

Time To Downsize

your step-by-step guide
to downsizing your home
& upgrading your life

kw PREMIERE
PROPERTIES
KELLERWILLIAMS
REAL ESTATE

Nick + Nikki Malatesta

welcome

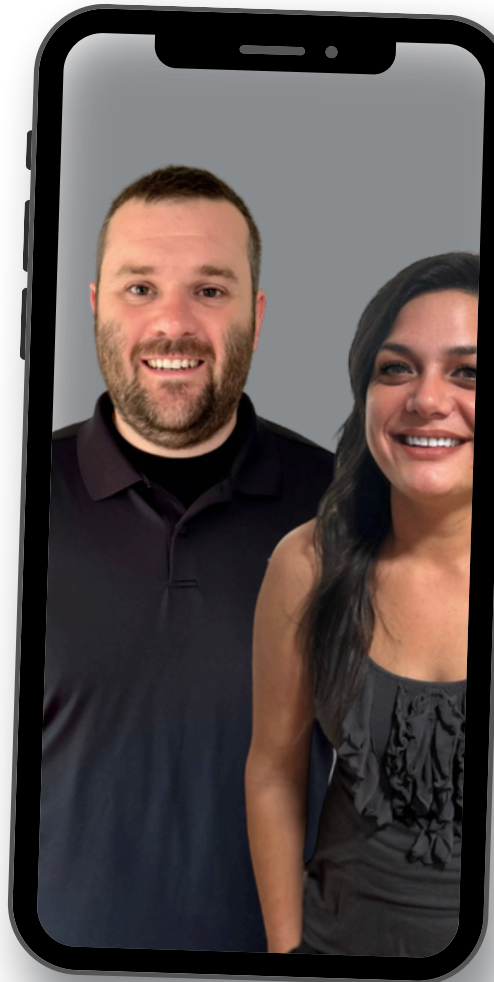
to your next chapter

There are a host of reasons for downsizing to a smaller home. You might want to pocket the savings and build upon your nest egg. Maybe you're ready for a new adventure and eager to move to easier living. Or finally—the kids have flown the coop, and you don't need the extra bedrooms and bathrooms anymore.

Whatever your motive is for downsizing, an honest evaluation of your expectations is essential to make an informed decision. That's why we think it is wise to ask yourself these questions before you even start looking for smaller homes.

This guide is designed to be your step-by-step roadmap to downsizing your home and upgrading your life. Whether you are looking to simplify your daily responsibilities, strengthen your financial security, or start a new adventure, I am honored to guide you through this significant transition.

**Nick + Nikki
Malatesta**





“Their expertise + guidance
were invaluable in selling our
home.”

-S. HARRIGAN

MEET THE TEAM

We are a husband and wife team! We have combined our love of real estate to create a powerful team that allows us to serve our clients better. We are both DuPage County natives and have lived here our whole lives, as well as raising our family here! We have an intimate knowledge of this incredible area and its unique neighborhoods. Our commitment to each other translates to our commitment to our clients: creating the best possible experience with integrity, putting our clients first and always remaining solution focused. Real estate has changed our family's lives in so many incredible ways and we know it has the to power to do the same for you.



NICK MALATESTA

Real Estate Broker

630.640.4359

Nick@MalatestaTeam.com



NIKKI MALATESTA

Real Estate Broker

630.873.9685

Nikki@MalatestaTeam.com

UPSIDES OF DOWNSIZING



LOWER PHYSICAL BURDEN

MOVING INTO A SMALLER SPACE MAY REDUCE THE AMOUNT OF YARD OR HOUSEWORK ON YOUR TO-DO LIST.



A SAFER ENVIRONMENT

MOVING FROM A 2 STORY HOME TO A SINGLE STORY OR MORE MANAGEABLE SPACE WILL REMOVE A MAJOR FALL HAZARD; STAIRS.



FEWER DECISIONS

PARING DOWN YOUR PERSONAL BELONGINGS WILL HELP YOU MAKE LESS DECISIONS EACH DAY.

A hand holding a white pen over a laptop keyboard. The background is a blurred image of a desk with a laptop, a pen, and a cup of coffee.

SIGNS TO DOWNSIZE

SIGN #1

EMPTY, UNUSED SPACE

Do you have multiple guest rooms collecting dust? A three-car garage holding just one car and an old bicycle? Why spend the time and money to keep unused areas clean and heated when they're far more likely to collect junk than bring joy? Because that space isn't just sitting there, it's actually weighing you down financially and mentally.



SIGN #2

THE FLOOR PLAN IS IMPRACTICAL

When you're downsizing, every square inch counts, so an optimal floor plan is critical to maximizing space—and your happiness. Yet you shouldn't bypass a house you deem too small based on square footage alone.

SIGN #3

YOU DON'T USE ENTIRE ROOMS

One of the biggest signs you're ready to downsize is unused rooms in your house. Are there rooms you only enter to clean? If you have a formal dining room, living room, den, or an entire basement that is no longer being used, it's a good time to think about downsizing. Try counting which rooms you use more than twice a week to estimate how much square footage you're using. The next step is to analyze if the rooms you use are being fully utilized.

