

5 Things You Can Do to Stage a Home (for Cheap)

Staging your home for sale is an excellent way to showcase it to potential buyers. Hiring a pro to stage your home can be pretty costly (averaging [\\$1,000 - \\$3,000](#)), but it can seem intimidating to handle staging on your own. Fortunately, there are cheap and simple ways to declutter, depersonalize, and effectively stage a property so you can sell quickly.



Do (Free) Reconnaissance on Comparable Homes

A great starting point is to know your competition. If there are other homes for sale in your neighborhood (or even your city), check them out. [Comparable home prices](#) depend on what other properties have to offer, including curb appeal, one of the key tenets of staging. Plus, knowing what the competition is offering and how they're pricing their homes (homes in Blue Springs are selling for an average of [\\$230,000](#)) can give you perspective on how crucial staging is to the process. You can start with simply checking out listings in your area via the web, and

even visit nearby open houses to see how sellers (and their realtors) address decluttering and depersonalizing homes for staging. Then take your ideas and put them to work!

Declutter & Depersonalize (On a Budget)

For homeowners with on-site storage or a garage, [decluttering](#) is straightforward. But even if all you have is closets, there are many belongings you can stow while showing your house. Make sure personal items are put away (no products cluttering the bathroom counter) to allow your prospective buyers to imagine their belongings instead. This phase can be pretty time-consuming, so get started right away.

It's also a great time to begin [packing](#) as if it's time to move out of your house. Start with family photographs, kitschy fixtures or decorations, and small items that don't add to the ambiance of the home. Gather your materials, and dig in!

If you have gently used home items that you won't be taking with you, consider donating them to the [Truman Heritage Habitat Restore](#) who are [currently accepting](#) appliances, tools, furniture, and much more!

Rearrange the Furniture

While renting staging furniture may not be in the budget, there's no reason you can't use what you already have. Think about placing distinctive pieces in open areas. Adding a rug or two can highlight unique features or color schemes. The focus is really showing potential buyers how they could live in your home.

If possible, take a piece of furniture out of each room to help it feel more open. Store your recliner in the garage, for example, and move the couch so it frees up more of the living room. Remove a few chairs from your dining room table and take out the leaf to give more floor space. Even moving furniture out of entryways and walkways can help [rooms look bigger](#).

Concentrate on Curb Appeal

Because curb appeal is a huge part of attracting potential buyers, you shouldn't neglect the outside of your home. Perfect photos of the interior won't help if people driving by see the home looking rough. The good news is, it often costs less than \$100 to invest in your home's [exterior appearance](#), according to DIY Network.

Consider a fresh coat of paint on the front door, keeping the lawn mowed (even if you've moved out), and adding some plants or exterior accents. Small touches like a new doorknob, doormat, [new house numbers](#), and fresh lighting can make a big difference, too.

Capture Stellar Photos

Though curb appeal is essential, since half of [home buyers](#) find the homes they want online, photos are even more important to the process. As Forbes highlights, preparing for [photo shoots](#) and taking advantage of natural lighting can help you achieve the best possible photographs of the property. Zero in on the perks of the home, like spacious rooms or iconic fireplaces. Be sure to capture the empty space, too. After all, why waste the energy you've invested in staging the house, only to use outdated or unflattering photos of the layout or features?

The desire to save money while preparing to sell a home is understandable. After all, selling a home isn't free! Between closing costs, taxes, and realtor fees, you need to save where you can. And with these tips, you can still stage your home to appeal to buyers—without emptying your wallet.

Photo via [Unsplash](#)