

Your Home Value Reality Check

See beyond the online estimate.

THE LOCAL LENS

Roseville is not one market. Compare homes within your neighborhood and property type before drawing conclusions from a ZIP-code average.

1 Start with the closest matches

Prioritize recent closed sales with similar size, age, layout, condition and location. Active listings show competition; pending prices may not be public.

2 Capture what an algorithm can miss

Document renovations, permits, lot usability, privacy, outdoor living, roof age and system condition. Improvements do not automatically add their full cost to value.

3 Build a range, then a strategy

Ask for a supported value range and a suggested listing strategy. A comparative market analysis is a pricing tool; a lender may require a separate appraisal.

ONE USEFUL QUESTION

Which comparable sale is most like my home—and why?

Bring this question to your next conversation. A clear answer can make the next decision feel much easier.

YOUR NEXT STEP • Complete your personal plan on page 2.

Make it personal.

Use this page to focus your next conversation.

Property address / neighborhood

Beds / baths / approximate square feet

Updates, dates and available permits

Three features buyers should notice

My timing: curious / 0–3 / 3–12 months

LET'S BUILD YOUR NEXT STEP

Reply VALUE with your address and the updates you have made. I'll help you review comparable sales and a practical pricing range.



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