

Check the columns where the majority of homes sold have the same feature as yours. The one with the most checks is most likely the price bracket where you home would sell. The more checks you have on the list in the lower right, the higher your value and the sooner you will sell.

	I have	\$300,000 - \$349,999	\$350,000 - \$399,999	\$400,000 – \$449,999	\$450,000 - \$499,999	\$500,000 – \$549,999
Parking						
Foundation						
Exterior						
Bed/Bath						
Master Location						
# of Bedrooms						
Number of main floor full baths						
Secondary bed/bath ratio*						
Lot						
Cul-de-sac						
Lot Size						
Lot levelness						
Appeal						
Countertops						
Cabinets						

\* On your main floors (not including the basement/terrace level), I have:

a. \_\_\_\_\_ bedrooms not including the master

b. \_\_\_\_\_ baths not including the master

a ÷ b = \_\_\_\_\_

Some typical configurations- The **lower** the number the better:

5 Bed / 4 bath (4/3 secondary) = 1.67

5 Bed / 3 bath (4/2 secondary) = 2

4 bed / 3 bath (3/2 secondary) = 1.5

4 bed / 2 bath (3/1 secondary) = 3

I have:

- Uncluttered and staged my home
- A Thoroughly clean house
- No unpleasant odors inside or out
- Wrought iron balusters
- Fresh paint inside and out  
(and no wood rot)
- Eliminated bright brass
- New or excellent carpet
- Refinished or new hardwoods
- Granite countertops