

A HOMEOWNER'S GUIDE TO

Downsizing *Guide*



Simplify. Organize. Move Forward.

Thoughtful guidance for a smoother transition
into your next chapter.



SHISLER
Team



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY

480.349.5521

PERFECTLYMATCHEDHOMES.COM

A Thoughtful *Transition*

Downsizing is more than moving into a smaller home. It is an opportunity to simplify, prioritize what matters most, and create a space that better supports your next chapter.

Whether your goal is less upkeep, a more manageable layout, or a fresh start, a thoughtful plan can make the process smoother, more intentional, and more rewarding.



480.349.5521

PerfectlyMatchedHomes.com

SHISLER Russ Lyon Sotheby's
Team REALTY INC. 

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.

Embrace the Benefits of Less



“

“The magic of downsizing is that it *increases the value of everything you keep.*”

”

— Marie Kondo



Downsizing is not about giving up what you love. It is about making space for the lifestyle you want next. When every item earns its place, your home can feel calmer, lighter, and easier to enjoy.



Less upkeep

Fewer belongings mean less cleaning, maintenance, and stress—more time for what matters most.



More intentional living

Surround yourself with what you truly love and use every day. Your home becomes a reflection of your priorities.



A simpler next chapter

Downsizing creates freedom—financially, emotionally, and physically—to enjoy life on your own terms.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER Russ Lyon Sotheby's

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



1. CLARIFY YOUR NEEDS AND GOALS

Before you make a move, take time to reflect on your motivations and future lifestyle.



IDENTIFY YOUR WHY

Are you looking to reduce upkeep, save money, be closer to family, or simplify your daily routine?



RIGHT-SIZE YOUR SPACE

Consider how much room you truly need, including bedrooms, storage, and layout.



UNDERSTAND THE TRUE COST

Downsizing does not always mean spending less. Consider taxes, HOA fees, maintenance, and moving costs before committing.



PLAN FOR PRIVACY

Smaller homes can mean fewer quiet spaces. If you are moving with a partner or family member, think through daily routines and shared areas.



Pro Tip

Create a vision board or Pinterest folder for your ideal lifestyle. It can help you stay focused on the life you want to create, not just the house you want to leave.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER

Russ Lyon

Sotheby's



Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.

2. DECLUTTER WITH INTENTION



Letting go of belongings can be thoughtful, strategic, and liberating.



1. START EARLY

Begin sorting in advance so you can make decisions gradually instead of feeling rushed.



2. APPLY THE 80/20 RULE

If you have not used something recently or realistically do not expect to use it again, consider letting it go.



3. SORT THOUGHTFULLY

Keep only the pieces that support your current lifestyle or truly serve you in your next home.



4. DIGITIZE KEEPSAKES

Scan photos, paperwork, and sentimental memorabilia whenever possible to preserve memories without the bulk.



PRO TIP:

If you have not used it in the past 90 days and do not expect to use it in the next 90, it may be time to let it go.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER  Russ Lyon | Sotheby's  INTERNATIONAL REALTY 

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.

3.



MEASURE AND PLAN AHEAD

Avoid surprises now by mapping out what will, and will not, fit.



GET ACCURATE DIMENSIONS

Measure your new floor plan and compare room sizes before making decisions about what to keep.



TEST FURNITURE FIT

Large furniture often does not scale well in smaller homes. Confirm dimensions before the move.



ACCOUNT FOR STORAGE

Smaller homes often mean less built-in storage, so plan carefully for closets, garages, and seasonal items.



USE DIGITAL TOOLS

Floor-plan apps or simple layout sketches can help you visualize furniture placement in advance.



PROFESSIONAL TIP:

Take photos of your current rooms and compare them to your new home's layout to help envision what really fits.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER  Russ Lyon | Sotheby's  

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



4. Sell, Donate, or Gift Mindfully



Reduce what you own and give your items
a new life elsewhere.



SELL WHAT YOU CAN

Quality furniture, décor, and valuable household items can often be sold to offset moving costs.



DONATE WITH PURPOSE

Support local charities, nonprofits, or community organizations that can put your items to good use.



GIFT MEANINGFULLY

Offer treasured pieces or practical items to family and friends who will appreciate them.



EVALUATE STORAGE TRADE-OFFS

Before paying to store something, ask whether the item still supports the way you want to live next.



Pro Tip:

Host a 'downsizing day' or casual gathering where friends and family can choose items they will truly use. It can make the process feel lighter and more personal.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER  Russ Lyon Sotheby's
INTERNATIONAL REAL ESTATE

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



5. ORGANIZE YOUR IMPORTANT DOCUMENTS

Make sure you know where everything important is, without the clutter.



