SASKATOON SELLER GUIDE

PREPARING FOR SHOWINGS

A practical guide to keeping your home ready, protecting your belongings and creating a positive buyer experience.



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A showing lets buyers experience the home beyond the photographs. A clean, comfortable and easy-to-view property helps them focus on the space instead of distractions.

This guide gives you a repeatable routine for preparing the home, managing privacy and pets, and leaving each buyer with a calm, consistent first impression.

MAKE EVERY SHOWING FEEL PREPARED.

Use a simple routine to keep the home clean, secure and welcoming.

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BUILD A SIMPLE ROUTINE

Four Priorities Before Every Showing

A reliable routine makes showing days easier. Focus on the details that affect how the home feels, how safely you can leave it and how easily buyers can view it.

1 Reset the main spaces

Clear dishes, laundry and daily clutter. Make beds, wipe counters and open the primary walking paths through the home.

2 Set light and comfort

Open suitable window coverings, turn on lights and keep the temperature comfortable. Briefly air out the home when weather allows.

3 Protect privacy

Store documents, medication, jewellery, devices, spare keys and other private or valuable items where visitors cannot access them.

4 Plan people and pets

Arrange to leave before the appointment. Take pets with you when possible and remove bowls, litter, toys and other visible pet items.

THE 15-MINUTE RESET

- Put away dishes, toiletries, laundry, cords and visible paperwork.
- Wipe kitchen and bathroom surfaces and check floors for obvious debris.
- Straighten cushions, towels and bedding; empty small garbage bins.
- Turn on lights, open selected blinds and complete a quick odour check.

WHEN TIME IS LIMITED

Prioritize the first impression and the rooms buyers study most closely. Consistency matters more than perfection.

- Entry: clear shoes, coats and bags; make the lock and doorway easy to use.
- Kitchen: clear the sink and most counters; remove food and recycling odours.
- Bathrooms: close toilet lids, replace used towels and store daily products.
- Main living area and bedrooms: restore order, light and clear traffic flow.

CREATE A WELCOMING ATMOSPHERE

Light, Air, Cleanliness and Comfort

The goal is not to create a staged performance. It is to make the home feel clean, comfortable and easy for buyers to understand.

1 Lighting

Replace failed bulbs and use consistent colour temperatures where practical. Open blinds that improve natural light without sacrificing privacy.

2 Odours and air

Address the source of cooking, smoke, moisture or pet odours. Fresh air and cleanliness are usually better than strong fragrances.

3 Temperature

Keep the home seasonally comfortable so buyers do not rush through rooms or wonder whether heating or cooling is working properly.

4 Sound and distractions

Turn off televisions and noisy appliances. Soft background music is optional, but quiet often makes it easier to focus on the home.

ROOM-BY-ROOM FINAL CHECK

- Kitchen: clean the sink, counters and appliance fronts; store food and dishware.
- Bathrooms: clean mirrors and fixtures; remove toiletries and used linens.
- Bedrooms: make beds, clear nightstands and ensure closets remain accessible.
- Living areas: straighten furniture and highlight fireplaces, views or natural light.

AVOID OVER-STAGING THE EXPERIENCE

Buyers should notice the home first. Keep presentation simple and believable rather than making the appointment feel artificial.

- Avoid strong candles, plug-ins or sprays that may concern scent-sensitive buyers.
- Do not hide known problems with furniture, rugs or temporary cosmetic fixes.
- Keep decor restrained so room size, storage and important features remain visible.
- Leave written instructions only when they help buyers safely view a feature.

PROTECT THE HOME AND THE PROCESS

Privacy, Access and Showing Logistics

A well-planned showing protects your household while giving qualified buyers enough space and time to view the property comfortably.

1 Secure private items

Lock away financial records, identification, mail, medication, valuables and regulated items. Do not rely on drawers or closets for security.

2 Manage access

Confirm the approved showing window and access instructions. Keep spare keys, alarm details and garage controls secure and accounted for.

3 Give buyers space

Leave the property before the appointment whenever possible. Buyers usually speak more openly and explore more comfortably without the seller present.

4 Communicate changes

If the home cannot be ready or a schedule changes, notify your REALTOR® promptly rather than leaving unexpected instructions for visitors.

PETS DURING SHOWINGS

- Take pets with you when possible, even when they are normally friendly.
- If removal is impossible, confirm a safe plan in advance and provide clear instructions.
- Clean litter areas, cages, bedding and outdoor waste before buyers arrive.
- Store food, bowls, toys and pet medication where they will not distract buyers.

AFTER THE SHOWING

Return only after the appointment window has ended or your REALTOR® confirms the showing is complete.

- Check that doors and windows are secure and the alarm is reset if applicable.
- Restore lighting, blinds, temperature and pet routines as needed.
- Report damage, missing items or access concerns promptly.
- Review useful feedback as part of a pattern rather than reacting to one comment.
- Complete a light reset so the home is ready for the next appointment.

LEAVE WITH CONFIDENCE

Your Showing-Ready Checklist

Use this checklist before each appointment. Adapt it to your household, the property and the showing instructions confirmed with your REALTOR®.

ONE HOUR BEFORE

- [ ] Tidy the kitchen, bathrooms and main living spaces
- [ ] Make beds and put away laundry and personal items
- [ ] Clean pet areas and remove visible pet supplies
- [ ] Secure valuables, medication and private documents
- [ ] Adjust temperature and briefly air out the home

TEN MINUTES BEFORE

- [ ] Turn on lights and open selected window coverings
- [ ] Empty small bins and complete a final odour check
- [ ] Clear the entry and primary walking paths
- [ ] Close toilet lids and straighten towels and cushions
- [ ] Confirm pets and household members are ready to leave

BEFORE LEAVING

- [ ] Take phones, wallets, keys and essential belongings
- [ ] Follow the confirmed access and alarm instructions
- [ ] Leave before the appointment begins
- [ ] Allow enough time for the full showing window

AFTER THE SHOWING

- [ ] Confirm the appointment is complete before returning
- [ ] Check doors, windows and alarm settings
- [ ] Restore the household and pet routine
- [ ] Complete a light reset for the next showing

NOTES AND PROPERTY-SPECIFIC INSTRUCTIONS

KEEP YOUR HOME SHOWING-READY.

Use a repeatable routine to make each appointment easier, safer and more welcoming.

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