- Is there extra seating in your family room?
- Do you have a cabinet in your kitchen that is only open for a couple of select dishes?
- Does your back closet have coats and shoes from grown and absent children?
- Do you know what's in your attic?

SIGN #3

YOU ARE OVERWHELMED BY YOUR STUFF

Here's a twist: You should really think about what you want to keep instead of what you want to get rid of.

Do you have a home gym, office setup, a guest room for visitors, or multiple sets of den furniture? Deciding what you really need to keep will help you answer the basic number of bedrooms question. This, in turn, helps as you decide how small the next home can truly be."If you decide to part with your stuff, remember to factor in storage costs.

SIGN #4

QUESTIONING HOUSE OR CONDO/ACTIVE ADULT LIVING

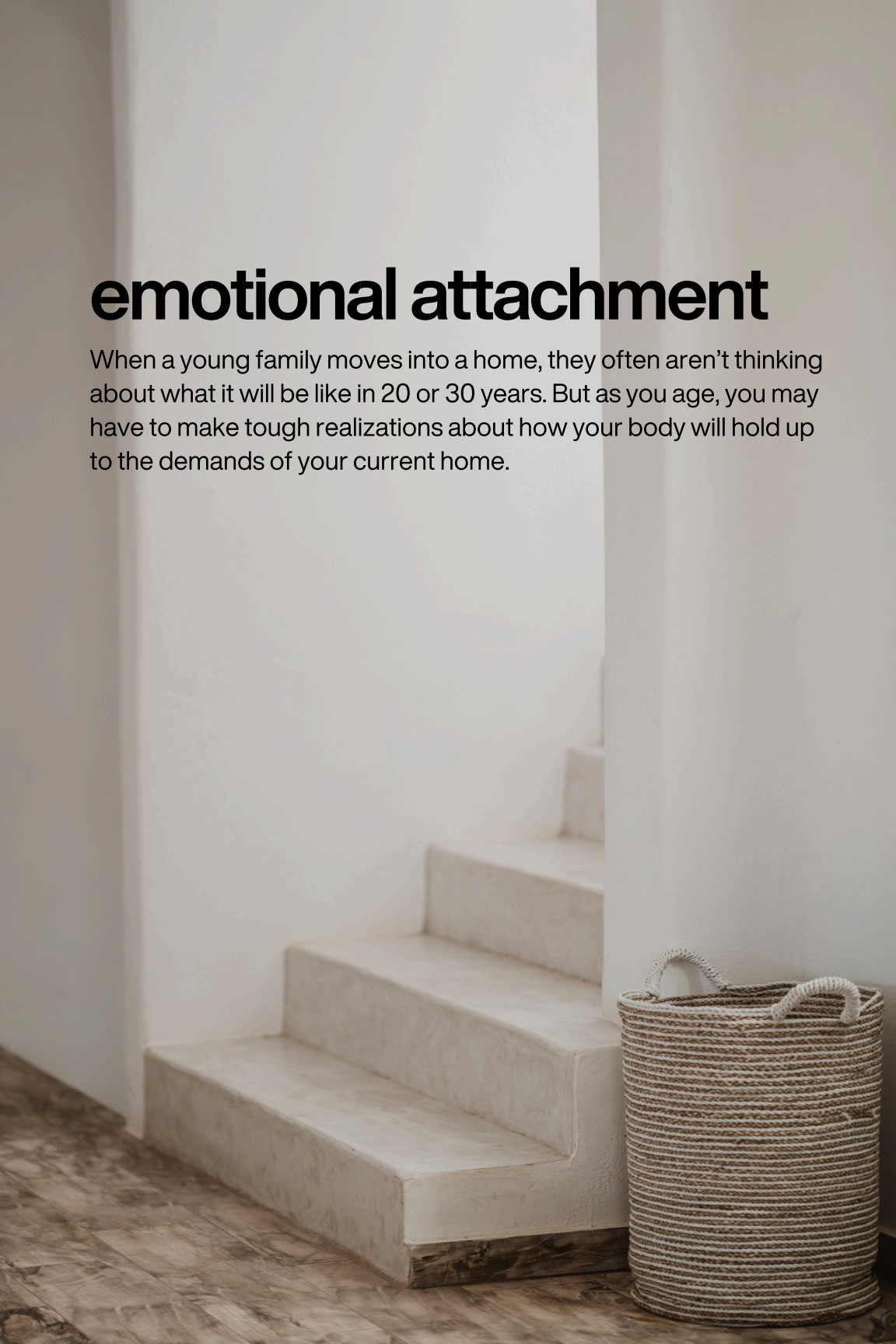
A smaller house can give you more space and privacy from your neighbors—but you'll still have grass to mow. A condo is typically cheaper and has less maintenance and upkeep, but you might not save as much as you think once you factor in HOA fees.

In addition to the HOA fees, buyers should ask if they can conform to the association rules, which may dictate things like how many pets you can have or what color you can paint your door.



emotional attachment

When a young family moves into a home, they often aren't thinking about what it will be like in 20 or 30 years. But as you age, you may have to make tough realizations about how your body will hold up to the demands of your current home.





