



**Atlanta homeowners:
Are you looking to
DOWNSIZE?**



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Guide to Downsizing in Atlanta

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Introduction

Welcome to your **Guide to Downsizing in Atlanta** from Golley Realty. Whether you are an empty nester looking for a more manageable home, a retiree seeking a lifestyle change, or simply someone who wants to simplify their living space, this guide is designed to help you navigate the process with confidence.

Downsizing is more than just moving to a smaller home—it's about embracing a new chapter in life. While the idea can be exciting, it can also feel overwhelming. Plus, for empty nesters or seniors, downsizing may not always be the best choice when they consider all their circumstances. Each person's situation is unique.

That's where Golley Realty comes in. As a family-owned real estate brokerage serving Atlanta since 2001, we are dedicated to providing reliable, sound advice and a low-pressure, client-first approach to real estate. Our deep understanding of the Atlanta market, coupled with our commitment to the community, ensures you make the right choice for your situation.

For ongoing updates on Atlanta real estate consider following [our blog](#) or subscribing to our newsletter, [This Atlanta House](#). Also, please feel free to reach out with any questions. As a local and trusted real estate brokerage, we are here to put your needs first.



Sincerely,

Frank Golley

Frank Golley
Golley Realty
Owner/Broker



*We do business in accordance with the Federal Fair Housing Law.

01: Why downsize?

Downsizing is the process of transitioning to a smaller home that better suits your current lifestyle and needs. It often involves decluttering, selling or donating possessions, and finding a home that aligns with your new goals. While some downsize for financial reasons, others do so for convenience, lifestyle changes, or a fresh start.

The Growing Trend of Smaller Living

In recent years, the concept of “less is more” has gained popularity. Many homeowners are choosing to downsize to simplify their lives, reduce maintenance costs, and free up time and resources. With Atlanta’s dynamic real estate market, downsizing can offer an opportunity to relocate to a more walkable community, live closer to family, or enjoy amenities tailored to your lifestyle.

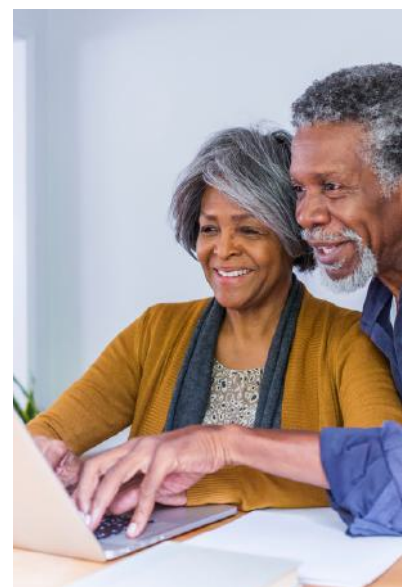
Is Downsizing Right for You?

Downsizing can be a great decision, but it’s important to evaluate whether it’s the right fit.

Ask yourself:

- Am I using all the space in my home?
- Would I benefit from lower housing costs and reduced maintenance?
- Am I looking for a more convenient or community-oriented lifestyle?
- Do I want to free up equity for other financial goals?

*If you answered **YES** to any of these questions, downsizing may be worth considering!*



02: The Pros and Cons of Downsizing

Downsizing is not a one-size-fits-all solution. Where you live has a large impact on your quality of life, available resources, finances and overall health and well-being. It's important to consider the pros and cons of downsizing in your unique situation. Make sure you do this with trusted advisors and family members so you can view your situation from all angles.

THE PROS OF DOWNSIZING



Lower Housing Costs - A smaller home often means lower mortgage payments, property taxes, insurance, and utility bills.



Less Maintenance & Upkeep - Say goodbye to the endless chores and costs associated with maintaining a larger home.



More Financial Freedom - Selling a larger home can free up funds for travel, investments, or other lifestyle goals.



Simplified Lifestyle & Less Clutter - A smaller space encourages intentional living and organization.



Opportunity to Live in a More Desirable Area - Downsizing may allow you to move to a community with walkability, amenities, or a closer connection to family.

THE CONS OF DOWNSIZING



Emotional Attachment to Your Home - Leaving a home filled with memories can be difficult. For older individuals it can even be disorienting.



