

The image shows the RESA Staging Calculator interface. At the top, the RESA logo is displayed with the tagline "Real Estate Staging Association" and "Advancing Professionalism and Excellence in Real Estate Staging". Below the logo, the title "STAGING CALCULATOR" is centered. The calculator interface consists of several input fields and a "CALCULATE" button. The input fields are as follows:

- Monthly Mortgage Amount: \$ 2000
- Monthly Carrying Costs: \$ 1000
- Months on Market When Unstaged: 9
- Reduction in Months When Staged: 7
- Staging Fee: \$ 6000
- Cost to List Unstaged: \$ 27000
- Savings When Staged First: \$ 15000

A "CALCULATE" button is located below the input fields. The results are displayed below the input fields.

1. Click on the calculator, which will launch in a new window.
2. Enter the **monthly mortgage** and **carrying costs** for the home.
3. Either use the 6.1 months (184 days average) that RESA* found to be the months on the market in 2015 of homes before the owners decided to stage, OR enter the average **months on the market** in your area:
 - Manhattan Co-ops: 2.7 months (81 days**)
 - Manhattan Condos: 3.3 months (100 days**)
 - Hamptons: 5.6 months (170 days***)
 - North Fork, LI: 5.2 months (157 days***)
4. Because RESA found that these staged homes sold in 90% less time after they were staged, either use the 6 months found by RESA or multiply the months on the market in your area by 90% to arrive at the **Reduction in Months When Staged**.
5. Enter the total sum of **Staging Fees** (furniture rental, accessory rental, fee paid to stager)
6. Click on the **Calculate** button.
7. The **Cost to List Unstaged** is the product of multiplying the monthly costs by the number of months unstaged and on the market.
8. The **Savings When Staged First** is the product of the Reduction in Months When Staged multiplied by the monthly costs, less the Staging Fees.

If the Savings When Staged First is less than the Cost to List Unstaged, then you are saving money in the long run when you decide to stage.

*Source: Real Estate Staging Association Consumer's Guide to Real Estate Staging

**Source: The Corcoran July 2016 Report

***Source: Prudential Douglas Elliman 2nd Quarter 2016 Market Overview