

Create a Showing Routine You Can Actually Maintain

Build a repeatable showing preparation routine around household needs, communication and agreed access arrangements.



Read the current online edition:

realtylistingco.com/learn/seller-readiness/living-in-the-home-during-showings/

The Problem

The household still needs to eat, work, rest and manage daily responsibilities while the home is marketed. A preparation routine that only works once is difficult to sustain. The aim is a clear plan for requested visits and a manageable reset, with sensitive access details kept out of shared checklists.

Your goal: Agree who receives requests, what the household can realistically do and how the property will be reset after a visit.

Map the ordinary week

Identify recurring household commitments and practical limits before promising open availability. Discuss these with the agent and ask how showing requests are handled. Separate a household preference from a term already agreed in a contract. Where another person occupies the property, take access and notice questions to the responsible local professional rather than making assumptions.

Choose a short reset sequence

Walk through the spaces visitors will normally see and identify a small set of repeatable actions. Divide ordinary tidying from repairs or work requiring professional help. Give household members clear responsibilities they can manage. Avoid a perfection standard that requires hours before every request; ask the agent which presentation tasks matter for the actual marketing plan.

Keep access and privacy separate

Agree how permitted visitors will enter and who communicates any changes. Keep keys, codes, security instructions and sensitive documents out of a broadly shared checklist. Consider personal-information visibility as part of your routine, using the agent's privacy guidance. Discuss pets and household members' needs with the appropriate providers; this article does not establish animal-care or security procedures.

Close the loop after each visit

Decide who confirms the visit has finished and who handles the ordinary reset afterward. Record a communication problem or maintenance concern and its next action without tracking unnecessary visitor details. Review the routine after the first few requests. If it repeatedly fails, change the arrangement through the agent rather than silently ignoring requests or relying on last-minute improvisation.

A Practical Example

Fictional example: Joe Poe works from home during scheduled calls. He tells the agent which periods need discussion, assigns a brief room reset and agrees who will confirm the house is ready. After two requests expose a timing problem, they review the arrangement instead of promising availability Joe cannot maintain.

Illustrative example, not a case history or a recommended legal outcome.

When to Get Help

Ask the agent about showing logistics and counsel about occupancy, access, notice and agreement questions. This framework does not replace lawful notice, tenancy rights, court orders or a property-specific safety plan.

Sources and Further Reading

Source guidance reviewed October 31, 2026. The organizing steps and example are RealtyListingCo's educational framework.

- National Association of REALTORS – Home Selling Tips for Privacy and Safety

<https://www.nar.realtor/the-facts/consumer-guide-home-selling-tips-for-privacy-and-safety>

- National Association of REALTORS – Ten Questions to Ask a Seller's Agent

<https://www.nar.realtor/the-facts/consumer-guide-ten-questions-to-ask-a-sellers-agent>

YOUR NEXT STEP CHECKLIST

Your Next-Step Checklist

- ☐ Describe the household's ordinary week
- ☐ Agree request and response channels
- ☐ Choose a manageable reset list
- ☐ Keep sensitive access details separate
- ☐ Review what failed after the first visits

One thing to do today: Write a reset list that your household can realistically repeat before the next requested visit.

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