



Decluttering and Where to Start

Emily Lonborg / Owner, Realtor® & SRES, The Steller Group
Cierra Olmstead / Owner, A Move Handled with Care









Triggering Event

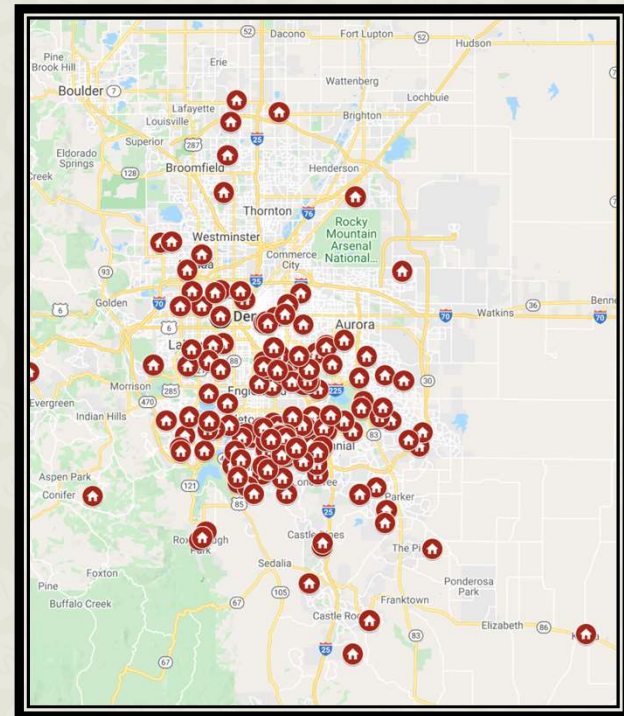


The
steller
GROUP

REAL ESTATE
6658 S. BROADWAY

WE MANAGE EVERY MOVE!

- Downsizing
- Investors
- First-Time Homebuyers
- Rightsizing
- Relocation
- Mountain Properties



Housing Market Crash Alert: Sellers Show Signs of Pain Ahead

Home-price cuts could be another sign of an impending housing market crash

6d ago · By David Moadel, InvestorPlace Contributor

Denver housing market report shows stability for current homeowners, opportunity for first-time buyers
Seller concessions allow first-time buyers to dive in despite sky high interest rates

How is the Market?



“The housing recession is essentially over.”

