


2024 Resolution: Get your listings in shape for the competitive market

YOUR Challenge:

Take a good look at each and every one of your listings...be honest...how do they shape up to your competition? What are they missing? Where can they improve?

Look at every photo...do they represent the property in the best possible light?

Listing Property History Photos Supplement Remarks Tour/Open House			
			
Single Family 16510 NW 9th St PEMBROKE PINES, FL 33028-1460 ML#: A11468747 List Price: \$670,000 Rng Price: Status: Active LLP: REO: No Short Sale: No Auction: No Listing Brkr: RE3C01 / RE3 Community Development County: Broward County Area: 3980 Hollywood Central West (3980;3180) Geo Area: Legal: WESTFORK I PLAT 150-43 B POR PAR A DESC AS COMM SW Legal: COR PAR A,N 2240.60,E 549.43,N 107.50 TO POB,CONT N 95,E Legal: 3S, SELY AN ARC DIST 31.42,S 75, Furnished: Unfurnished Bedrooms: 3 Baths: 2/0 Convert Bed: SqFt (Liv): Tot SqFt: SqFt (Adj): Bld Ar/Src: Year Built: Virtual Tour: Click Here Recent: 01/04/2024 : DECR : \$675,000->\$670,000 Next OH: Public: Sat Jan 6, 11:00AM-1:00PM			
Folio#: x514008082000 Municipal Code: 8 Subdivision #: WESTFORK Subdivision: Panther Run Elementary: West Broward High: Silver Trail Neighborhood:		Location Information Parcel #: 2000 Town/Range: 51 Map Coord: THE ISLAND AT SPRING Development: Silver Trail Middle:	
Type Property: Single For Lease: No Boat Services: R30-No Pool/No Water Style: 2/Attached Garage: Lot SF: Appr Lot Size: Parking Desc: Driveway Parking Restr: Less Than 1/4 Acre Lot, Corner Lot Lot Desc: No Waterfront: No Water Access: View: Garden View Water Frontage: Spa: Pool Dim: No Pool: No Design/Desc: Detached/One Story, Substantially Remodeled Construction: CBS Construction Roof Desc: Barrel Roof Floor: Tile Floors		General Information HOPA: No HOPA SS Addend: Carport:	
Remarks: Move-in ready Single Family home in a gated community on a Corner Lot with a BRAND NEW TILE ROOF. Home offers an open layout with lots of natural light and an oversized fenced-in backyard with more than enough room for a pool. Recent updates include new interior & exterior paint, porcelain tile throughout, new kitchen cabinets & vanities, Calacutta Quartz, oversized island, stainless steel appliances, porcelain tile throughout, and a floating tub in master bathroom. Backyard has maintenance free astro turf throughout and a covered deck to enjoy. You will have peace of mind with hurricane shutters, newer A/C and being part of this family oriented community where you will have access to the community pool, tennis, basketball court and great schools. Can Rent out right away!			

There's nothing worse than putting time and effort into a listing only to watch it sit on the market. A variety of factors influence this, including pricing, marketing and the quality of the home and/or neighborhood.






Examine your practices in this week's four areas to make sure your listing will be in the Best Shape and successful.



1. Competitive Price

All sellers want to get the most money out of their home, but it's important to advise them wisely. Use your experience, knowledge and market research to suggest a competitive price, while showing clients how you came to that number and why it makes the most sense.

COMPARATIVE MARKET ANALYSIS

	47 Sheridan Road	25 Chiles Avenue	32 Duke Street	23 Chiles Avenue	1 Plymouth Circle
					
Status	U	U	C	C	C
List Price	\$445,000	\$585,000	\$424,900	\$457,500	\$550,000
List \$ SqFt	\$263	\$245	\$265	\$290	\$276
Sold Price			\$403,000	\$450,000	\$546,000
Sold \$ SqFt			\$251	\$285	\$274
Contract Date	06/27/20	06/08/20	06/11/20	08/10/19	02/17/20
Settled Date			07/21/20	10/15/19	03/17/20
DOM	2	8	126	42	3
Subdiv	Kenilworth	Kenilworth	Kenilworth	Kenilworth	Kenilworth
Year Built	1955	1941	1953	1951	1954
Appx Acres	0.28	0.25	0.28	0.16	0.28
Total SqFt	1690	2391	1604	1578	1990
Type	1 Story Basement	2 Story	1 Story Basement	1 Story	1 Story
Style	Ranch	Cape Cod	Ranch	Cottage, Ranch	Ranch
Exterior					
Bedrooms	3	3	3	2	3
Full Baths	2	2	2	2	2
Half Baths	0	0	0	0	0
Heat/Cool	Central Air	Central Air	Central Air	Gas Hot Air	Central Air
Heat/Cool	Gas Hot Air	Gas Hot Air	Gas Hot Air	Gas Water Heater	Gas Hot Air
Fireplace	Living Room	Gas Logs	Gas Logs	Bonus Room	Living Room
Parking	Garage - 1 Car	Attached Garage	Garage - 1 Car	None	None
Parking	Gravel	Driveway	Driveway	Gravel	Gravel
Driveway	Basement Inside	Asphalt	Asphalt	Crawl Space	Block
Foundation		Crawl Space	Basement		
Flooring	Tile	Tile	Tile	Tile	Tile
Flooring	Wood	Wood	Wood	Wood	Wood
Flooring	Basement	Main	Basement	Main	Main
Laundry		Attic Other	Basement		
Int Feat			Basement Shop		
Ext Feat	Fenced Yard	Attic Walk-In	Garage Shop	Fenced Yard	
Water/Sewer	Fenced	Fenced		Fenced	
Water/Sewer	City Water	City Water	City Water	City Water	City Water
Water/Sewer	City Sewer	City Sewer	City Sewer	City Sewer	City Sewer



2. Curb Appeal

If a home looks unappealing on the outside, many prospective buyers won't even step foot in it. Make sure your sellers take care of the little things – raking the leaves, planting a few flowers, painting an old house – that can make a huge difference.





3. Home Staging

Buyers want to walk into a home they can envision calling their own. If there's shoddy furniture or worse yet, clutter, they'll be turned off. If possible, take the seller almost completely out of the picture. That means neutral colors and no family photos or nick-knacks.

If the sellers are already out of the house, encourage them to consider renting furniture. Their old home could have a nice, open layout, but without furniture it might be difficult for some buyers to appreciate the space and envision how it can work for them.

Visit www.MiamiRealtors.com/Services





4. Quality Marketing

High-quality photos, videos and utilizing social media are all important. Photos are the first thing people notice on home listings, so make sure they're professional-level images. Also use these images on social media and listing sites – there a lot of free tools to take advantage of.

Be sure to visit

www.MiamiRealtors.com/PreferredPhotographerProgram

WHAT'S IN IT FOR YOU?

IT'S SAFE - SAVE TIME - LIMIT HASSLE - OWN THE COPYRIGHT TO YOUR PHOTOS