Fears About Aging In Place

We're not talking about maintenance and upkeep (though those points are important) we're talking about whether the baths and showers have grab bars, how often you need to climb the stairs, and whether the doorways are large enough to allow for wheelchair or walker access. The aging-in-place movement helps seniors and disabled members of the community stay in their homes and is perfect for those who'd rather downsize to an accessible home than go into an assisted living facility.

Sadly, for some people, the home they live in is a constant reminder of something they've lost. Empty nesters, widows or widowers, divorcees, and even people who've lost a job may find that it's time to scale down and move on.

Your home is literally the first thing you see when you wake up in the morning. If it causes more heartache than pleasure, take a moment to consider what it would be like to live someplace new. If that thought lifts a weight from your shoulders, then it's likely time for you to downsize.



A Desire to Simplify Your Life

ONE AMAZING FACET OF THE LATE '90S AND EARLY 2000S BOOM IN LARGE HOUSING WAS THAT MANY OF THE PEOPLE WHO SETTLED IN LARGE HOMES ENDED UP WISHING THAT THEY HAD PURCHASED OR BUILT A SMALLER HOME.

In fact, a 2017 survey showed that a full 60 percent of people who lived in homes 2,000 square feet or larger said they hoped to downsize.

Some of that is certainly due to the financial considerations we discussed already, but some of it may also be driven by a more thoughtful mindset. Typified by the tiny house movement, some people seek to downsize in order to strip away unneeded complications and focus on what matters most.

money

Choosing a smaller, more affordable home can leave you with more money for other financial goals, such as traveling, saving for retirement, building an emergency fund, paying off debt or paying children's college tuition. Downsizing your home can reduce your cost of living in several ways.



Ask Yourself:

HOW WILL DOWNSIZING BENEFIT MY RETIREMENT?

It needs to be asked whether you are retired, heading towards retirement, or just planning in advance.

Retirement usually means living on a fixed income, unexpected home repairs, escalating taxes or other unplanned expenses. All of these are sincere hardships in retirement. We would advise talking to your financial planner about how your real estate fits into your retirement planning. We often assume that downsizing will result in fewer expenses for housing. However, that is not always the case.





QUESTIONS TO DISCUSS WITH YOUR FINANCIAL ADVISOR

Before making a final decision, bring these questions to your financial advisor or accountant:

How does selling my home affect my tax situation?

What are the capital gains implications of my home sale?

How should I invest or protect the equity I access from this sale?

Does downsizing align with my overall retirement income plan?

What are the financial risks of staying in my current home long-term?

Are there programs or benefits I should be aware of for my situation?

What are the financial implications of selling my home?

Living in a smaller space can reduce the mortgage payment, and cost less for utilities, property taxes, and maintenance—but downsizing does come with substantial upfront costs.

When you talk to a tax attorney, accountant, or financial planner, are you consistently getting advice that it's time to address your home? While everyone's tax situation is unique, if you are consulting with professionals and learning about the advantages of selling your home and downsizing, then that's a good sign that it's time to consider that move. For most people, their home is the largest investment they'll ever make.

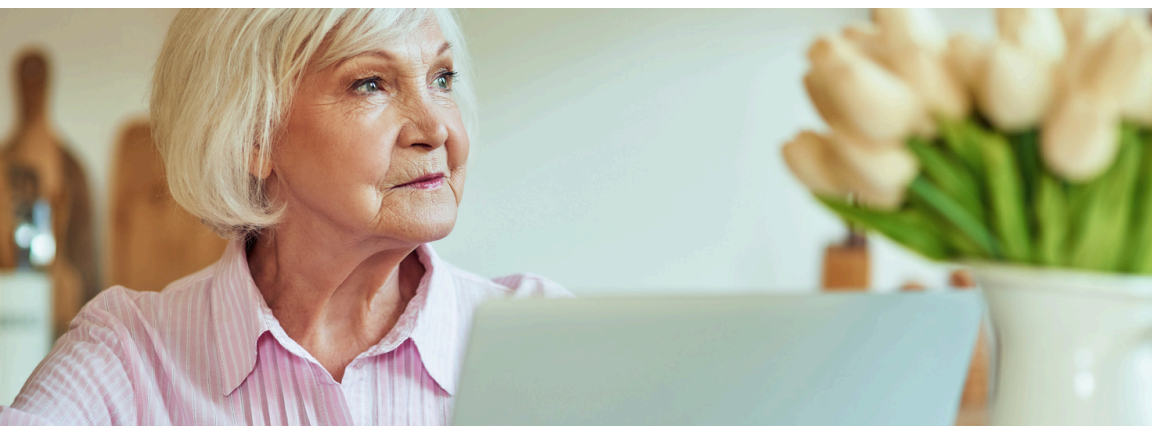


WHILE DOWNSIZING WILL SAVE YOU MONEY IN THE LONG TERM, YOU DO NEED TO BE PREPARED FOR THE UPFRONT EXPENSES THAT COME WITH MOVING.

