

Seller's *Guide*

Your Step-by-Step Guide to Selling a Home in the Greater Houston & Galveston Area

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About Sandra



Hello! I'm Sandra McDuffie

REALTOR® • REAL ESTATE CONSULTANT
LICENSED RESIDENTIAL MORTGAGE BROKER • EXP REALTY, LLC

I'm a bilingual Realtor® (English/Spanish) specializing in buying, selling, and investing in residential properties across the Greater Houston Bay Area, Galveston, and the surrounding cities and counties. Guiding families through one of life's biggest decisions is the part of this work I love most.

As a licensed Realtor®, I hold myself to a high standard, and I believe in continuing my education so I can serve you better. I'm proud to hold several designations, including **ABR®** (Accredited Buyer's Representative), **SRS®** (Seller Representative Specialist), **PSA** (Pricing Strategy Advisor), and **CNE** (Certified Negotiation Expert).

Two of those matter enormously when you're selling. **SRS** is a designation built specifically around representing sellers, and **PSA** is advanced training in pricing strategy — reading comparable sales, market conditions, and appraisals to land on a number that actually works. Pricing is the single biggest decision we'll make together, and I don't guess at it.

My hands-on background in **construction, interior design, and staging** shapes how I prepare your home. I can walk through with you and tell the difference between a repair that will genuinely cost you at the negotiating table and a small update that returns far more than it costs. I'm also a **licensed Residential Mortgage Broker**, so when a buyer's financing wobbles, I understand exactly what's happening and what it means for your closing.

I'm passionate about what I do. I am loyal, trustworthy, and fully devoted to my clients — their needs and their best interests always come first — and I deeply value the relationships I build along the way. Many of my clients tell me that by the end, they feel like they've gained a friend for life. That means everything to me.

Selling your home is one of the largest financial decisions you'll ever make. I'll give you honest advice — including when it isn't the easiest advice to give — explain everything in plain language, and protect your equity. I'm here to guide you every step of the way, and I truly have your best interest at heart. Call or text me anytime.

Como Realtor® bilingüe, estoy aquí para guiarte con claridad y confianza en cada paso — en inglés o en español.

Real Estate Terms

A quick, plain-language reference to the words you'll hear while selling — including a few specific to Texas.

Listing Agreement	The written agreement between you and me — the price, the term, my services, and how I'm paid. We'll go through it line by line before you sign.
CMA	Comparative Market Analysis. The study of active, pending, and sold homes like yours that we use to set your price.
Days on Market (DOM)	How long your home has been listed. High DOM makes buyers assume something is wrong — which is why the first two weeks matter so much.
Seller's Disclosure	A Texas-required written notice telling buyers what you know about the property's condition — good and bad.
Option Period	A short, negotiated window (Texas-specific) during which your buyer can inspect and terminate for any reason.
Option Fee	What the buyer pays *you* for that right. Usually credited to them at closing; you keep it if they walk.
Earnest Money	The buyer's good-faith deposit, held in escrow at the title company.
Survey / T-47	A drawing of your property's boundaries. In Texas you'll often provide your existing survey with a signed T-47 affidavit rather than buy a new one.
Title Commitment	The title company's report on your ownership and any liens that must clear before closing.
HOA Resale Certificate	A document from your HOA confirming dues, assessments, and standing. Usually the seller's cost.
Appraisal	A lender-ordered valuation. If it comes in below the contract price, we have decisions to make.
Seller Concessions	Money you contribute toward the buyer's costs — often a stronger tool than a price cut.
Net Proceeds	What actually lands in your account after the mortgage payoff, closing costs, and fees.
Proration	Splitting property taxes and HOA dues between you and the buyer based on the closing date.
Closing	The final step, handled at a title company in Texas, where the deed transfers and you get paid.

Steps to Selling a Home

Here's the road ahead. We'll move through these eight steps together, and I'll explain each one along the way — no rush, no pressure, and no question too small.

01 **Choose the Right Agent**

02 **Price It Right**

03 **Prepare & Stage Your Home**

04 **Marketing Your Home**

05 **Showings & Feedback**

06 **Offers & Negotiation**

07 **Option Period & Repairs**

08 **Appraisal & Closing**



01 Choose the Right Agent

Your home is likely your largest asset. Who you trust to bring it to market changes what you walk away with — not by a little, but often by tens of thousands of dollars.

