



Buy or Sell First? Choosing the Right Strategy

If you already own a home and are planning your next move, deciding whether to buy or sell first is a major strategic decision. Each option comes with financial, timing, and lifestyle considerations.

Sell First – Benefits	You know exactly how much you can spend, can make firm offers, and gain stronger negotiating power.
Sell First – Considerations	You may need temporary housing if you do not find a new home before your closing date.
Buy First – When It Works	Ideal if a unique or well-priced home becomes available and timing is critical.
Buy First – Risks	You may need to carry two properties and manage increased financial stress if your home does not sell quickly.
Conditional Offer – How It Works	Your purchase depends on selling your current home within a set timeframe.
Conditional Offer – Drawbacks	Sellers often favor firm offers, reducing your negotiating power.
Market Timing	Shifting market conditions can affect pricing, demand, and how quickly homes sell.
Financial Flexibility	Your budget, savings, and risk tolerance should guide your decision.
Lifestyle Impact	Consider how temporary housing or double ownership would affect your family.
Professional Guidance	An experienced agent can help you evaluate options and choose the best strategy.