



*Great Ideas
Come in
Small Packages*

The Cost of Staging Your House

With today's resale market the opportunities to reap great financial rewards from staging your home have never been greater. Whether you take advantage of a one-time marketing consultation on how best to prepare your house for resale or enact a detailed plan to transform your home into "model" appearance, staging your home is a savvy thing to do. A staged property stands out from its competition and appeals to the maximum number of buyers. Your property will sell more quickly at a higher price. When it comes to the negotiation process, the buyers will have fewer objections.

When you are budgeting for staging costs on your home, here are some guidelines you can use:

- The fee for the initial consultation with design ideas, cosmetic improvements, repair recommendations and a projected budget is \$350. If your furniture is too big or worn, you may be advised to rent furniture that is appropriate for the cost of the home. Furniture must be rented for a minimum of two months. This will cost about \$250 per room per month.
- Household prop rental may vary from \$300 to \$ 500 per month for art, plants and table top accessories. Window treatments may need to be modified or added to enhance the architecture of the room. Ready-made panels and valances cost \$50 to \$250 per window.
- New linens for bathrooms will cost \$60-\$80 per bathroom. Plan to replace faded or outdated bedding at \$200 per room.
- Staging services such as arrangements for furniture rental, supervision of furniture installation, sketching floor plans, shopping, prop delivery and removal will cost \$150 per hour. Complete staging services for the average Peninsula home, including the above noted items, generally cost between \$5000 -\$7000 and can result in offers that make up this cost many times over. The cost and the scope of the staging services can be tailored to fit your budget. Even an investment of \$2000 can make a significant difference in the appearance of a property!

First impressions are the strongest impressions, so look at more than the condition of the paint when you put your house on the market.

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