PRICING STRATEGY

This is where deals are won or lost. I hold the **PSA** (Pricing Strategy Advisor) designation, and I price with data — active competition, pending activity, and recent solds — not with a number that simply sounds good in a listing appointment.

PREPARATION & STAGING

With a background in construction, interior design, and staging, I'll walk your home with you and tell you honestly what's worth doing and what isn't. Sometimes the answer is "nothing — let's list it."

MARKETING THAT REACHES BUYERS

Professional photography, syndication across the major portals, social reach, and my network. Most buyers meet your home on a screen before they ever meet it in person.

PROFESSIONAL NEGOTIATOR

I hold the **CNE** (Certified Negotiation Expert) designation. I handle the hard conversations — price, repairs, appraisal gaps — so you don't have to.

HONEST ADVICE, EVERY TIME

Including when it isn't what you want to hear. I'd rather tell you the truth about your price in week one than watch your home sit for ninety days and sell for less.

> ### A NOTE ON COMMISSION & REPRESENTATION
>
> Following nationwide changes in 2024 and new Texas law effective January 1, 2026, buyers now sign written representation agreements with their own agents, and compensation is negotiated openly rather than assumed. What this means for you: **you decide** whether to offer a contribution toward the buyer's agent, and how much. It's no longer automatic.
>
> My honest counsel is that in most Houston-area transactions it still serves you to offer something — it widens your buyer pool, and buyers facing that cost out of pocket simply offer less to compensate. But it's your decision, made with real numbers in front of you, in writing, before you commit to anything.

02 Price It Right

If we get one thing right together, let it be this one. Price is the single biggest lever you control, and the market is honest with us whether we like the answer or not.

WHAT OUR MARKET LOOKS LIKE RIGHT NOW

We're in a **buyer-favored, price-sensitive market**. In many of our neighborhoods, homes currently for sale are priced *per square foot below* what recently sold — which tells us pricing is softening. Buyers are cautious and comparison-driven, and they're writing offers at lower numbers than recent sold values would suggest.

That's not a reason to panic. It's a reason to be strategic, and to watch the market week by week rather than set a number and hope.

HOW I ACTUALLY PRICE YOUR HOME

I'll show you three things side by side, and I'll show you all three even when one of them is uncomfortable:

- **Active listings** — your competition. This is what a buyer sees the same afternoon they see your home.
- **Pending listings** — what buyers are actually choosing right now. This is the truest signal we have.
- **Sold comparables** — what closed and what an appraiser will support.

> ### THE MOST IMPORTANT DISTINCTION I CAN TEACH YOU
>
> **Appraised value and market value are not the same thing.** Recent solds may well support a higher appraisal. But appraisals follow the contract — and the contract only exists if a buyer writes an offer.
>
> So the question isn't "what would this appraise for?" It's **"where are buyers writing offers today?"** When those two numbers disagree in a softening market, the second one is the one that sells your home.

02 Price It Right, continued

"BUT MY HOME IS WORTH MORE THAN THAT"

I hear this often, and I completely understand that it's not easy to see. You know what you've put into this home — the money, the weekends, the memories. None of that shows up in a spreadsheet, and it's hard when the market doesn't account for it.

Here's what's usually happening. You're anchored to what homes *sold* for — and you're not wrong, those sales are real. But today's buyers aren't shopping from that list. They're writing offers based on what's active and pending right now, which is running lower. Both things are true at once. My job is to price for where the buyers are, not where the market was.

WHY THE FIRST TWO WEEKS DECIDE EVERYTHING

Your listing gets the most attention it will ever get in its first fourteen days. Every serious buyer already watching your neighborhood sees it immediately. Price it right and you're competing for them. Price it high and they scroll past — and when you reduce later, you're showing it to a much smaller crowd of people who now wonder what's wrong with it.

CHASING THE MARKET DOWN

This is the pattern I most want to help you avoid: list high, sit, cut a little, sit, cut again. Each reduction arrives after the market has already moved past it, so you're always slightly behind. Sellers who do this almost always net less than if they'd priced correctly on day one — and they spend months of their life doing it. I'd rather price it once, price it right, and get you moving.

> **And here's the bright side I always point out.** If you're selling and buying in the same market, it balances out in your favor. Yes, you may sell for a little less than you hoped — but you'll buy for less too, and you'll have negotiating room as a buyer that didn't exist a few years ago. We're not looking at your sale in isolation. We're looking at your whole move.



02 What NOT to Do

A few of these will feel counterintuitive — especially the ones that look like good ideas. Every one of them is something I've watched cost a seller real money.

