

Sell First or Buy First?

Both orders work. The question is which risk you would rather carry.

Sell first

You know your number, you shop as a cash-strong buyer, and you carry one mortgage instead of two.

TOOLS THAT KEEP YOU IN PLACE

A rent-back of 30 to 60 days lets you stay after closing while you find the next home.

A furnished short-term rental, booked before you list, is the backup plan that prevents a rushed purchase.

The risk: nothing you love comes on the market during your window.

Buy first

You move once, on your schedule, into a home you chose calmly rather than one you settled for.

TOOLS THAT FREE UP THE MONEY

Bridge financing borrows against your current equity until it sells, then pays itself off.

A contingent offer or a buy-before-you-sell program works when the seller wants certainty more than speed.

The risk: two payments longer than planned if your sale takes time.

THE GOAL

One move, not two. We line up the timelines before either home goes on the market.