



The Tale of One Home

THE QUICK, CLEAN SALE—A
GUIDE FOR OUT-OF-AREA
HOMEOWNERS

BY JEFF ROBINSON

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INTRODUCTION

Selling a home can be challenging under the best circumstances—but managing repairs, showings, and negotiations when you're out of the area takes the challenge to a whole new level. You're juggling life in one place and real estate obligations in another; you're not alone. Countless homeowners grapple with these same logistical hurdles every year.

That's exactly why I wrote *The Tale of One Home: The Quick, Clean Sale—A Guide for Out-of-Area Sellers*—inspired by my real-life experience helping "Jason," who lived out of the area, sell his primary residence-turned-rental in Antioch.

Inside, you'll find real-world examples and a proven strategy I used to help him get an offer above the asking price and close the deal swiftly and confidently. Whether preparing to sell now or simply gathering information and exploring your options for later, let this guide be your roadmap. Let's get started!

Chapter One

The Out-of-Area Seller

1.1 Understanding the Challenges

Owning From Afar

Many out-of-area homeowners worry about maintaining the property, dealing with tenants, and finding reliable contractors. In Jason's case, he was initially concerned about the endless trips back and forth to deal with contractors and tenant transitions.

Interest Rates and Inventory

Turning market conditions can be challenging, especially during rising interest rates. By April 2022, rates were rising, and prices were leveling off, making Jason a little nervous about timing and pricing.

Chapter One

The Out-of-Area Seller

1.2 Why Peace of Mind Matters

Local Expertise Makes All the Difference

The value in partnering with someone who truly knows the local market—and lives in the area—can save you time, stress, and extra costs. In Jason's situation, my proximity to the property and my team of contractors eliminated his need to travel and worry about logistics, contractors, or tenants.

A Trusted Advocate

From assisting the tenants to open houses and private showings, a local real estate broker can streamline the entire process, ensuring everything is managed properly in your absence. Jason felt reassured because my team and I took on every aspect—from coordinating repairs to ensuring the tenant's smooth exit.

Chapter Two

Pre-Listing Methods That Work

2.1 The Power of "Coming Soon"

How It Builds Anticipation

Buyers are always on the lookout for the newest listings. When we labeled Jason's home as "Coming Soon" on the MLS, it immediately piqued interest, creating a pool of eager buyers even before the official showing dates.

Driving Serious Inquiries

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Chapter Two

Pre-Listing Methods That Work

2.2 Local Market Insights

Timing Is Everything

Knowing when to list can be just as important as how you list. For Jason, 2022 was a transitional time for the market, so we focused on quickly leveraging current buyer demand in the area before interest rates climbed any further.

Pinpointing the Right Price Strategy

By gathering comps and factoring in upcoming market turns, we set a strategic initial price that immediately attracted multiple inquiries. When the pre-emptive offer came, it demonstrated to other buyers that the property was highly sought-after—sparking a sense of urgency.

Chapter Three

The Two Leading Universities Experiment

3.1 The Experiment That Worked

Unconventional Insights

Drawing from a study by two major universities on women's clothing prices (\$34, \$39, and \$44) revealed a counterintuitive truth: the middle price point often drives the most sales—beating even a cheaper option.

Applying the Principle to Real Estate

Buyers often gravitate toward perceived "value" rather than just the lowest price. By strategically pricing the home, we inspired buyers to go over asking when they recognized the home's value, potential savings, and intense buyer competition.

Chapter Three

The Two Leading Universities Experiment

3.2 How The Experiment Worked

First-Time Homebuyers and Beyond

Just as the clothing study targeted specific price "niches," I encourage the seller to think about who your buyers might be. Are they first-time homebuyers, upgrading, downsizing, or investors? Tapping into these networks can lead to competing offers.

Over-Asking Success

Jason's property showcased well to every niche of buyer. By leveraging the "Coming Soon" excitement, we ended up with multiple offers—at or above the asking price—because the buyers saw tangible value and savings.

Conclusion

Selling a home from any distance is no small task—but with the right planning, the right allies, and a clear sense of strategy, it can be surprisingly stress-free. Throughout this guide, you've learned how crucial it is to leverage local expertise, use effective marketing tools like "Coming Soon" listings, and understand how pricing psychology can translate into a faster, cleaner sale.

Remember, this success story isn't about a lucky break; it's thoughtful preparation, smart timing, and the confidence from having a knowledgeable, hands-on partner in your corner.

If you have questions about logistics and local market conditions, contact or partner with me, a professional who can serve as your "eyes and ears" on the ground.

About the Author



Jeff Robinson is a licensed real estate broker who has spent the last 22 years helping homeowners achieve successful sales in California's dynamic property markets.

With a passion for making real estate accessible and transparent, Jeff has guided numerous out-of-area sellers to profitable closings—often without them needing to rack up long-distance travel mileage.

A resident of the neighborhoods he serves, Jeff has deep local knowledge, trusted vendor relationships, and proven listing strategies that stand out in any market cycle.