PLEASE DON'T …

- **Price high "just to see what happens."** We already know what happens: silence for three weeks, then a reduction that arrives too late. You can always come down — but you can never get those first two weeks back.
- **Skip the pre-listing prep.** Buyers don't discount for what's wrong — they discount for what they *imagine* is wrong, and their imagination is always more expensive than the repair.
- **Over-renovate before selling.** A brand-new kitchen almost never returns what it costs at resale. Paint, light, clean, and decluttered wins on return every time. Ask me before you spend.
- **Hide a known problem.** Texas requires a written Seller's Disclosure. Beyond the legal exposure, inspectors find it anyway — and then you're renegotiating from a weak position with a buyer who no longer trusts you.
- **Be home during showings.** Buyers won't open a closet, linger, or picture their life in your living room while you're in it. They leave quickly and don't come back.
- **Take offers personally.** A low offer isn't an insult — it's an opening. Some of my best closings started with a number that made my seller wince. Let me counter it.
- **Turn down showings.** The showing you decline is the buyer you never meet. If the timing is genuinely impossible, tell me and I'll manage it — but let's not make your home hard to see.
- **Leave valuables, mail, or medications out.** Strangers walk through with agents you don't know. Put prescriptions, jewellery, cash, and personal paperwork away.
- **Talk to the buyer or their agent directly.** It's natural to be friendly — but anything you say becomes negotiating leverage. "We have to be out by June" can cost you thousands. Send them to me.
- **Forget you're also a buyer.** If you're purchasing next, don't make large purchases, change jobs, or open new credit while under contract — it can undo your *next* loan.

> **ONE MORE THING**
>
> Assume there are cameras. Doorbell and interior cameras are everywhere now, and they are often recording audio. Have your honest conversations about price, motivation, and timing in the car — not in the kitchen. This one surprises people, and it has cost sellers real leverage.

None of this is meant to make you anxious. It's a short season, and you have me for all of it — **when in doubt, just ask me first.**

03 Prepare & Stage Your Home

This is my favourite part, and the part where my background actually pays you back. We're not renovating — we're helping a stranger fall in love in the first eight seconds.

WHERE THE MONEY ACTUALLY IS

- **Declutter, then declutter again.** Free, and the highest-return thing you will do. Pack away a third of everything — you're moving anyway.
- **Deep clean, including the things you stopped seeing years ago** — baseboards, grout, vents, windows, and the inside of the oven.
- **Paint in neutrals** where colour is bold or dated. Cheap, fast, and it photographs beautifully.
- **Light it up.** Match the bulb temperature throughout, replace anything dim, open every blind before a showing.
- **Curb appeal.** Mulch, edge, pressure-wash, and put something living by the front door. This is the photo that decides whether they click.
- **Fix the small stuff** — the sticking door, the running toilet, the cracked plate. Buyers count small defects and quietly assume big ones.

WHERE THE MONEY USUALLY ISN'T

Full kitchen and bath remodels rarely return what they cost at resale. Neither do bold personal choices, however beautiful. Before you spend a dollar, let me walk through with you — sometimes I'll tell you to spend nothing at all, and I mean it.



04 Marketing Your Home

Almost every buyer meets your home on a screen first. If the photos don't stop the scroll, the showing never happens — so this is where we invest.

WHAT I DO FOR YOUR HOME

- **Professional photography** — and we don't shoot until the home is ready. One rushed photo shoot can cost you weeks.
- **Compelling listing copy** that leads with what buyers here actually care about: price per square foot, the tax rate, MUD status, schools, and lifestyle.
- **Full syndication** to the MLS and the major portals where buyers are already looking.
- **Social media and video** — where a growing share of buyers now find homes first.
- **My network** — agents, past clients, and a cloud-based brokerage that reaches relocating buyers nationwide and beyond.
- **Open houses** where they make sense for your home and your neighbourhood.

> ### RELOCATION BUYERS MATTER HERE
>
> A meaningful share of Houston-area buyers are moving in from another state or another country, and they shop almost entirely online before they ever fly in. Because my brokerage is cloud-based and global, your home gets in front of those buyers — and they often arrive ready to move quickly.



05 Showings & Feedback

Showings are disruptive — there's no polite way around it. The good news is that this phase is usually short, and every showing is a chance.

