



# SELLER STRATEGY SNAPSHOT

**99 Lakeview Ave.**

**Buffalo, NY 14201**

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## See Your Next Move Clearly

Homes like 99 Lakeview Ave. don't usually sit because of the market.

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They sit when buyers aren't sure how to place them.

**Different prices.**

**Different strategies.**

**Different opinions.**

**And no clear direction...**

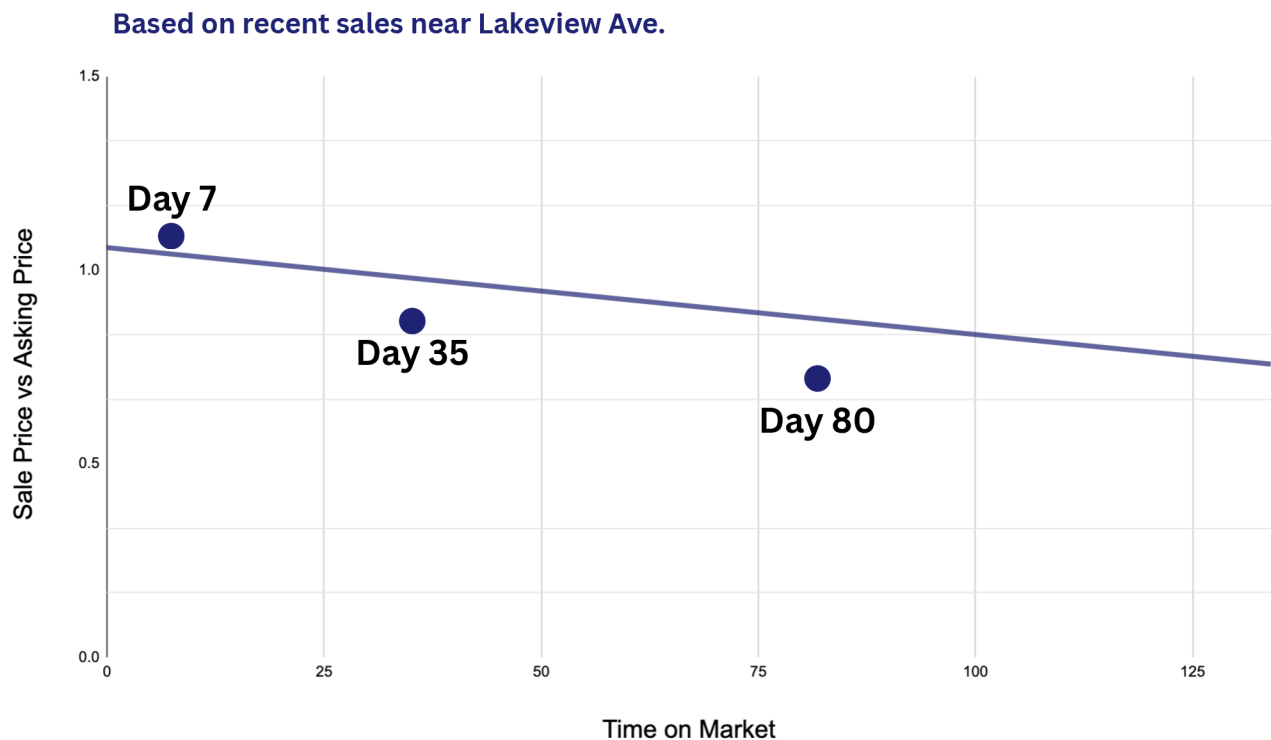
**More options don't create clarity.**

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***They create hesitation.***

# What Happens Over Time

**This is what happens as homes spend more time on the market.**



**The longer a home sits, the more leverage shifts to buyers.**

**And that often shows up in the final price.**



# A Clearer Way Forward

Instead of sorting through multiple scenarios.  
We simplify everything into one clear approach  
based on your property, your timing,  
and current buyer behavior in Buffalo.

Position
Where your property stands

Strategy
The pricing approach that works

Timing
When to move forward

VS.

Misaligned Price
Fewer Showings
Longer Time

Strategic Price
More Activity
Stronger Offers



# What Clarity Feels Like

- ✓ Everything starts to make sense.
  - ✓ The process feels simple.
  - ✓ You know exactly what to do next.
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When the path is clear, decisions get easier.