Your current monthly budget leaves little leftover cash for saving...or fun

HOW DO YOU PLAN TO SPEND YOUR DAYS ONCE YOU RETIRE?

Maybe you envision yourself as a globetrotting traveler exploring exotic locales. Or perhaps you'd like to head back to school to pursue a passion like painting or writing. No matter what you have planned, chances are it'll cost money. And if you're already spending too much on housing expenses to afford your dreams while you're working, you'll have even less cash to spare when you retire.



Monthly Housing Expenses Have Risen Above 30%

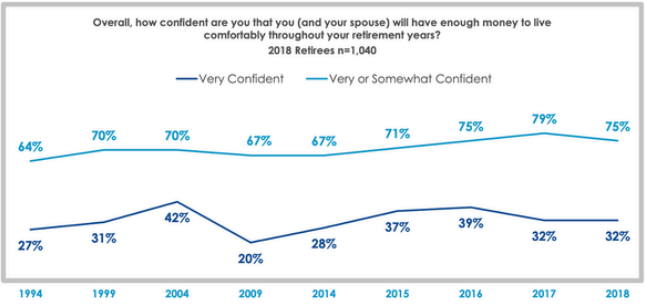
When it comes to how much of your monthly budget should be spent on housing expenses, 30% is the magic number. The U.S. government has been using 30% as the standard for housing affordability since the United States National Housing Act of 1937 and since that time, any household paying above 30% of their income on housing is considered financially burdened.

While you're still working, your housing costs may fit comfortably within your budget. But the simple act of retiring can unexpectedly push some retirees into the "burdened" bracket. Housing cost burdens increase with age as expenses continue to rise and income is reduced in retirement.

For those who are just getting by because they haven't figured out how to live on a fixed income, that's a sign to downsize into a smaller place with a more reasonable monthly mortgage payment. Seniors who want to avoid getting a part-time job say at a fast-food restaurant just to make ends meet need to calculate how much house they can afford in retirement.

The Merrill Lynch survey found that a whopping 64% of downsizing retirees are making the transition to a smaller home to cut down on their housing expenses.

You want to convert your home equity into income



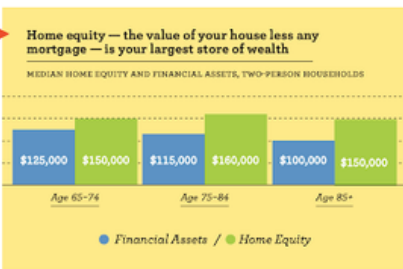
SOURCE: (EBRI.ORG)

ARE YOU CONFIDENT THAT YOU'VE SAVED ENOUGH TO FUND THE RETIREMENT LIFESTYLE YOU DESIRE?

A 2018 Retirement Confidence Survey by the Employee Benefit Research Institute found that only 1 in 3 retirees are “very confident” that they have enough money to live comfortably throughout their retirement.

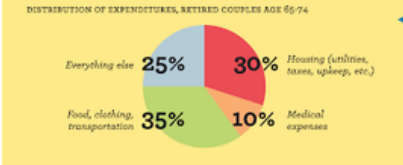
If you're not, you may be counting on your current home equity for retirement income. In fact, covering everyday expenses is the number one reason retirees give for wanting to tap into their equity according to the Urban Institute's Seniors' Access to Home Equity report. The reason why is no mystery—it's because, for most homeowners, equity is their most valuable asset. Unfortunately, that asset is expensive to maintain.

If you're like most retirees



It stands to reason then, if you're accessing that income to pay your everyday expenses like housing costs, it'll eventually become depleted.

Housing is often your biggest single expense



It's also where lots of income goes

Downsizing your home is one of those things you can do to enhance your lifestyle during retirement. It's all about converting the home equity into a stream of income that will last the remainder of your life.

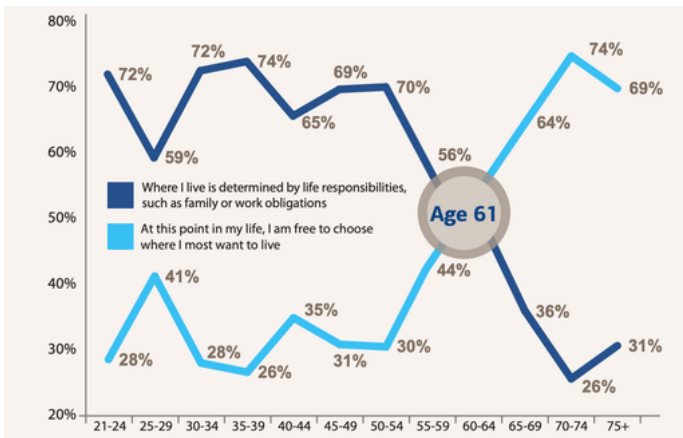
AUTHOR: CALCULATIONS FROM THE 2010 WAVE OF THE SURVEY AND RETIREMENT STUDY
SOURCE: (CRR.BC.EDU)

Your Career No Longer Ties You To Your Location

Finding that ideal downsized home that's both affordable and accessible may seem like an impossible dream—especially if you're attempting to buy in your existing neighborhood. But the beauty of retirement is that you no longer need to let your career dictate where you live.

