



Ultimate Guide to
**RIGHTSIZING AND
DOWNSIZING**
for Seniors in St. Louis

the joel
svoboda
team



REAL ESTATE



Why

RIGHTSIZING OR DOWNSIZING MIGHT BE

Right For You

As we move through different stages of life, our needs and priorities change. For many seniors, rightsizing or downsizing offers an opportunity to simplify life, reduce expenses, and focus on what truly matters. Whether you're seeking to move closer to family, free up financial resources, or transition to a more manageable home, this guide is designed to help you every step of the way.

Benefits of Rightsizing or Downsizing

- **Lower Maintenance:** Less space means fewer chores and repairs, freeing up your time for activities you enjoy.
- **Cost Savings:** Save money on utilities, taxes, and maintenance costs.
- **Decluttering Opportunities:** A chance to let go of unused items and create a fresh, uncluttered space.
- **Closer to Loved Ones:** Relocate to be near children, grandchildren, or your support network.
- **Health and Accessibility:** Transition to a home that better suits your mobility and health needs.



Steps to a SMOOTH TRANSITION

Step Assess Your Needs

1

Evaluate your current lifestyle:

What features are most important to you? (e.g., single-story living, walkable neighborhoods, a low-maintenance yard)

Consider your future goals: Do you want to stay in St. Louis or move elsewhere? How much space do you need for daily life and hosting family or friends?

Step Create a Downsizing Plan

2

Set Goals: Define your ideal timeline for selling your current home and moving into your new one.

Declutter: Begin sorting through your belongings, focusing on what to keep, donate, or sell.

Enlist Help: Consider working with family members, professional organizers, or estate sale companies.

Step Prepare Your Current Home for Sale

3

Enhance Curb Appeal: Simple updates like fresh paint, landscaping, and a clean exterior make a big difference.

Make Necessary Repairs: Address minor issues like leaky faucets or outdated fixtures.

Stage Your Home: Showcase your home's best features to attract buyers

Step Choose the Right New Home That Fits Your Lifestyle

4

Smaller Homes: Cozy houses or condos that require less upkeep.

55+ Communities: Designed with seniors in mind, offering amenities and social opportunities.

Assisted Living: If you need additional support, explore communities that provide care and services.

Step Work with Trusted Professionals

5

Real Estate Agent: Choose an agent experienced in working with senior clients to guide you through the process.

Financial Advisor: Ensure your move aligns with your financial goals and budget.

Move Management Services: Contact companies that specialize in senior moves, handling logistics and packing.

Tips for a **STRESS FREE MOVE**



Worried about the hassle of moving? Here are a few tips to keep things running smoothly!

1

Start Early

Give yourself plenty of time to sort through all of your belongings.

2

Focus on Essentials

Keep items that bring you joy and serve a practical purpose in your new space.

3

Take Breaks

Moving can be emotional; Pace yourself and ask for help when needed.

4

Stay Positive

Focus on the exciting opportunities your new home will bring you!

“WHITE GLOVE” CONCIERGE SERVICES *for Seniors*



Downsizing can be overwhelming, but with our Concierge Services, you don't have to do it alone. Our goal is to make your transition seamless by providing expert guidance and connecting you with our trusted network of professionals every step of the way.

- **Estate Sale & Liquidation Assistance** – We help you find reputable estate sale companies to ensure your valuable items find new homes while maximizing your returns.
- **Junk Removal & Decluttering Services** – Need to clear out years of belongings? We coordinate with trusted junk removal services to make the process stress-free.
- **Contractor & Home Improvement Referrals** – Whether it's minor repairs, painting, or upgrades to get your home market-ready, we have a vetted list of reliable contractors who can help.
- **Home Inspection & Appraisal Services** – We connect you with experienced home inspectors and appraisers to provide a clear picture of your home's value and condition.
- **Moving & Relocation Assistance** – We recommend senior-friendly moving companies who specialize in downsizing and make your transition smooth.
- **Finding Your Next Home** – Whether you're moving to a smaller home, a 55+ community, or assisted living, we'll guide you in finding the perfect place to fit your lifestyle.



About the
JOEL SVOBODA TEAM

We are a dedicated real estate team based in Webster Groves, specializing in helping seniors like you transition to the next phase of your life. With years of experience and a compassionate approach, we'll make your journey seamless and stress free.

Contact Us Today! If you're ready to explore your options or have questions about rightsizing, **give us a call at 314.537.1971** or email us at **thejoelsvobodateam@gmail.com**. We're here to help you every step of the way!

Why **CHOOSE US?**

Extensive Market Knowledge

With over 19 years of collective experience in the real estate industry, we have an in-depth understanding of local market trends, pricing strategies, and buyer preferences. Our expertise enables us to position your home competitively, attracting the right buyers.

Tailored Marketing Strategies

Your home is unique, and we treat it as such. Our team creates custom marketing plans designed to showcase your property's best features and reach the widest possible audience. From professional photography and virtual tours to targeted online and offline marketing, we leave no stone unturned.

Skillful Negotiation

Negotiation is an art, and we are masters at it. We work tirelessly to secure the best possible price for your home while ensuring a smooth and positive transaction process for both you and the buyer.

Stellar Client Service

Your satisfaction is our top priority. We are committed to providing you with clear communication, regular updates, and a stress-free selling experience. Our team is always available to address your concerns and answer your questions promptly.

Let's make your
NEXT CHAPTER
THE *Best* ONE YET.

the joel
svoboda
team

jls

REAL ESTATE

314-537-1971
joelsvoboda.com
thejoelsvobodateam@gmail.com

The Joel Svoboda Team, 130 E Lockwood Ave, 2nd Floor, Webster Groves, MO 63119

Circa Redkey Realty, 10333 Clayton Rd, St. Louis, MO 63131