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One of the most exciting parts of buying a house is the actual house hunting aspect. Not only does all the drudgery of fixing your credit and obtaining financing culminate here but the home of your dreams is finally within reach. It can be challenging to determine if it's still available, however, by viewing it from the outside with only a For Sale sign as guidance. A pending sale is one that has received a purchase offer and the sale is pending until all the conditions of the contract have been met. Ask your real estate agent to check the Multiple Listing Service database to determine if the house has a pending status. Agents are required by the regional MLS to update the status of their listings within a certain time of it changing. If it isn't listed as pending, and you still think that it is, ask your agent to call the listing agent to ascertain the true status. Call the number on the sign in front of the house if you aren't working with a real estate agent. Ask for the agent whose name is on the sign and inquire as to the status of the house. If the house is available, hire your own real estate agent to submit your offer and protect your interests. Ask to speak with the floor agent if the listing agent isn't available. Real estate offices typically have an agent on duty in the office during normal business hours and this agent is known as the floor agent. Unlicensed office staff is prohibited from divulging details about listings. Knock on the door of the house, if all else fails, and ask the homeowners if they have an offer pending on the house. Pending offers are contingent upon any number of variables, including the buyer obtaining a loan, the successful outcome of inspections and the sale of the prospective buyer's current home. Contingencies also have time limits and, since they are negotiable, the expiration of the time limit might be anywhere from a few days to a few weeks.The seller may be willing to tell you how strong the offer is and if he thinks the sale will be successful -- something the listing agent can't divulge. Ask your real estate agent to submit a backup offer if you truly want the house. With a backup offer, if the first buyer doesn't go through with the purchase, your offer automatically becomes primary. Tips It costs a homebuyer nothing to use the services of a buyer's agent. Although the listing agent may try to recruit you to use her as your agent, hire your own, to protect your interests. Settling on the perfect price for your home sale can be a tough balancing act.Price your house too high and you risk it languishing unsold on the market. But price it too low, and you could be cheating yourself out of thousands of dollars in the final deal. When determining a price, it's important to do the research and legwork necessary to make sure you get the best price possible. Here's what to consider when pricing your home.Looking to sell your home and trade up? Know how much house you can afford? Use our mortgage calculator to find out.There are three basic steps you can take when setting an asking price. First, look at similar properties. Nearby houses that have sold and are similar to yours in terms of size, location and condition give you an idea of what your house might be worth. Look at how these houses are priced currently and how much they have sold for in the recent past.If your house is priced higher than similar houses currently on the market, you'll have a harder time competing for the attention of potential buyers. Pay attention to the sale price for comparable houses that have sold in the past few months; this can give you an idea of what buyers are actually willing to pay for homes in your market.Next, study the local market. Using real estate search websites, take a survey of what houses of different sizes, styles and ages have historically sold for in your neighborhood and what they are selling for now. This should give you an idea of the housing market trends in your area and whether prices are currently moving up or down.If prices are moving down, you might want to be more conservative with your asking price. If prices are going up, you may be able to ask for more. Finally, get help from a real estate agent or an appraiser. A good real estate agent will already know what's happening in your local market and can tell you what similar properties have sold for in your area. Similarly, you can hire a professional appraiser to help assign a value to your home.Before you start house hunting, you need financing. Check out the best mortgage rates on the market.Why the perfect price mattersIt's important to set the right asking price for your home right out of the gate. Your home will likely get the most attention from potential buyers when it first hits the market. If your home is priced too high in the early stages, it's less likely a buyer will make an offer. And the longer your home stays on the market, the greater the chance that potential buyers will assume something is wrong with it and will either skip it altogether or offer less than the asking price.A high list price may limit your visibility online. Many prospective buyers scan potential listings online, filtering their search by setting upper and lower price limits along with other characteristics about the home, such as number of rooms and square footage. Your house won't be part of that search if its priced too high relative to its other characteristics.What's more, if your asking price is higher than the home's appraised value, that might interfere with the buyers' ability to qualify for their mortgage. And if that