

Wall Colors to Help Sell Your Home

When you are preparing to put your home on the market, it's important to think about the way it looks in eye of prospective buyers.

I know. You're thinking: "The inventory of homes on the market is really low in the Denver metro area. So why do I even need to paint my home and clear out the clutter?" Simply put, these little touches will add to the value of your home. Who wouldn't want to spend a couple hundred dollars on paint to get a couple thousand more for their home?

Like most real estate agents, I agree that a neutral-colored home is easier to sell than one that has bright red, neon or blue walls. With neutral walls, potential buyers can more easily see themselves living in your home. They can envision what their belongings and furniture will look like if they buy your home and they don't spend time staring at the wall trying to identify the color (is that eggplant or just purple?)

Warm beiges and soft yellows are good paint choices. If your home is already painted in those colors, take a fresh look at your walls and see if there are any huge marks, dings or other issues that call for a simple touch-up or maybe a fresh coat of paint.

When buyers see a home without a lot of marks on the walls, they see a home that has been well maintained – a home they will certainly be interested in buying.

Wallpaper is a big negative. Most homebuyers these days don't want to do a lot of work when they move into a home. If a room has wallpaper to fit your teenager's style, they will probably want to get rid of it. So if you are feeling real motivated, remove that wallpaper too. That will give your potential homebuyers one less negative to think about as they peruse your home.

In addition to using light colors, here are a few other ideas

if you plan to repaint a lot of your rooms before listing your house:

Bathrooms – Paint should be light because bathrooms tend to be smaller. A dark color makes the room appear even smaller than it is. If you can't stand a light yellow or beige bathroom, you can add some color by using colorful towels and other decorations.

Bedrooms – You also need to stay away from bright colors in your bedrooms, which are viewed by many as a restful sanctuary.

Kitchen – The orange, red and yellow families seem to work best here because they are food related. But make these colors as soft and appealing as possible.

Home office – This is one part of the house where richer colors can be used because they make the space an area in which to work and relax. You can probably even go as warm as dark brown or dark blue.

If you are considering selling your home and would like someone from our team to help you select colors, give us a call at 303-810-5757.