YOUR SHOWING ROUTINE

- Beds made, counters clear, floors done, trash out.
- Every light on and every blind open, even in daylight.
- Pets out of the house if you possibly can — and all evidence of them too.
- Nothing cooking. Smells linger far longer than you think.
- Valuables, prescriptions, and paperwork put away.
- You out of the house. Take a drive, not a walk around the block.

READING THE FEEDBACK

I'll gather feedback and share it honestly, including the parts that sting. Patterns matter more than any one comment — one buyer disliking your paint colour is noise, but five buyers saying the same thing is data we should act on.

> ### THE SIGNAL I WATCH MOST CLOSELY
>
> **Showings but no offers usually means price.** Buyers are coming, looking, and choosing something else — the home is presenting well but isn't competitive at the number. **No showings at all also means price** — buyers are filtering you out before they ever see it. If we're getting neither, we'll talk early rather than wait for month three.



06 Offers & Negotiation

When an offer arrives, we read all of it — not just the number at the top. I've seen a lower offer be worth more than a higher one more times than you'd think.

WHAT WE WEIGH TOGETHER

- **Price** — the headline, but only part of the story.
- **Financing** — cash, conventional, FHA, VA. How strong is the pre-approval, and who is the lender?
- **Option period & option fee** — how long can they walk away, and what are they paying you for that right?
- **Earnest money** — a larger deposit signals a serious buyer.
- **Seller concessions requested** — a $10,000 concession makes a full-price offer something else entirely.
- **Closing date & possession** — does their timeline work with your next move?
- **Contingencies** — is their offer contingent on selling their own home?

ON LOW OFFERS

Please don't take them personally — and please don't refuse to counter. A buyer who writes a low offer is a buyer who is *interested*. They showed up, they wrote, they're engaged. I'll counter and negotiate on your behalf, and I do this for a living.

> **A tool most sellers overlook:** concessions often beat price cuts. Dropping your price $10,000 saves the buyer about $60 a month — barely felt. Giving that same $10,000 toward their closing costs or an interest-rate buy-down can be the difference between them qualifying and walking. Same money to you, far more impact for them.

07 Option Period & Repairs

Once you accept, your buyer enters their **option period** — a short, negotiated Texas window in which they can inspect and terminate for any reason at all. It's the most fragile stretch of the whole transaction, so let's walk into it clear-eyed.

WHAT HAPPENS

- The buyer pays you an **option fee** for the right to walk. It's generally yours to keep either way.
- Their funds must reach the title company by **5:00 PM on the third day** after the effective date — a deadline I watch closely on your behalf.
- They'll inspect. Expect a long report — every home produces one, including brand-new construction.
- They may ask for repairs or a price adjustment. We respond strategically, not emotionally.

HOW WE HANDLE THE REPAIR REQUEST

You are not obligated to do everything on the list — and you shouldn't. We'll separate the genuine issues (safety, structural, systems, anything a lender will require) from the wish list. You can repair, credit, or decline, and I'll advise you on which fights are worth having based on how strong this buyer is and what your fallback looks like.

> ### FOUNDATIONS & OUR CLAY SOIL
>
> Our expansive "gumbo" clay moves slabs, so foundation questions come up constantly here — often on homes that are perfectly sound. If a buyer raises one, the answer is usually a structural engineer's report rather than a panic. An engineer's letter saying your foundation performs as intended is worth far more at the negotiating table than an argument.



08 Appraisal & Closing

THE APPRAISAL

If your buyer is financing, their lender orders an appraisal. I'll provide the appraiser with the comparable sales and improvements that support your price — this is not a passive step, and it matters.

IF IT COMES IN LOW

It happens, particularly in a softening market. You have options, and we'll choose together: hold firm and ask the buyer to bring the difference in cash; meet in the middle; reduce to the appraised value; or dispute the appraisal if the comparables were genuinely wrong. What we don't do is panic — a low appraisal is a negotiation, not a verdict.

TITLE & SURVEY

The title company confirms your ownership and clears any liens. In Texas you'll typically provide your existing survey with a signed **T-47 affidavit** — worth locating early, because a new survey costs money and takes time.

CLOSING DAY

In Texas, closing happens at a **title company** — no attorney required. Bring your government-issued photo ID and your payoff information. You'll sign, the deed transfers, and once it funds, your proceeds are wired or issued to you.

> ### BEFORE YOU HAND OVER THE KEYS
>
> Cancel your homeowners policy *only after* funding, not before. Transfer or shut off utilities for the correct date. Leave behind the manuals, warranties, gate and alarm codes, garage remotes, and every key you have — and leave the home clean. It's a small kindness that costs nothing and finishes the whole thing well.

