

DOWNSIZEPRO UTAH

The Utah Right-Sizing Checklist

A practical 6-month planning guide for Utah homeowners preparing to sell a longtime home, simplify the move, and find the right next home with less stress.

Month 6: Clarify the next chapter

- Write down why your current home no longer fits.
- List what you want more of: freedom, safety, family proximity, travel, lower upkeep.
- Choose your likely timeline: now, 3 months, 6 months, 12 months, or just researching.
- Talk with family members who should be included early.

Month 5: Understand your current home

- Gather mortgage, HOA, utility, tax, and improvement information.
- Walk through the home and note repairs, clutter zones, and buyer-facing issues.
- Ask which updates are likely to matter before spending money.
- Request a practical home value review.

Month 4: Define the right next home

- Rank must-haves: main-level living, fewer stairs, garage, storage, pets, guest room.
- Compare rambler, patio home, condo, townhome, twin home, and 55+ community options.
- Identify target areas near family, healthcare, recreation, church, or daily errands.
- Decide what maintenance you still want — and what you do not.

Month 3: Declutter without overwhelm

- Start with one closet, drawer, or room at a time.
- Use categories: keep, gift, donate, sell, discard, undecided.
- Give meaningful items a destination before moving day.
- Consider organizers, movers, cleaners, stagers, or estate-sale resources if needed.

Month 2: Build the sale + search plan

- Compare selling first, buying first, or coordinating both.
- Review likely net proceeds and next-home budget with appropriate professionals.

- Prepare the listing strategy, photos, staging, and launch timeline.
- Watch active inventory for realistic right-sized options.

Month 1: Move with a clear next step

- Finalize repairs and presentation.
- Confirm move logistics and utility/service changes.
- Keep important documents, medications, and essentials separate.
- Review every real estate decision calmly before signing.

Need help turning this into a real plan?

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