Less Space for Guests & Belongings - Downsizing may require letting go of furniture, sentimental items, or guest accommodations.



Potential Moving Costs - The process of selling, moving, and furnishing a new space can involve expenses.



Adjusting to a New Lifestyle - Transitioning to a smaller space or different neighborhood may take time to feel comfortable.

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Deciding whether to downsize or stay in your current home is a deeply personal choice that depends on financial, emotional, and practical factors.

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HOW TO DECIDE?

Choosing whether to downsize or stay put is a personal decision that depends on your health, finances, and long-term goals. Here are a few steps to help you decide:

- **Assess Your Home's Suitability:** Is your home still functional for your lifestyle? Consider accessibility, maintenance, and costs.
- **Evaluate Your Finances:** Meet with a financial advisor to understand the impact of selling versus staying.
- **Think About the Future:** Will your home meet your needs as you age? Would moving make life easier in the long run?
- **Explore Your Options:** Visit active adult communities, condos, or smaller homes to see what's available in the Atlanta area.



03: The Atlanta Market – Where to Downsize

If you are looking to downsize within Atlanta, there are several communities that offer convenience, accessibility, and amenities suited for a lower-maintenance lifestyle. Some of the top options include:

Senior-Friendly Communities Inside the Perimeter

- **Decatur** - A top choice for downsizers seeking a walkable environment with small-town charm, boutique shopping, and excellent dining options.
- **Peachtree Hills** - A charming, walkable neighborhood with easy access to shopping, dining, and healthcare services.
- **Brookhaven** - Offers a mix of condos, townhomes, and smaller single-family homes with great access to parks and retail centers.
- **Virginia-Highland** - A vibrant community with bungalow-style homes and townhouses, ideal for those looking to downsize while staying connected to city life.
- **Midtown** - Perfect for those who prefer condo living, with walkability to Piedmont Park, cultural attractions, and dining options.
- **Druid Hills** - Known for its historic charm and proximity to Emory University and the CDC, offering easy access to medical care and community events.

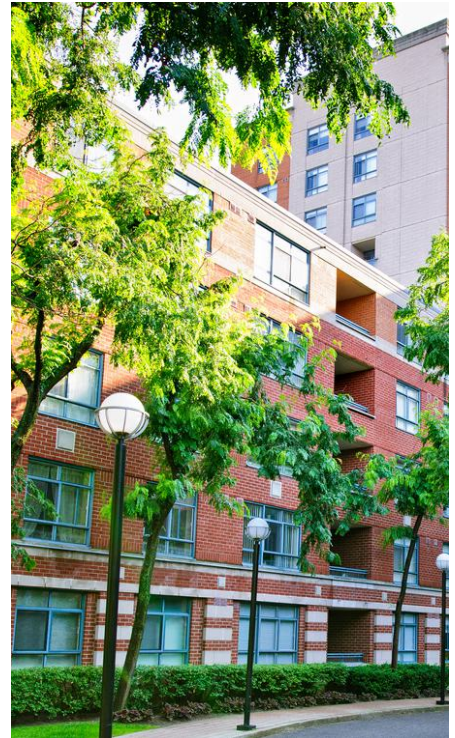
Independent Senior & Active 55+ Communities

Atlanta offers a larger variety of senior and active adult communities with different levels of amenities and services. Here are a few. Make sure to check reviews, visit in person and talk to other residents during your research.

- **Corso Atlanta** - Offers sophisticated senior living with a focus on beauty, connection, and happiness, including various amenities and services.
- **Heartis Buckhead**: Provides upscale independent living with modern touches, expansive views, and a variety of activities.
- **Somerby Sandy Springs** - Offers independent living, assisted living, and memory care.
- **Dunwoody Pines** - An all-inclusive independent retirement community.
- **King's Bridge Retirement Community** - In Atlanta, provides studio and multi-bedroom units in a social environment.
- **Wesley Woods Senior Living** - In Atlanta, offers a variety of senior housing options with supportive services.
- **Parc at Piedmont** - In Marietta, a premier independent and personal care community.
- **The Mansions at Sandy Springs** - Senior independent living with spacious apartments and activities.
- **Overture Powers Ferry** - In Marietta, 55+ active adult community offering resort-inspired amenities and services, located with easy access to Interstate 75 and minutes from Cumberland Mall.
- **The Villas at Prescott Lakes** - In Canton, a 55+ community offering ranch-style homes with access to a clubhouse, fitness center, and swimming pool.