The Merrill Lynch survey found that age 61 was the sweet spot for retirees when they were able to take their pick of where to live—and this freedom can be a big help financially. Without a workplace to worry about, you're free to shop around for the states, cities, and neighborhoods with the lowest property taxes, utilities, sales taxes, and more.

You may even find that you don't need to sacrifice square footage at all if you don't want to if you choose to move to a less expensive area. While 51% of those retirement-aged homebuyers surveyed by Merrill Lynch did downsize, 19% purchased the same-sized home and 30% purchased a larger home after retiring. This proves that it is possible to upsize your home while still downsizing your actual monthly housing expenses. Choosing to downsize is a difficult decision to make. Choosing the best time to downsize is even trickier. But if you play your cards right, your move into a less expensive home has the potential to save you money, and make you money, too.



maintenance

If you make the move too late, your home just starts deteriorating. Then you're going to have to spend equity to repair your house before it goes on the market. You don't know how much that delayed maintenance is going to cost you if you wait too long to replace the roof or air conditioner.





Maintenance is Overwhelming

If the cost and physical activity it takes to maintain your property have become intimidating, then it's likely time to downsize and find something with less overwhelming maintenance. While every home will occasionally require maintenance that lies outside your physical or financial comfort zone, if you're regularly struggling to perform the chores required to maintain your property and your home has become a source of frustration, it's time to find a solution. Homeownership should be a pleasure, not a source of physical exhaustion or mental anguish.



remember:

**IF YOU MAKE THE MOVE
TOO LATE, YOUR HOME JUST
STARTS DETERIORATING.**

The garden patio where you learned of the impending arrival of your first grandchild, the wall where you charted the heights of your kids (and grandkids!), and the driveway where your kid spent hours playing basketball.

It's precious memories like these that lead retirees to linger longer in their family home than is wise for their health and their financial stability. If sentiment tempts you to hang on to your home too long, it'll wind up doing more damage to your finances than you'd expect.

Your Home Has Features That No Longer Fit Your Lifestyle

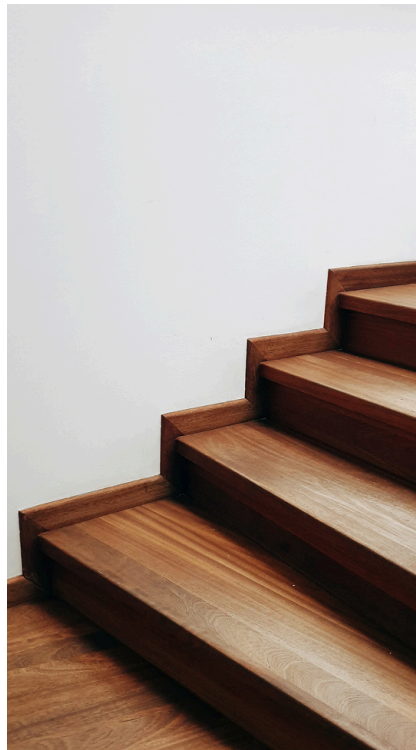
Back in the day when your kids were building blanket forts in all the bedrooms, the bathrooms had to wait for lines, and your teens were tussling over the remote in the TV room, there were times when even your spacious home felt too small to contain the chaos.

These days though, most of those bedrooms are now rarely-opened storage, there's a strange smell coming from your unused guest bathroom, and the TV room has become a dust-catcher.

Now that you're only using a handful of rooms in your house (the master bath, bedroom, kitchen, and the smaller, cozier den), it hardly makes sense to pay for heating, cooling, and lighting rooms that you don't even use.

Your home may have features that will take a physical toll as you grow older, like stairs, high-maintenance landscaping, or a steep driveway. Weather in your area is also a consideration as shoveling snow or mowing the lawn becomes more difficult with each passing year.

A survey conducted by Demand Institute found that aging-friendly accessibility was a key factor among baby boomers looking to move, with single-story, low maintenance and disability accessibility topping the list of most desired features.



REASONS TO DOWNSIZE:

Space & Stuff

Whether you're traveling for business or pleasure, if you're rarely home then the mortgage interest, taxes, and utility costs to maintain that property is almost money down the drain. If it feels like you're not making the best use of your home, reconsider.



The Downsizing Timeline

A Step-by-Step Roadmap to Your Next Chapter.

Downsizing isn't a single decision. It's a series of smaller steps spread over time. Rushing the process leads to regret, stress, and costly mistakes. Taking it slowly and intentionally leads to clarity and confidence.

18-12 Months Before Your Move

This is the thinking and planning phase. You're not making any major decisions yet, just gathering information.

- Start paying attention to how you actually use your home. Which rooms do you live in? Which ones do you avoid? Track this for a few weeks and you'll have real data instead of assumptions.
- Begin researching neighborhoods or communities that interest you. Drive through them at different times of day. Talk to people who live there. Get a feel for what's available in your price range.
- Have initial conversations with your financial advisor about how a move fits into your overall retirement plan. Understand the tax implications of selling your current home.

