

Buy or Sell First? Here's How to Decide

If you own a home and are looking to move, one question comes up immediately: do you sell first and then buy, or buy first and then sell? There's no universal answer — it depends on your finances, your timeline, and your risk tolerance.



Sell First	Buy First	Conditional Offer
<ul style="list-style-type: none"> ✓ Know exactly what you have to spend ✓ Negotiate from a position of strength ✓ Make unconditional offers immediately ✗ May need temporary housing if gap between closings 	<ul style="list-style-type: none"> ✓ Don't miss a dream property ✓ No pressure to rush your sale ✗ Risk carrying two mortgages ✗ May be forced to sell low to align closing dates 	<ul style="list-style-type: none"> ✓ Middle-ground compromise ✓ Foot in the door on a property ✗ Sellers take conditional offers less seriously ✗ Less negotiating leverage

SELL FIRST

Once sold, you know exactly what you have to work with. You can make firm, unconditional offers immediately — which sellers in South Surrey and White Rock take far more seriously. You'll also have wider scope to negotiate and hold out for the right home. The risk: if you don't find a new property before closing, you may need temporary housing.

BUY FIRST

Buying first makes sense when a specific property comes up that you can't afford to miss. But be cautious — if your current home doesn't sell quickly, you could carry two mortgages. Your eventual sale price is unknown until negotiations are done, which adds financial risk if your budget is tight.

CONDITIONAL OFFER

A conditional offer ties your purchase to the sale of your existing home within a set period. It's a middle ground — but sellers give it less weight than a firm offer. You may need to increase your offer to get it accepted, and another buyer can still displace you before your condition is met.

Vantage Advice

The right move depends entirely on your financial situation, local market conditions, and your personal tolerance for uncertainty. This is exactly the conversation to have with your Vantage agent before you do anything.

Not sure which way to go? Let's talk it through.

Your Vantage agent will map out your options, run the numbers, and help you make the move that fits your situation — with confidence.

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