

THE HOME PREP GUIDE

Advice for making your home feel fresh, cared for, and ready to show.

You do not need a full renovation to make your home feel more valuable. Most of the time, the best prep is simpler: clean up what distracts, freshen what feels tired, and help buyers understand how the home lives.

This guide walks through the updates that tend to make the biggest difference before photos, showings, and open houses.

WHY PREP MATTERS

Buyers make decisions quickly. Before they ever step inside, they are reading the photos: light, layout, finishes, clutter, curb appeal, and overall condition. Good prep helps answer the question every buyer is quietly asking: *"Can I see myself living here?"*

7.1%

average over-list return

RESA found that a 1.3% investment in staging produced an average 7.1% over-list return.

Source: Real Estate Staging Association, cited by the National Association of REALTORS, "Why Home Staging Inspires the Best Prices in Any Housing Market," Sept. 29, 2024.



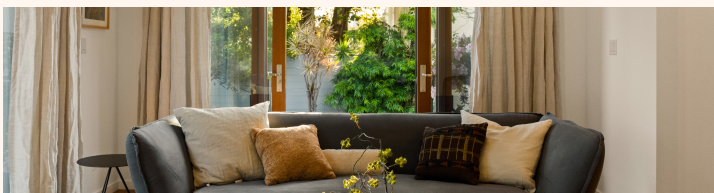
Light, layout, and flow — what buyers read first.

WHAT PREP CAN INCLUDE

- Painting interiors or exteriors in a neutral color
- Simple landscaping updates for curb appeal
- Updated lighting fixtures
- New hardware, bath fixtures, or kitchen details
- Decluttering and depersonalizing
- Hauling away long-stored or unwanted items
- Rearranging furniture to improve flow, show scale
- Full, partial, or occupied staging
- Finishing touches — art, plants, pillows, accessories, decor



STAGING DOESN'T MEAN STARTING OVER



Staging does not always mean emptying the house and starting over. Sometimes full staging is the right move; often partial or occupied staging is smarter — a professional works with what you already have, then adds a few considered pieces so the home feels polished and intentional.

*The goal is not to erase the home.
It's to help buyers see it clearly.*

HOW PARDEE CAN HELP

We help you decide what to improve, what to skip, and where your money and time are most likely to matter:

- A walkthrough and prioritized prep plan
- Vendor recommendations
- Bid sourcing and coordination
- Timeline planning
- Staging and presentation guidance
- Approved vendor-cost advances for eligible listings
- Project coordination from start to finish

THE TAKEAWAY

START SIMPLE

You do not need to do everything. The smartest prep is targeted: fix what distracts, refresh what feels tired, and let the home's best features speak for themselves. A little, done well, goes a long way.

Small changes can shift the way buyers see a home — and the price they're willing to pay.

WHEN YOU'RE READY

Want a second set of eyes?

If you'd like help deciding what's worth doing, Pardee Prep can shape the plan, coordinate vendors, and even advance approved prep costs for eligible listings. No pressure — just a quick, honest chat when you're ready.

[START A CONVERSATION →](#)