12-9 Months Before Your Move

This is when you start making preliminary decisions and tackling the biggest emotional hurdle: your belongings.

- Begin the sorting process one room at a time. Don't try to do everything at once. Start with the easiest spaces (guest rooms, storage areas) before moving to rooms with more sentimental items.
- Interview real estate agents who specialize in helping people downsize. The right agent understands this isn't just a transaction. Ask about their experience with clients in similar situations.
- Get a preliminary market analysis on your current home so you understand what you're working with financially.

9-6 Months Before Your Move

Now you're building momentum and getting serious about execution.

- Continue sorting and begin actually removing items from your home. Host an estate sale, donate to charity, or give meaningful items to family members. The goal is to lighten the load before you list.
- Finalize your must-have list for your new home. How many bedrooms do you actually need? What accessibility features matter now or will matter in five years? What can you absolutely not live without?
- Start previewing homes in your target areas. You're not ready to buy yet, but you're educating yourself on what's realistic.

6-3 Months Before Your Move

This is the action phase. Decisions are being made and things are moving.

- List your current home or prepare it for listing. Your agent will guide you on timing based on your local market.
- Actively search for your new home. With your must-have list finalized and your belongings already reduced, you can evaluate properties clearly.
- Hire a senior move manager or professional organizer if you need support with the remaining sorting and packing.

3-1 Months Before Your Move

You're in the final stretch. The hard decisions are behind you.

- Finalize the sale of your current home and the purchase of your new one. Your agent will coordinate timing so you're not left without a place to live.
- Complete packing. At this point, you should only be moving items you've intentionally chosen to keep.
- Set up utilities, change your address, and handle the logistical details of the move.

Move Week

Execute the move. Unpack intentionally. Give yourself grace as you adjust to your new space.

A Note on Timing

This timeline assumes you have the luxury of planning ahead. Not everyone does. Health changes, financial pressures, or family circumstances sometimes accelerate the process. If you're working with a compressed timeline, the same phases still apply. They just happen faster and require more support.

The most important thing is to start. Even if you're not ready to move for several years, beginning the sorting process now will make everything easier when the time comes.



THE SORTING SYSTEM

Sorting through a lifetime of belongings is the part of downsizing that stops most people before they start. The task feels impossible because it is impossible, at least the way most people approach it.

You cannot sort your entire home in a weekend. You cannot make hundreds of emotional decisions in a single sitting without burning out. And you cannot keep everything and still successfully downsize.

What you can do is follow a system. A system removes the guesswork and breaks an overwhelming project into manageable pieces.

the four-box method

Every item in your home belongs in one of four categories:

KEEP AND MOVE

This item is coming with you to your new home. It serves a purpose or brings you genuine joy. You use it regularly or it holds irreplaceable meaning.

SELL OR DONATE

This item has value but no longer serves you. Someone else could use it. Let it go with gratitude for what it gave you.

GIFT TO FAMILY

This item has sentimental significance that a family member would appreciate. A piece of furniture your daughter always loved. Photo albums your grandchildren should have. The key here is to ask before assuming. Don't burden your family with items they don't want just because you feel guilty letting them go.

DISCARD

This item is broken, worn out, outdated, or has no value to anyone. Throw it away or recycle it. No guilt required.

Get four boxes or bins and label them. Work through one space at a time, placing every single item into one of the four categories. No "maybe" pile. No "deal with later" pile. Decide and move on.

the room-by-room approach

Start with the easiest room in your house. For most people, this is a guest bedroom, storage closet, or garage. These spaces hold fewer emotional landmines and give you quick wins that build momentum.

Save the hardest spaces for last. The bedroom closet full of your late spouse's clothing. The boxes of your children's artwork. The photos spanning decades. You'll be stronger and more practiced by the time you get there.

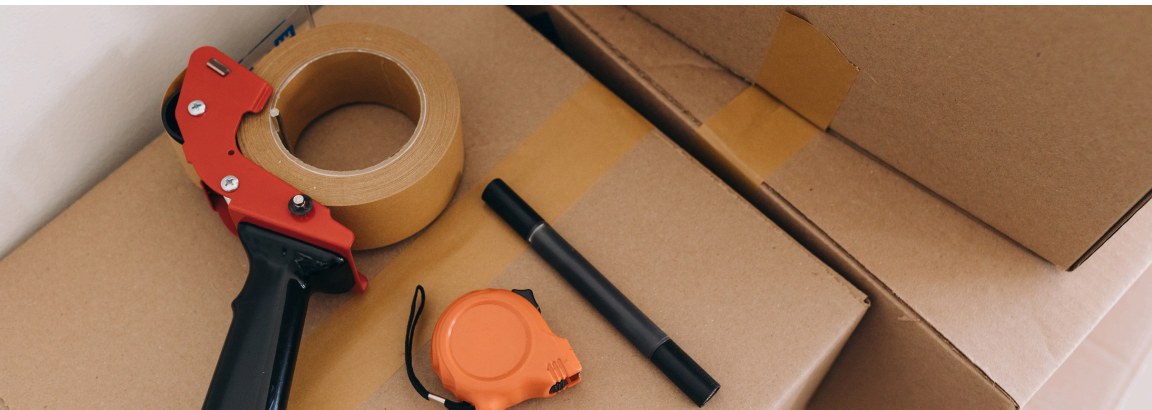
Here's a suggested order:

1. Guest bedrooms and bathrooms
2. Garage, attic, basement, storage areas
3. Home office or spare rooms
4. Kitchen and dining room
5. Living areas
6. Your bedroom and primary bathroom
7. Sentimental items, photos, and memorabilia

the one-year rule

If you haven't used something in the past year, you probably don't need it. This applies to clothing, kitchen gadgets, tools, hobby supplies, and almost everything else.

Exceptions exist. Holiday decorations. Formal wear for rare occasions. Emergency supplies. But be honest with yourself. That bread maker you've been meaning to use for six years? Let it go.



Handling Sentimental Items

This is where most people get stuck. The item itself may have no practical value, but it represents a memory, a person, or a chapter of your life.

A few strategies that help:

Take a photo. You can keep the memory without keeping the object. Create a digital album of items you're letting go. The photo takes up no space and preserves the sentiment.

Keep one, not twelve. You don't need every piece of your grandmother's china. Keep one place setting or a single serving dish that brings back the memory. Release the rest.

Repurpose the meaningful. Turn a wedding dress into pillow covers. Frame a small piece of your father's favorite shirt. Transform sentimental fabric into a quilt. The item lives on in a new form.

Set a limit. One box of memorabilia per decade of your life. One bin of your children's keepsakes per child. Constraints force you to keep only what matters most.

Accept imperfection. You will let go of something and later wish you hadn't. It happens to everyone. Forgive yourself in advance and keep moving.

The Replacement Test

For items you're unsure about, ask yourself: if I let this go and realized I needed it later, could I replace it? If yes, let it go. If the item is truly irreplaceable (family heirlooms, original photographs, one-of-a-kind pieces), it may be worth keeping. Everything else can be rebought if necessary.

Working in Sprints

Sort for 90 minutes, then stop. Take a break. Come back the next day. Decision fatigue is real, and the quality of your choices degrades the longer you push.

Some people prefer sorting every day for a short period. Others prefer one longer session per week. Find the rhythm that works for you and protect that time on your calendar. Consistency beats intensity.

When to Bring in Help

There's no shame in hiring a professional organizer or senior move manager. These specialists do this work every day. They bring objectivity, efficiency, and emotional support. If you're feeling stuck or overwhelmed, outside help can be the difference between progress and paralysis.

Family members can help too, but choose wisely. You want someone who will support your decisions, not someone who will argue about every item or pressure you to keep things you don't want.



WHY WORK WITH A DOWNSIZING SPECIALIST

This Isn't Just Another Real Estate Transaction

Selling a home you've lived in for decades and buying something smaller is not the same as helping a young family find their first house. The emotional weight, logistics, and stakes are different. A downsizing specialist understands this.

We've walked this path with many of our past clients. We know that some days you'll feel excited about your next chapter, and other days you'll wonder if you're making a terrible mistake. Both feelings are normal and valid.

We also know that the practical challenges are real. Coordinating the sale of your current home with the purchase of your new one, timing the move so you're not homeless or paying two mortgages, and navigating the emotional minefield of sorting through decades of belongings while making major financial decisions.

You need an agent who gets it—someone who won't rush you, understands that this process takes longer, and requires more patience. Someone who has systems and resources in place to support you through every phase. That's what we offer.





WHAT MAKES US DIFFERENT

WE SPECIALIZE IN THIS TRANSITION

Downsizing clients aren't a small part of our business. They're a focus. We've built our practice around helping people navigate this specific life change, which means we've seen every scenario, solved every problem, and built relationships with the professionals who can help.



WE MOVE AT YOUR PACE

Some clients are ready to move in six months. Others need two years to feel prepared. We don't push. We guide. Your timeline is your timeline, and we'll support whatever pace makes sense for your situation.



WE COORDINATE THE COMPLEXITY

Selling and buying simultaneously is stressful. We've developed systems to manage the timing so you're not left scrambling. Bridge financing, rent-back agreements, flexible closing dates. We know the options and we'll find the right solution for you.



WE SEE THE WHOLE PICTURE

This isn't just about square footage and price per square foot. It's about your next ten or twenty years. We help you think through accessibility, proximity to healthcare, community fit, and long-term livability. We ask the questions you might not think to ask yourself.



OUR PROCESS

HERE'S WHAT WORKING WITH US LOOKS LIKE:

INITIAL CONSULTATION

We start with a conversation. No pressure, no obligation. We want to understand your situation, your goals, your concerns, and your timeline. We'll answer your questions and help you think through whether now is the right time to move forward.

HOME EVALUATION

When you're ready, we'll walk through your current home together. We'll discuss its value in today's market, what updates (if any) would increase that value, and what buyers in your area are looking for. You'll leave with a clear picture of your financial starting point.

