

## Effective lighting can make poor home staging look better and good home staging look great. Lights should match the home's style and highlight its best features

Lighting is a key consideration for real estate agents and homeowners. Sellers planning to list their home should take time to weigh how they plan to light and stage their property during showings.

The most popular types of lighting include recessed lighting, which involves cutting holes in the ceiling so the lighting is flush with the ceiling; chandeliers, sconces, other ceiling or wall-mounted fixtures; and under cabinet lighting.

Which one is best? For the most desirable lighting, ensure the style matches the rest of the décor. Also factor in how much flexibility is available and the type of bulb used, especially as LED bulbs gain in popularity.

Lighting projects are rarely feasible as do-it-yourself efforts, so it often pays to have a design professional help homeowners decide where to put lights for maximum effect.

Agents should also know the latest lighting trends and understand the impact that lighting has on the look and feel of the property so they can effectively advise clients and help them find potential lighting and staging professionals.