

Seller's Guide: Selling Your Las Vegas Valley Home

Pricing it right from day one

Homes priced accurately from the start typically sell faster and closer to list price than homes that require a price cut after sitting on the market. A comparative market analysis specific to your neighborhood — not just the valley average — is the right starting point.

Preparing your home for market

- Deep clean and declutter every room, including closets and garages
- Address any obvious deferred maintenance before listing
- Consider professional photography — it makes a measurable difference in online engagement
- Neutral, simple staging generally outperforms heavy personalization

Nevada seller disclosure requirements

Nevada law requires sellers to complete a Seller's Real Property Disclosure form covering known material defects. Being thorough and accurate here protects you from disputes after closing — when in doubt, disclose.

Marketing strategy

Beyond the MLS, effective marketing typically includes professional photography, a compelling listing description, targeted online promotion, and — where appropriate — an open house or broker preview to build early momentum.

Reviewing offers

The highest offer isn't always the best one. Financing strength, contingencies, proposed closing timeline, and buyer motivation all affect how likely an offer is to actually close without complications.

The closing process, briefly

After accepting an offer: buyer's inspection and any related negotiations, appraisal (if financed), and a final walkthrough before closing — typically 30-45 days.

Working with Beth

Beth handles pricing strategy, marketing, negotiation, and the closing process end to end, and is happy to provide a specific market analysis for your home.

This guide is for general informational purposes only and is not legal or financial advice. Consult a licensed attorney or other qualified professional for guidance specific to your situation.

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