PLANNING PHASE

We'll build a customized timeline based on your needs. If you need twelve months to sort and prepare, we'll map that out. If you're ready to move faster, we'll create a plan that supports that pace. Either way, you'll know exactly what to expect and when.

SELLING YOUR HOME

When it's time to list, we handle everything. Professional photography, staging recommendations, marketing, showings, negotiations. We'll keep you informed without overwhelming you and protect your interests at every step.

FINDING YOUR NEW HOME

Using the criteria we've developed together, we'll identify properties that fit your life. We'll tour them with you, point out things you might miss, and help you evaluate each option against your needs. When you find the right one, we'll negotiate on your behalf and coordinate the timing with your sale.

CLOSING AND BEYOND

We'll manage the details through closing and make sure the transition is smooth. And we're here after the move too. Questions about your new home? Need a referral for a service provider? We're a phone call away.

QUESTIONS CLIENTS ASK US

HOW DO YOU GET PAID?

In most transactions, the seller pays the real estate commission. As your agent, we represent your interests whether you're selling, buying, or both. We'll explain exactly how compensation works in your specific situation during our initial consultation.

CAN YOU HELP ME IF I'M NOT READY TO MOVE FOR A YEAR OR MORE?

Absolutely. Many of our clients start working with us long before they're ready to list. We can help you plan, prepare, and sort so that when the time comes, you're ready. There's no cost for this guidance.

WHAT IF I NEED TO SELL BEFORE I FIND A NEW HOME?

We have several strategies for this, including rent-back agreements, temporary housing options, and bridge financing. We'll find a solution that keeps you from feeling rushed or homeless.

WHAT IF I FIND A NEW HOME BEFORE MY CURRENT HOME SELLS?

This happens too. We'll discuss options including contingent offers, bridge loans, or delayed closings. Every situation is different, and we'll figure out what works best for yours.

DO YOU WORK WITH CLIENTS MOVING OUT OF THE AREA?

Yes. If you're relocating to a different city or state, we have a network of trusted agents across the country who share our approach. We'll connect you with someone who will take care of you in your new location.

testimonials



★★★★★

We hired Nikki & Nick to sell a property after my mother-in-law passed away. She was very hands on working with us in getting the property ready to sell. She was always professional and we trusted her completely, especially with suggestions to improve the house. Overall, they were amazing to work with and we would recommend them to anyone.

Nick C.

★★★★★

I reached out based on their experience and reputation as a professional, and was not disappointed. Their expertise on staging our previous house made it look amazing, and their advice on timing the sale made sure there was lots of demand. They spent a lot of time with us, helping to figure out what we really wanted in a new house, and worked with us to find that in an area that worked for us. I don't expect to need a new house again, but if I do, they're the only people I'll ask for help.

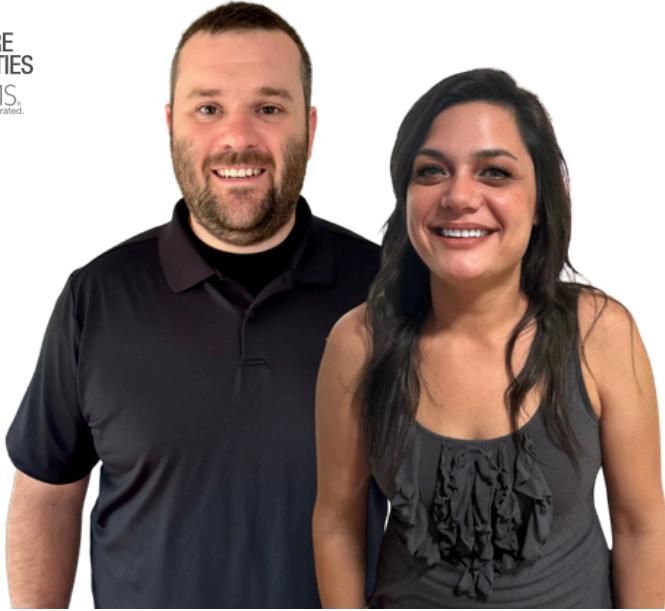
Jim B.



★★★★★

Nick, and Nikki are fantastic. They actually care about their clients needs. Their work ethic, knowledge, honesty, and tenacity are unmatched. They are genuinely great hearted people. They will go above, and beyond your needs. They certainly did for us. Do not hesitate to hire them. You will not be sorry. They really care.

Mike B.



THANK YOU

As a dedicated real estate professionals, we fully understand the significance of this decision and the trust you have place in your real estate broker. We are committed to providing you with exceptional service, market expertise, and unwavering support as we navigate the intricacies of the real estate process together.

Please let us know if you have any questions or would like more information on how we can help you downsize. Your confidence in our abilities is truly appreciated, and we are excited to embark on this partnership with you. We assure you that we will go above and beyond to exceed your expectations and ensure a smooth and successful experience. Thank you once again for considering our services, and we look forward to the opportunity of working with you.

-Nick + Nikki Malatesta