Congratulations — you're sold!

The Texas Seller's Disclosure

Texas requires you to give buyers a written notice of what you know about your property's condition. It's one of the most important documents you'll sign — and one of the easiest to get wrong.

THE RULE IS SIMPLER THAN PEOPLE THINK

You are disclosing **what you actually know**. You're not required to be an inspector, an engineer, or a fortune teller. You don't have to investigate things you've never noticed. But anything you *do* know — the leak you had repaired, the flood in 2017, the foundation work, the roof claim — goes on the form.

WHAT IT COVERS

- The condition of systems and appliances — roof, HVAC, plumbing, electrical, foundation
- Known defects, past repairs, and insurance claims
- **Flooding history** and whether the home sits in a flood zone — taken seriously here, and required
- Termite or wood-destroying insect history and treatment
- HOA membership, dues, and any assessments
- **MUD** district status — a separate notice is required if your home is in one
- Any pending litigation, liens, or unpermitted work you know about

> **My honest advice, and I give it to every seller: disclose it.** All of it. A disclosed, repaired problem is a non-event — buyers accept those every single day. An *undisclosed* problem that the inspector finds becomes a crisis of trust, a renegotiation from a weak position, and potentially liability that follows you long after closing. The truth is cheaper. It always is.

What You'll Actually Net

Your sale price isn't your take-home. Before we list, I'll prepare a **net sheet** — a line-by-line estimate of what lands in your account — so there are no surprises at the closing table. Here's what typically comes out:

	What it is	Roughly
Mortgage payoff	Your remaining loan balance, plus interest through the closing date.	Varies
Agent compensation	Negotiated in your listing agreement, including any contribution you choose to offer the buyer's agent.	Negotiable
Title policy	In Texas the seller customarily pays for the owner's title policy.	Set by rate
Survey / T-47	Free if your existing survey is accepted; otherwise a new one.	$0–$650
HOA resale certificate	Required by most HOAs; usually the seller's cost.	$200–$500
Tax proration	Your share of the year's property taxes up to the closing date.	Varies
Repairs / concessions	Whatever we negotiate after the inspection.	Negotiable
Escrow & misc.	Closing fee, recording, courier, wire, and similar small items.	Modest

TWO THINGS WORTH KNOWING

Your escrow refund is not part of your proceeds. If your taxes and insurance are escrowed, your lender refunds that balance separately — usually a few weeks after closing. It's a nice surprise, but don't budget your next down payment around it.

You may owe nothing in capital gains. Many sellers of a primary residence can exclude a substantial amount of gain if they've lived in the home two of the last five years. The rules have conditions, so please confirm your situation with your CPA — I'm not a tax advisor, but I'd hate for you to worry about a bill you may not owe.

Houston & Gulf Coast Seller Essentials

A closer look at what makes selling here different from anywhere else — and what your buyers will ask about.

FLOOD ZONES & FLOOD HISTORY

This is the first thing many buyers check, and Texas requires you to disclose what you know about flooding and flood-zone status. If your home has flooded, disclose it — and let's get ahead of it. Documentation of the repairs, permits, and any mitigation you've done turns a red flag into a solved problem. Buyers fear the unknown far more than the known.

WINDSTORM & INSURABILITY

In Galveston County and other coastal areas, wind and hail are often excluded from standard policies and must be added separately (frequently through TWIA). Your roof's age and claim history directly affect whether your buyer can insure the home affordably — and an uninsurable home is an unsellable home. If your roof is at the end of its life, we should talk about it before we list.

PROPERTY TAXES & MUD DISCLOSURE

Buyers here scrutinise tax rates closely, because they hit the monthly payment hard. If your home sits in a **MUD**, a separate written notice is required — and it's better delivered upfront than discovered mid-option-period. A low total tax rate is a genuine selling point worth featuring; a high one is worth explaining honestly rather than hiding.

FOUNDATIONS & CLAY SOIL

Expect the question. If you've had foundation work done, gather the paperwork now — the engineer's report, the contractor's invoice, and any transferable warranty. A documented, warrantied repair reassures buyers. A rumour of movement with no paperwork terrifies them.

Seller Essentials, continued

HOAS & DEED RESTRICTIONS

Houston famously has little traditional zoning, so deed restrictions and HOA rules do much of the work here. Your buyer will review them during the option period. Order your resale certificate early — some HOAs are slow, and a late certificate can push your closing date. If you have any unpermitted work or an outstanding HOA violation, tell me now rather than letting it surface later.