— LAWRENCE YUN, CHIEF ECONOMIST, NATIONAL ASSOCIATION OF REALTORS

Home Values Since 2020

\$560,000

• **June 2020**

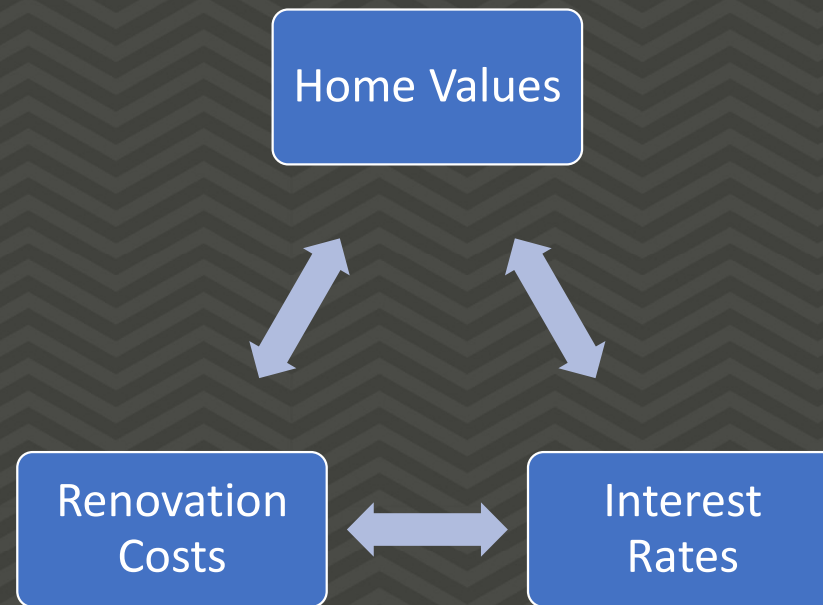
\$706,000

• **November 2022**

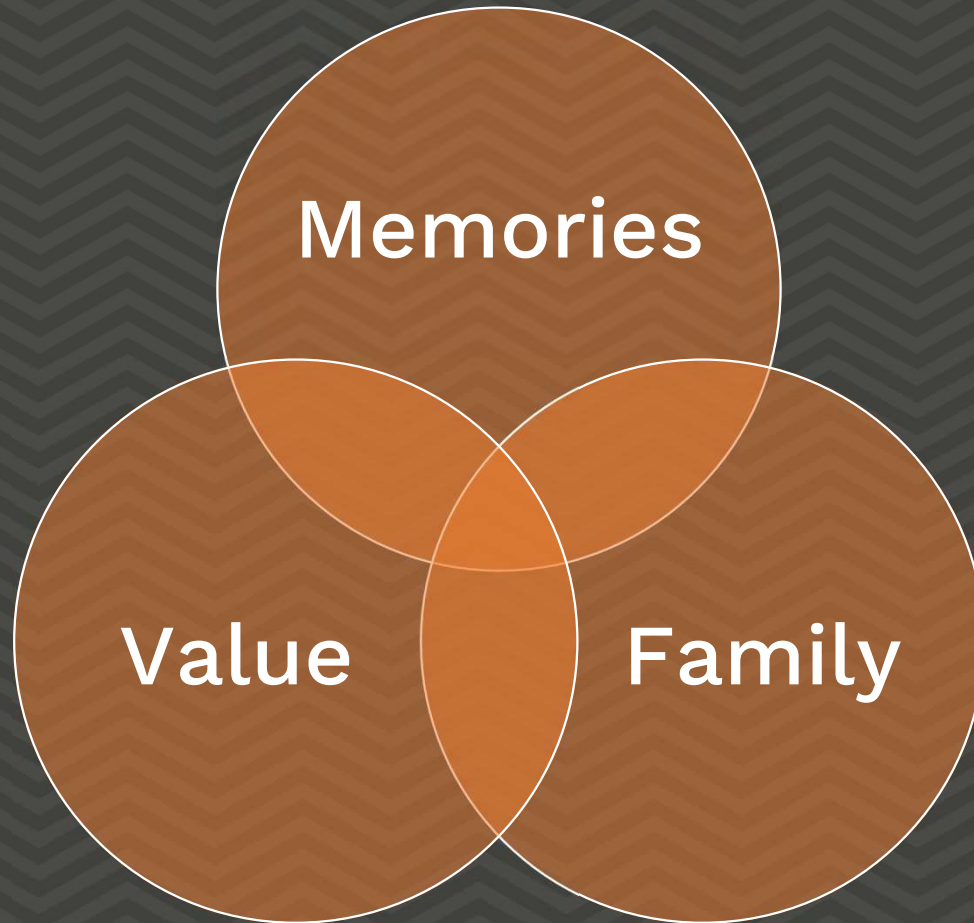
\$733,000

• **December 2023**

Three headed monster for buyers



WHY IS DOWNSIZING SO TOUGH?



Strategies for downsizing

1. Rip off the band-aid
 - Labor intensive
 - Wasteful
 - Not practical



Strategies for downsizing



2. The Ostrich

- Procrastinate
- Kids and grandkids left to deal with it
- Emotional



Strategies for downsizing

3. Mindful downsizing
 - Educate
 - Employ a strategy
 - Set timelines



Mindful Downsizing:

Leaving a Beautiful Legacy

1. What is your "WHY"
2. Create a basic inventory
3. Set a deadline
4. Educate

Start in the problem Areas

- Basements, Closets, Offices, Garage
- 10 Minute a Day Rule
- 1 Month, 6 Month or 1 Year Rule-
Seasonal-Recreational-Holiday
- It's OK to ask for Help



Pictures

- Pictures are about stories
 - Get rid of the bulk
 - 80:20 Rule
 - Digitize by taking a picture with your smart phone





DIGITIZING YOUR MEMORIES

- Do-it-yourself
 - Scan-Print-Share
 - Shutterfly
- Local Resources
 - Memory Wise
 - Home Video Study-Arvada
- [Legacy Box.com](http://LegacyBox.com)



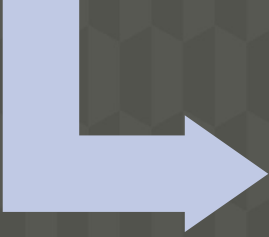
Paperwork...Paperwork....Paperwork!!

- The Digital Age
 - All Manuals are Online
 - Fill-Up your trash/recycling
- Paperwork
 - Taxes: 7 years
 - Stock sales: 7 years
 - Home records: 5 years post-sale
 - Final mortgage payoff: KEEP
- One Filing Cabinet Rule



Sell

- On-Line
- Consign
- Estate Sale



Donate

- Charity
- Give Away
- Gift



Trash

- Weekly
- Seasonal
- Pay



maxsold
Downsizing and Estate Sales



Nextdoor

The private social network for
your neighborhood.



gone FOR good
reduce | resell | recycle

Estate Sales, Buy-Outs & Clean-Outs

- ***Estate Sales***
 - ***Occur after you move out***
 - ***Quality and Quantity***
- ***Buy-Out Basics***
 - ***You receive one lump sum for items of value***
 - ***Typically include a clean out***
- ***Clean Outs***
 - ***Gone for Good, 1-800 Got Junk***
 - ***16-ft cube truck: pay per quarter, half, or full***
 - ***No need to pack***

The Google logo, consisting of the word "Google" in its signature multi-colored font (blue, red, yellow, blue, green, red) stacked on top of a smaller, semi-transparent version of the same word.The logo for Estate Sales NET, featuring the words "Estate Sales" in large white font on a blue background, with "NET" in a smaller white font below it, and a small green house icon to the left of "NET".

HOW DO YOU KNOW IT HAS VALUE?

