

Image via [Burst](https://burst.shopify.com/photos/brother-sister-on-swings?q=children)

Budget-Friendly Ways to Prep Your Home for Sale When You Have Kids

Putting your house on the MLS is a big step, and one made challenging when you have children to consider. After all, you have to keep your home clean for photos and showings, but you also have to continue to live there with your children and all of their messes.

This is a massive undertaking, and one that many first-time sellers don’t anticipate. However, [West Volusia Properties](http://westvolusiaproperties.com/) wants you to know there are a few things you can do to get you in the right mindset and improve your chances of a successful sale.

***If you’re ready to sell your home,*** [***Maggi Hall of West Volusia Properties***](http://westvolusiaproperties.com/) ***wants to help you get the best possible price! Call 386.717.9991, or contact us online.***

 **Choose the right realtor.**

First things first, you should understand that not all selling agents have experience in helping families sell homes when there are small children involved. If you are looking for someone with an excellent track record in your niche situation, do your research and [choose a Realtor](http://westvolusiaproperties.com/agents.htm) who can help you balance your selling goals with your everyday life.

**Review the local housing market.**

The first step for any seller should be to research the local housing market. Look through other listings in your area to see what the competition is doing and to get an idea of what buyers want. You can narrow your search by honing in on homes within a similar price range (e.g., homes in Deland have sold for an average of [$261,000](https://www.redfin.com/city/4400/FL/DeLand/housing-market)). This information will help you to make essential decisions as you prepare and list your home. Once you are ready to list, your agent Maggi Hall can help you narrow your focus down so that you can understand how the market looks for homes comparable to yours.

**Bring your kids into the loop.**

Since you don’t want your children to be upset, it can be tempting to avoid talking about the move until the last possible moment. However, the whole process will go much more smoothly if you [address the move](https://www.thespruce.com/tell-kids-about-moving-2436388) early on. In positive terms, explain the relocation to your kids and how it’s an opportunity to live in a better neighborhood, in a better house, and so on. This is another area where your Realtor can help. Maggi Hall has done this many times before, and she can offer you some tips and tricks to make the move exciting for the littlest members of your family.

**Involve your kids in home prep.**

If you help your kids get excited about the upcoming relocation, they will be more likely to play a role in helping you prep the home, which can save you from having to hire professional cleaners or stagers (the average cost of a cleaning service is [$75 to $125](https://www.fixr.com/costs/house-cleaning), for instance). This might include hanging out with friends or other family members during showings, helping you [de-clutter and clean](https://www.focusonthefamily.com/parenting/better-ways-to-clean-the-house-with-your-kids/) (buy kid-sized cleaning tools like a broom and mop to make it easier for them), and helping you keep the home clutter-free and spotless while your home is on the market.

**Declutter and deep clean.**

Another step of the home-prepping process that applies to every seller is de-cluttering and deep cleaning. You will need to sort through all your belongings in each room, decide what will go with you to the new home, and determine what to do with the rest.

While you may need to discard certain items, you might be able to make a few bucks by [selling](https://www.entrepreneur.com/slideshow/299613#4) the gently-used items you no longer want or need. Also, allow your kids to choose a few toys, games, and other belongings to keep while your home is on the market, and consider putting the rest of their items in storage until you make the move.

Then, you will want to deep clean the home from [top to bottom](https://www.care.com/c/stories/14975/deep-cleaning-house/). Keeping each room clutter-free will make it easier to clean, which will come in especially handy for last-minute showings.

**Neutralize the home.**

Finally, you will need to address any kid themes throughout the home. Remember that you want the whole property to appeal to a wide range of buyers. Wall murals in your kids’ bedrooms, decked-out play areas, refrigerator art, and family photos can make it difficult for buyers—especially ones without children—to picture themselves living in the home. Neutralize the home by removing any artwork necessary, simplifying decor, and painting the walls in [neutral tones](https://www.glidden.com/inspiration/all-articles/best-colors-to-paint-a-room-when-selling-a-house).

When you have kids, selling your home can be an overwhelming endeavor, but it shouldn’t stop you from making a sale you’re satisfied with. Find an agent that’s treaded these waters before, get to know the local housing market, discuss the move with your children, and then get everyone involved in the home-prep process. Also, be sure to de-clutter, deep clean, and neutralize the home in any way necessary. Before long, you’ll be finalizing the sale and moving onto the next chapter in your lives!

All the best,

Kristin Louis