

When you are selling your home, it's important to get it in top shape before it goes on the market and keep it ready for a showing at all times. If you are planning an open house, you have even more opportunity to accentuate all the positive touches and show your home in the best possible light.

Create a welcoming environment

Making potential homebuyers feel welcome will make it easier for them to imagine themselves turning your house into their home. Dress up the front door with a floral wreath or add a welcome mat or potted flowers.

Provide additional information

If you have framed photographs of your home in different seasons, display them in a prominent place. You may also want to provide floor plans, a garden layout, or general information about your neighborhood and surrounding area.

Dust and vacuum

While it's important to declutter your home and give it a thorough cleaning before putting it on the market, a light dusting and vacuuming before a showing keeps your home looking fresh and the air smelling clean.

Let in the light

Bright, sunny rooms make your home feel more spacious and inviting. Open the drapes to let in as much natural light as possible. You can also turn on ceiling lights and accent lighting around the house, including lights in walk-in closets. A glowing fire in the fireplace can also add a cozy touch, but skip the fire if your showing is during the heat of summer.

Freshen the air

You want your home to smell great for an open house, but scented candles and air fresheners can backfire. Many homebuyers are turned off by these artificial scents, and some may even be allergic to them. Opening the windows before a showing or open house is a much better way to bring in a fresh, clean scent. However, you should close the windows before buyers arrive to cut down on outside noise.

Set a comfortable temperature

Setting your thermostat to a comfortable temperature will encourage potential homebuyers to spend more time viewing your home.

Secure your valuables

Letting strangers into your home is relatively safe, as long as your real estate agent is on site during the showing. However, it's a good idea to lock away prescription drugs and small valuables like jewelry or cash.

Leave the house

During your open house, let your real estate agent run the show. Plan to be out of the house for the whole showing. When you stay, prospective buyers may feel uncomfortable discussing your home in front of you.

Take pets with you

Do not leave pets behind for an open house or showing. Potential homebuyers could have a fear or allergy to pets like dogs and cats, which could make their visit unpleasant. Even caged animals like rabbits, hamsters, and reptiles should be removed from the home. The only exception is fish. By creating a clean, welcoming setting, you encourage potential homebuyers to spend plenty of time touring your home and consider making it their own.

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