COMPETING WITH NEW CONSTRUCTION

Our suburbs are full of new builds, and that's your real competition. Builders can offer rate buy-downs and incentives you can't match dollar for dollar — so we don't compete on that ground. We compete on what a new build can't give: mature trees, a finished yard, blinds and gutters already installed, an established neighbourhood, and no construction next door for the next three years. Those are worth real money, and we'll say so.

TIMING YOUR SALE WITH YOUR PURCHASE

If you're selling and buying at once, the sequencing is everything. Options include a leaseback (staying briefly after closing as a tenant), making your purchase contingent on your sale, or bridging the gap. We'll map your timeline before we list, not after — because the worst version of this is a great offer you can't accept.

> *Selling along the Gulf Coast comes with a few extra questions — flood history, windstorm coverage, tax rates, and clay soil among them. None of it is anything to fear. It simply means having a local advisor who gets ahead of those questions before a buyer asks them, so you're negotiating from strength instead of scrambling.*



Frequently Asked Questions

How long will it take to sell? It depends almost entirely on price. A well-prepared home priced to today's market moves; an overpriced one sits regardless of how lovely it is. Once we're under contract, closing is commonly 30–45 days with financing.

Should I renovate before listing? Usually no. Paint, clean, declutter, light, and curb appeal return far more than a remodel. Let me walk through before you spend a dollar.

What if it doesn't appraise? We have options — hold firm, meet in the middle, reduce, or dispute a genuinely flawed appraisal. It's a negotiation, not the end.

Do I have to disclose the flooding / the foundation repair / the leak? Yes — and you want to. A disclosed and repaired issue is routine. An undisclosed one discovered by an inspector costs you far more than it ever would have.

Do I have to pay the buyer's agent? No — it's negotiable and it's your decision. In practice, offering a contribution usually widens your buyer pool and nets you more, but we'll look at real numbers together.

Can I be there for showings? Please don't. Buyers won't relax, linger, or picture themselves living there while you're home.

Why does the first offer often turn out to be the best one? Because your most motivated buyers — the ones already watching your neighbourhood — see your home first. Please don't dismiss an early offer just because it arrived quickly.

What if I need to sell and buy at the same time? Very common, and very manageable — leaseback, contingency, or careful sequencing. We'll plan it before we list.

Will I owe taxes on my profit? Possibly not — many primary-residence sellers can exclude a substantial gain. Confirm with your CPA.

> *Have a question you don't see here? That's exactly what I'm here for. There are no silly questions — call or text me anytime at* (346) 363-7513.

What My Clients Say

"It took us months to finally close on a house. She took us all over the map and not once did she lose patience with us. She took her time explaining things so we knew what to expect. Incredibly knowledgeable and will go to bat for her clients."

— Eric & Kori Isbell, Deer Park, TX

"We were moving from out of state and reached out to Sandra. She responded immediately and goes above and beyond to make sure you find the perfect place for your family — and the best value for your budget."

— Kevin & Angela Hoeitama, NW Houston, TX

"I have never felt more comfortable with a Realtor. There was zero pressure and she was more concerned that our family was taken care of. She walked us through the process and made it all seem so simple."

— KC & Alizabeth Fitzgibbons, League City, TX

"Sandra explained the process in full detail, from house hunting down to closing. No pressure and no rush. She was patient with us and met all our needs and expectations. Truly highly recommended!"

— Mike & Loriann Munoz, Pasadena, TX

"Sandra is the best we ever dealt with — super patient, supportive, and very detailed. She will never give up on you or just try to sell you a house. She will go far and beyond to make sure you find your home."

— Zaid & Aya Eldabdalla, Friendswood, TX

READ MY REVIEWS

Hear from more of my amazing clients

Scan the code with your phone camera to read all of my reviews on Google. I'm truly grateful for every family who has trusted me with their move — and I'd love for you to hear from them, in their own words.

Let's Sell Your Home

Serving the Greater Houston Bay Area, Galveston, and surrounding cities & counties

Follow me:

Facebook	facebook.com/realtorsandramcduffie
Instagram	instagram.com/sandramcduffie_realtor
YouTube	youtube.com/@sandramcduffie-realtor
TikTok	tiktok.com/@sandramcduffie_realtor
LinkedIn	linkedin.com/in/sandramcduffierealtor
Google Reviews	Read & leave a review →

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