- Adjust Expectations
- Google the item
- Go to an Estate Sale
- Go to a Consignment Store
- Pick up a Design Magazine

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720.443.2804
StellerRealEstate.com

ESTATE

SALE

HERE

THU & SAT
10A-3P







What about antiques? What about Piano's? What about Books?



- ***Estate Liquidator Evaluation***
 - Free consult
- ***Consignment***
 - Take pictures and send to store for valuation
- ***Pianos***
 - Armchair Samaritan
 - Classic Pianos of Denver
 - Nextdoor.com
- ***Books***
 - Friends of the Public Libraries

OTHER SERVICES TO REMEMBER

- Paint recycling (5-gallon limit)
- Chemical round-up
- Shredding services
- Computers/monitors
- Firearms
- Medication drop-off
- Pickupplease.org



Donating 101

Basic Rules for Donating

- Items must be in clean and usable condition
- No chemicals, mattresses, monitors, old TV's
- Hot items include: clothing, household décor, frames, sports equipment, records



TIMING IT OUT

When to Start

Developing a
Strategy

Establishing a
Timeline

- 1+ year out from moving
 - Discuss with family
 - Locate problem areas
 - Sell
- 6 months out from moving
 - Decide what to bring with you
 - Declutter: give, give, give
- 1 month out from moving
 - Line up the home sale
 - Line up the move
 - Vacant or occupied?

ALL-IN-ONE DOWNSIZING



- Stuff
- Strategy
- Timeline

Declutter



- Where to move
- House Value

Prepare



- Time of Sale
- Staging
- Pre-Listing Improvements

Move



Putting it all Together

- Attended Seminar in 2019
- Consultation September 2019
 - BLUEPRINT: Decluttering, Updating, Value
- Renovated Bathroom 2019
- Move and Clean-Out June 2023
- Closed July 2023





6342

303-471-7333
Move Management

A Move
Handled with Care





A
Move
Handled
With
Care ♡

Dobbies
Heavy Duty

KITCHEN





TAKING PRIDE IN EVERY MOVE

LOCAL MOVING
LLC

Moving & Storage 303-355-MOVE LocalMovingllc.com

LOCAL MOVING
303-355-MOVE
VIN: 1N6KJ6505
MC: 981132
1207 400003











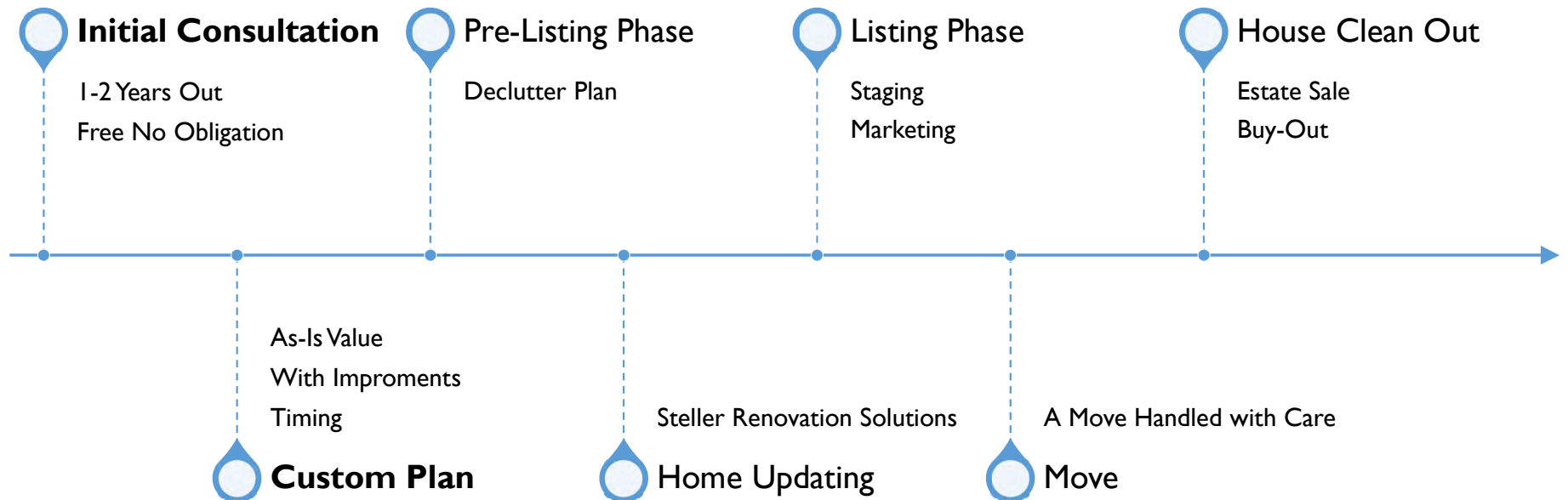








STELLER BLUEPRINT FOR SUCCESS





Triggering Event

The Steller Group

- Free home value evaluation
- Short-term home consult
- Denverseniorseminars.com
-

Get in touch:
720.593.9355
StellerRealEstate.com

