

Holiday Staging Do's and Don'ts



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As a home stager and someone who has moved 5 times in 10 years AND during the holidays, these are the Do's and Don'ts I follow to get my house ready to sell in Fall and Winter.

After doing the initial staging of the home, with decluttering, cleaning, rearranging and fixing, you can now add some holiday décor. It's ok to be festive because you are enjoying your home one last time this holiday too. But don't go overboard on the décor. Less is more.

This list is not all-inclusive to staging a home during the Fall and Winter. If you feel that something might be questionable, don't put it out. If you decorate before pictures are taken, you date your pictures online. I've seen pictures that were taken during the holidays and it's Feb and the house still hasn't sold. You don't want to date your pictures and show that it's been sitting there for that long on the market.

This list will help you stay organized and focused on the tasks that need to be done to help you sell your home faster. Overall, the less stuff you have out, the less likely the rooms will get messy. Start with the exterior of the home and work your way in. You only have 8-10 seconds to make a great first impression and buyers will see the outside first.

So let's dive into the tips, get focused on your to-do list and let's get that house sold!

To Selling Your Home Quickly,

Kasia

Exterior Do's

- Some Christmas lights ok
- Holiday wreath on door ok
- Minimal holiday décor on porch

Exterior Don'ts

- No yard inflatables
- Not the Griswolds' house

Interior Do's

Recommend putting some holiday décor up AFTER photos are taken

- Ok to put up a Christmas tree
- Minimal décor on mantle
- Limit Christmas houses, Santa dolls, snowmen because this is just clutter
- Use white, gold or silver to keep colors neutral
- Add greenery to make it festive
- Use throw blankets or pillows to make the room cozy

Interior Don'ts

- Don't hold holiday parties when house is on the market
- Don't have religious articles like crosses, menorahs, mangers visible
- Don't decorate the bathroom in holiday motif (towels etc)
- Don't have holiday bedsheets in bedrooms
- Don't have presents out under the tree
- Don't display bottled alcohol



Let's connect!

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Are you a home seller who wants to get more staging and decorating tips? Join Kasia's absolutely FREE Facebook group, **Home Staging Help for Homeowners**. [Click here](#) to request access and make sure to answer the questions.

If you are stuck and need help with staging just one room, Kasia offers a service called The Staging Snapshot. You can get staging advice for 1 room versus the whole house. [Click here for more info](#).

Or if you are moving into your next home and need some help with furniture arrangements, color choices or decorating help, contact Kasia for a [Decorating Consult here](#).