happens, there's little hope for the sale to move forward.Adjust when necessaryIf your house isn't getting a lot of interest early on or if you hear from buyers that it's priced too high, don't hesitate to adjust the price. A swift reaction will help you capture some of the initial enthusiasm that comes with a newly listed property. I can't believe it, someone's actually selling a house in our area instead of foreclosing! The heavens have opened and are smiling upon us :) It sounds sad, but seriously - this gives our neighborhood so much hope. We'll actually be able to tell what our houses are WORTH now since they're pretty much exact molds of each other. And what makes this even more interesting is that I've heard their asking price is WAYYYY higher than reasonably expected. I'm not sure if they're just disregarding the foreclosures or if their realtor has even approved (and agreed!) to it, but either way it's better than starting out too low, that's for sure. Just some more extra rays of hope, baby! My only fear here is that the closing price shocks us into reality. A good quarter of us bought close to the peak of the market, if not AT the peak ("ahem"), so it's gonna be scary to see that real life non-zillow number hit us straight in the face. 3 years ago our places were going \$350-\$370k (we settled @ \$360k), but the last estimate I was given was around \$300k - the number I use when calculating our net worth. If I were a betting man though (a non-lottery-or-poker-playing-betting-man, of course), I'd say anything over \$280k would be considered a win. And something tells me we'd realistically get only \$280k. Which pretty much BLOWS, but I'm over it at this point. I blogged it all out of my system last year, and now ready for the recovery :) And who knows. Maybe we'll get lucky and some spendthrift bastard will come along and save the day! All we need is one person to plunk down the money to pump up the rest of our values - as crazy as that sounds. So I'll keep ya posted, friends! Fingers crossed and happy thoughts up in hurr... Jay loves talking about money, collecting coins, blasting hip-hop, and hanging out with his three beautiful boys. You can check out all of his online projects at jmoney.biz. Thanks for reading the blog! Every item on this page was curated by an ELLE Decor editor. We may earn commission on some of the items you choose to buy. From a former gym to a '60s time capsule, the cool factor of these listings does not disappoint. Dec 15, 2016 Zillow Not all homes are made equal, and these 10 top our list of the most out-there this year. 1 of 10 YMCA Convert In a city like New York, space is a real luxury. That makes this 7,000 square foot YMCA-turned-condo a true one-of-a-kind home. Lavish in the club's history (with former members including Andy Warhol and Al Pacino) while enjoying more space than any of your neighbors. 2 of 10 Brooklyn Brownstone Recognize this Brooklyn stunner? That's because it's been featured on shows like "Girls" and "Saturday Night Live." Despite its newfound fame, the 1860s property has been meticulously restored to honor its original grandeur. 3 of 10 Abstract Art This Newport Beach home is a work of art in itself. It features traditionally high-end touches like beamed ceilings and wide-planked floors, with surprising elements like colorful deer heads and jungle-themed wallpaper. 4 of 10 60s Original Think this home was decorated by a retro-obsessed interior designer? Think again. It hasn't been redecorated since 1969, meaning the groovy decor is original and still oh-so-fabulous. 5 of 10 Midcentury Throwback The teal trim and terra-cotta accents that surround this home make it a perfect fit within the famous Disney Streets neighborhood of Dallas. Looking for monochromatic neutrals? Better keep moving. 6 of 10 NOLA Shunner This 1820s New Orleans home is a true product of its surroundings. The hand-painted murals reflect the lively restaurants and clubs of the French Quarter waiting just outside the front door. 7 of 10 New York Castle Even though this castle may look like it belongs in the Scottish Highlands, it is actually a country house turned New York castle. Despite its regal facade, it has gained a reputation as an epic celebrity-party spot. 8 of 10 Basement Tavern This listing could earn a spot on our list simply because of its age (an amazing 267 years!). But the home's best-kept secret is the incredible original stone tavern in the basement. 9 of 10 Wandering Waterways If you're a water-lover, than this Florida home may just be your dream come true. A quick dip in the pool will take you from the living room to the dining room in no time. 10 of 10 Tuscan-Inspired Who said you needed to fly to Italy to get a taste of the Tuscan sun? This home features lemon and fig trees, and a wine cellar fit for a master wine-maker -- all along a private beach in Hilton Head. Next 17 Ways To Decorate With Paint Splatters Advertisement - Continue Reading Below This content is created and maintained by a third party, and imported onto this page to help users provide their email addresses. You may be able to find more information about this and similar content at piano.io March 12, 2018, 10:03 PM UTC / Source: TODAYIf you grew up in the '90s, be prepared for some major nostalgia.The house from the beloved teen flick "10 Things I Hate About You" is on the market, and it's bringing back all the memories of the Stratford sisters and their romantic adventures.Starring Julia Stiles, Larisa Oleynik and Heath Ledger, the movie was set in Seattle, but the home is actually located in Tacoma, Washington. And for the first time in more than 30 years, the