

**Dropping the sales price will impact the entire neighborhood.**

Lower sale prices can set a new comparable, which appraisers will use to assess future property values.

This can drive down valuations across the area, making it harder for other homeowners to maintain equity.

**Appraisals will reflect these lower comps**, affecting not only this sale but future ones as well.

**Lenders will be more conservative** in their loan approvals if values start trending downward, which can further slowdown the market and make financing more difficult for buyers.

You want to price and list your property correctly without dropping the value during the listing.