CONSOLIDATE KEY DOCUMENTS

Passports, medical records, insurance policies, deeds, and estate paperwork should be stored in one secure place.



DIGITIZE THE REST

Use secure cloud storage for files you do not need to keep in physical form.



SHRED WHAT'S OUTDATED

Safely dispose of old paperwork to protect your privacy and reduce unnecessary paper clutter.



Pro Tip

Create a **'Life Binder'** with critical documents, account details, and instructions to help loved ones in an emergency.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER



Russ
Lyon

Sotheby's

INTERNATIONAL REALTY



Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



6. STRATEGIZE YOUR MOVE

A smooth transition starts with thoughtful planning.



HIRE EXPERIENCED MOVERS

Especially helpful for seniors or long-distance moves. Some professionals specialize in downsizing transitions.



LABEL EVERYTHING

Mark boxes clearly by room and priority to make unpacking easier and less overwhelming.



MOVE IN PHASES

If possible, move non-essentials first and test living with less before fully settling in.



Pro Tip

Pack a 'First-Day Box' with toiletries, bedding, coffee supplies, medications, and phone chargers. You'll thank yourself later.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER

Russ Lyon

Sotheby's

INTERNATIONAL REALTY



Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



7. EMBRACE THE EMOTIONAL JOURNEY

Letting go of a longtime home is emotional.
GIVE YOURSELF GRACE.



HONOR YOUR FEELINGS

Nostalgia is normal. Acknowledge the memories, milestones, and meaning your home has held.



FOCUS ON THE GAINS

Less upkeep, more time, and more freedom can open the door to a fresh new lifestyle.



CHECK THE HOME'S QUALITY

Soundproofing, insulation, and craftsmanship may differ in smaller or newer homes, which is important to notice before committing.



SEEK SUPPORT

Talk to loved ones or a counselor if the emotions become heavy. You do not have to do it alone.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER  Russ Lyon  Sotheby's 

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



8. MAXIMIZE AND PERSONALIZE YOUR NEW SPACE

Make your smaller home functional, comfortable, and uniquely yours.



USE EVERY INCH

Think vertically. Add shelving, under-bed storage, or wall-mounted solutions to make the most of every square foot.



STICK TO YOUR PLAN

Avoid the temptation to refill every nook. Less can truly be more.



PERSONALIZE WITH PURPOSE

Choose meaningful décor that brings joy and warmth without adding unnecessary clutter.



Pro Tip

Invest in custom storage solutions to make your new space efficient, beautiful, and easy to live in.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER  Russ Lyon | Sotheby's 

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.



9. ADJUST AND THRIVE IN YOUR NEW LIFESTYLE

Settling in is just the beginning
of your new chapter.



BUILD NEW HABITS

Regularly declutter, buy mindfully,
and stay organized so your new
space continues to feel light and
manageable.



RESEARCH THE AREA

Make sure your new neighborhood
supports your lifestyle with
healthcare, community events,
social clubs, and daily conveniences.



AVOID LONELINESS

If you are leaving a close-knit
neighborhood, join local meetups,
groups, or classes to
rebuild connection.



MIND THE OUTDOORS

If having a yard, patio, or garden
matters to you, be sure your new
home still supports that part of
your lifestyle.



Pro Tip

Schedule a **'3-Month Check-in'** to reflect on
what's working well and what still needs adjusting.

480.349.5521

PerfectlyMatchedHomes.com

SHISLER  Russ  Lyon | Sotheby's  

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed and is subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.

Your Life.
Your Style.
Perfectly Matched.

SCAN TO CONNECT



The Shisler Team



480.349.5521



Shannon.Carlson@RussLyon.com



PerfectlyMatchedHomes.com

SHISLER
Team



Russ
Lyon

Sotheby's
INTERNATIONAL REALTY

480.349.5521

PERFECTLYMATCHEDHOMES.COM

Disclaimer: This material is provided for general informational purposes only and should not be construed as legal, tax, financial, or professional advice. Real estate transactions and requirements may vary based on individual circumstances, state laws, and local regulations. Buyers and sellers are encouraged to consult with qualified legal, tax, financial, and real estate professionals regarding their specific situation. Information contained herein is believed to be reliable but is not guaranteed or subject to change without notice. This material is not intended to solicit properties currently listed with another brokerage. If your property is currently listed with a broker, please disregard this offering.

