Waterloo Street

100% of the proceeds go to Anova
(formerly Women's Community House)



Smaller items can be dropped off directly to our office at 103-240 Waterloo Street

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