

Complete Price List — 2026

Typical prices for standard jobs. Your exact price is confirmed up front — before any work starts — and it doesn't change.

Free home valuation — an in-person pricing report on your home, no strings attached.

No upfront fees — commission is paid at closing, only when your sale actually closes.

Rates in writing — the exact commission and terms are agreed before you sign anything.

CONSULTATIONS & VALUATIONS

Buyer or seller consultation	Free
In-person home valuation & pricing report	Free
Certified appraisal (licensed partner)	from \$450
Investment property cash-flow analysis	from \$250

SELLING A HOME

Full-service listing & marketing	from 2.5% at closing
Professional photos & floor plan	Included with listing
Premium marketing (video, drone, targeted ads)	from \$750
Flat-fee MLS listing (you handle showings)	from \$995

BUYING A HOME

Buyer representation, search to closing	from 2% — often seller-paid
First-time buyer program & lender intro	Free
New-construction representation	Free — builder-paid
Relocation search package (remote tours)	from \$500

PROPERTY MANAGEMENT & RENTALS

Tenant placement, screening & lease	one month's rent
Full monthly management	8–10% of rent
Lease renewal & rent review	from \$250
Move-out inspection & turnover coordination	from \$175

PREMIUM SERVICES

Professional staging, main rooms (3 months)	from \$2,250
Pre-listing prep coordination (repairs, cleaning)	from \$500
Vacation & short-term rental management	from 15% of revenue

What moves the price: the sale price, property type and condition, how fast your local market is moving, and how much marketing and prep the home needs. We confirm exact terms in writing after a free consultation — no hidden fees.