property is for sale -- with a price tag of \$1.6 million.The 3,850-square-foot Victorian home features five bedrooms and three-and-a-half baths. If you've seen the 1999 movie, you'll recognize many areas of the traditional home.The Victorian home has been beautifully maintained through the years.Jeff Jensen HomesA large wraparound porch gives a warm and inviting feel to the front of the house, while mature trees and green landscaping adorn the large lot.The home's original woodwork has been maintained, and there's plenty of it throughout the home. The front living area (which you might remember from the famous pregnancy suit scene) features an intricately carved fireplace mantel and a gorgeous stained-glass window.This is one of the more recognizable rooms from the movie.Jeff Jensen HomesThe house has many beautiful details including this stained glass window.Jeff Jensen HomesThe kitchen has rich wood cabinets, stainless steel appliances and a dining island complete with a gas stove and extra work space. A cozy breakfast nook also occupies the space.The kitchen also features a walk-in pantry.Jeff Jensen HomesUpstairs, the bedrooms each have plenty of sunlight and feature special details like a custom bookcase, which is the perfect place to store a copy of Shakespeare's "The Taming of the Shrew" -- the play that inspired the movie's plot.This bedroom features access to the second story balcony.Jeff Jensen HomesA finished basement is home to a bar and lounge space, and could be a fun place to have a '90s teen movie night with your BFFs. Or even, say, a poetry reading.The basement, with its full bar, is a great place for entertaining.Jeff Jensen Homes Interested in living in a tiny house, but not sure where to park it? Here are some places to start with. The dream of financial freedom and living a simpler life is one of the biggest draws behind the tiny house lifestyle. With a wide range of prices from affordable DIY options to snazzy, upscale and hi-tech builds, it seems there's a tiny house design for everyone. But one of the biggest and less-talked-about drawbacks is finding a place to actually park a tiny house. In many places, tiny houses exist in a kind of legal grey zone where they might be built to fly under the radar of local authorities. In most cities, most tiny houses on wheels are are treated as recreational vehicles, so most regulations will allow them to be parked on one's property, but prohibit living in them full-time; alternatively, if they are built on foundations, they will often have to meet local regulations for accessory dwelling units (ADUs), which vary from place to place. However, this confusing state of affairs is slowly changing as more municipalities and even the International Code Council are rewriting regulations to accommodate the growing interest in tiny houses. As enthusiasm in tiny living continues to grow, so too is a growing list of resources below that can be helpful in finding a place to park that tiny house -- either a short or a long-term basis. If you have a RVIA (Recreation Vehicle Industry Association) certified tiny house, then it's possible to park it anywhere it is legal to park an RV. However, these are more short-term options, as all of these do not allow for long-term stays. Besides the usual campgrounds, one can also try to find short- or long-term parking spots via websites such as Craigslist or Meetup. Often, homeowners looking to open up their driveway or backyards to visitors will post something to advertise their available space. Depending on local regulations, it's one way for tiny house owners to temporarily park their home. Alternatively, tiny house owners can attend tiny house Meetups or other similar gatherings to discover and pursue potential leads for parking their home. Another possibility is moving to a city, town or even new subdivisions and developments where tiny houses have been legalized. The roster of such municipalities is expanding -- from Fresno, California to Spur, Texas; Portland, Oregon, and Lantier, Quebec, many cities are waking up to the fact that tiny homes are one potential way to densify their neighborhoods and offer more affordable housing options. Some of these are taking the form of ADUs or even tiny co-housing communities in someone's backyard. My Tiny House Parking is part of the Tiny House Network family of websites, which offers listings for private parking, parking spots on farms or tiny house communities, and RV parks, all conveniently shown on an interactive map. Tiny House Hosting is a Facebook group that is dedicated to connecting owners of tiny houses to land that is for rent or for sale. It also allows members to post about tiny houses for rent, as well as listing opportunities for starting up tiny house communities. Created by tiny house builder Dan Louche of Tiny Home Builders, Tiny House Map features a searchable, interactive map that includes communities that are renting out land, as well as posters who are starting to build their own tinys and who are looking for more information, or a place to park. Ultimately, there's a lot of possible avenues out there to help you find a place to park -- it's a matter of finding out what are the legalities in your particular locale, and connecting the dots between all these sources of information that are out there. To get a bigger picture on the legalization of tiny houses, you can also check out documentaries like Living Tiny Legally, or perhaps explore joining forces with other tiny house advocates to push for updating regulations and building codes to include tiny houses.

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