More Housing Options for Downsizers

Condos & Townhomes - Condos and townhomes are great options for seniors because they offer low-maintenance living with no yard work or exterior upkeep. Many provide amenities like security, fitness centers, and social activities, creating a built-in community. Their convenient locations often offer easy access to healthcare, shopping, and dining. Additionally, single-level floor plans and accessibility features like elevators and automatic doors make them a safe and comfortable choice for aging in place.



Smaller Single-Family Homes - Small single-family homes offer seniors independence with less upkeep than larger homes while providing more privacy than condos. They require minimal maintenance, often feature single-story layouts for accessibility, and are typically located in walkable areas with easy access to amenities like healthcare and shopping.



04: When Staying Put Makes Sense

Deciding whether to downsize or stay in your current home is a deeply personal choice that depends on financial, emotional, and practical factors. Staying put may be the best option if your home is already well-suited for aging in place, with minimal upkeep, accessible features, and a strong support network nearby. If the costs of moving outweigh the benefits, or if you have deep emotional ties to your home and community, remaining in place can provide comfort and stability.

When Aging in Place Makes Sense

- ✓ Your home is already low-maintenance and meets your mobility needs.
- ✓ You have strong emotional ties and a deep sense of community in your current neighborhood.
- ✓ You have a strong support network nearby.
- ✓ The costs of moving outweigh the potential savings.
- ✓ You have the ability to modify your home with age-friendly renovations instead of relocating.



04: Planning Your Move

Downsizing often means parting with possessions accumulated over a lifetime. This can be one of the most emotional and overwhelming parts of the process, but with a thoughtful approach, you can streamline your belongings and keep what truly matters.

Step-by-Step Decluttering Process



1. **Start Early** - Give yourself plenty of time to sort through your belongings so you can make careful decisions without feeling rushed.



2. **Break It Down** - Tackle one room at a time to make the process more manageable.

3. **Use the Four-Box Method** - Label four boxes: Keep, Donate, Sell, and Discard. Place each item in one of these categories to make decisions easier.



4. **Follow the One-Year Rule** - If you haven't used an item in the past year, it's a good sign that you can live without it.

5. **Digitize Paperwork & Memories** - Scan important documents and sentimental photos to reduce physical clutter while keeping cherished memories intact.



6. **Consider Future Space Limitations** - If your new home has less storage, be realistic about what will fit comfortably in your downsized space.

7. **Enlist Help** - Family, friends, or professional organizers can provide an objective perspective and emotional support.

Letting Go of Sentimental Items

Letting go of items with emotional significance can be a challenging process, but several strategies can help ease the difficulty. Ultimately, it's important to remind yourself that memories reside within you, not solely in the physical items themselves, allowing you to release the object while keeping the associated emotions and experiences.



- Pass down family heirlooms to children or loved ones.
- Take photos of sentimental items before letting them go.
- Repurpose meaningful items into something useful, like turning old t-shirts into a quilt.
- Remind yourself that memories reside in your heart, not just in physical objects.

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Choosing the right agent can reduce stress, save time, and help you transition into this next phase of life with confidence.

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Hiring a Real Estate Agent Who Understands Downsizing

A real estate agent with downsizing expertise can make your transition significantly smoother. Here's how they can help:

Selling Your Current Home

- Provide accurate market pricing to ensure you get the best value for your home.
- Stage your home effectively to attract buyers while keeping the process stress-free.
- Manage showings and negotiations on your behalf.
- Coordinate the sale and transition timeline to align with your move to a new home.

Finding the Right Downsized Home

- Understand your priorities, whether it's low-maintenance living, accessibility, or proximity to family and amenities.
- Present options that fit your budget, lifestyle, and future needs.
- Negotiate the best deal and handle paperwork to streamline the buying process.





Contact us for a
free consultation!



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