

**Subject:** Your November 2023 Real Estate Update



A banner for Rodney Harvey's real estate services. On the left is a portrait of Rodney Harvey, a middle-aged man with grey hair, wearing a dark suit, light blue shirt, and patterned tie. To the right of the portrait is a modern living room with a white sofa and a wooden wall. Overlaid on the living room image is the text "Helping You Build Wealth Through Real Estate" in a white, sans-serif font. Below the living room image is a dark grey bar containing the phone number "905-447-8864" and icons for Facebook, LinkedIn, and YouTube.

**Rodney Harvey**  
Broker of Record, FRI CLO CRB C-RETS CRES MCNE  
*Service excellence guaranteed*  
[www.OurRealEstateGuy.com](http://www.OurRealEstateGuy.com)

 Our Real Estate Guy  
 Konfidis Brokerage

Hello Valued Client,

There's no doubt it's difficult to predict the future. After all, no one beyond a few data scientists in a backroom at Google predicted that AI would become so prevalent so quickly.

But, as difficult as it is to see what's coming next, it's not entirely impossible.

In the real estate world, for example, it's not easy to anticipate the ups and downs of the market. However, someone who studies the market data and has the requisite real estate savvy, can give you a fairly good sense of what the market will be like two, three, or even six months from now.

That's good news for you. If you're thinking of selling in the next few months, you can get a *rough ballpark* idea of what the market conditions will be, how long it will take to sell your home, and how much, approximately, it will sell for. That information is definitely advantageous.

Of course, no one has a perfect crystal ball. But, I can help you get a reasonably good idea of what the market will be like — and that will help you make a more informed decision.

So, when you need a peek into the near future, reach out to me. I'm happy to provide you with the answers, insights, and advice you need, anytime.

Rodney Harvey  
Broker of Record, FRI CLO CRB C-RETS CRES MCNE  
Konfidis Realty Inc.  
Office: 833.566.3434  
Mobile: 905.447.8864  
Email: [rodney@ourrealestateguy.com](mailto:rodney@ourrealestateguy.com)  
<http://www.ourrealestateguy.com>

## How to Sweeten an Offer without Raising the Price

---

If you're making an offer on a property, obviously the price you go in at plays a big role in whether or not you get that home. That's especially true when there are other competing offers. However, while the price is important, it's not the only factor. There are other ways to make your offer more appealing.



For example, the closing date may be important to the seller. They may be relocating out-of-town and need to move on a specific date. If you can accommodate the closing date, that's likely to be an attractive benefit to the seller.

Having your financing in order and being able to attach a pre-arranged mortgage certificate to your offer will also sweeten the deal. Knowing there is unlikely to be financing issues will make the seller feel more comfortable selling to you — as opposed to someone whose financing is less certain.

## Tips for “After Dusk” Viewing Appointments

---

When you're selling your property, you want buyers to see it at its best. But, a percentage of potential buyers will only be able to see your home in the evening. If it's getting dark by the time they arrive, your home may not look as good as it does during the day.



Fortunately, there's a lot you can do to compensate.

Start with lighting. Make sure your home is well lit during an evening viewing. It doesn't need to be so bright that it's blinding! You're looking for pleasant lighting throughout the home, including in traditionally darker spaces such as closets. Professional stagers say turning the light on above the stove is a good idea too.

Also, make sure the curtains are open, especially if there's an appealing evening view. Open curtains add to the sense of spaciousness.

People tend to equate evenings with relaxation. Put on soft background music during a viewing and avoid anything loud or energetic, such as the television.

Finally, buyers are particularly sensitive to seeing clutter when viewing a home after dusk. As much as possible, try to make your home "guest ready."

## What to Look for when Watching a Walk-Through Video

---

Walk-through videos are becoming increasingly popular. The seller's agent simply films a tour of a home, often including commentary, and then makes the video available to prospects.



When you're shopping for a new home, you want to get the most out of watching this type of video, especially if you're relying on it to help you decide whether or not to make a viewing appointment.

Consider these suggestions:

- Remember, it's a video. Take advantage of the ability to pause, go back and forth, and take screenshots you can review later.
- When you're watching, look for everyday items that can give you perspective, such as a lamp, sofa or chair. These items will help you gain a more accurate sense of room sizes.
- Although that previous tip will help, it's still difficult to judge room size on a video. So, don't be quick to dismiss a listing because you think the rooms might be too small.
- Pay attention to what is not shown. Did the agent leave the ensuite bathroom out of the video? That may indicate an issue.
- When viewing the main rooms, such as the living room and kitchen, try to get a sense of how your furniture will fit.
- Make a list of features and characteristics you want in your next home. Have that list handy as you watch the video. You can use it as a checklist.
- While you're watching, jot down any questions you have about the property.

After watching the video, if you like what you see, take the next step. Schedule a viewing appointment.

## Notable, Quotable, Quotes!



“Do what you have to do until you can do what you want to do.”

Oprah Winfrey

“Innovation is the ability to see change as an opportunity —  
not a threat.”

**Steve Jobs**

“Knowing is not enough; we must apply. Wishing is not  
enough; we must do.”

**Goethe**

Not intended to solicit buyers or sellers currently under contract.  
IXACT Contact Solutions Inc.

Share:



If you do not wish to receive future emails, please click [unsubscribe](#).

Konfidis Realty Inc., 47 Front St E Suite 200, Toronto, Ontario M5E 1B3 Canada

Trusted Email Powered by IXACT Contact®