



BUYING FIRST

Advantages:

- You know where you are going to move to

Disadvantages

- The stress of potentially having to close on the one you've bought without have the one you own sold first
- You may be more likely to sell for less than you should because of the stress of having to have the money to close on the one you've bought (seller's are known to take 10's of thousands of dollars less when they know they have to sell... you're in a weaker position)
- You may have to spend money to bridge finance (bridging can only be done if your property is sold and all conditions have been waived)

SELLING FIRST

Advantages

- You know how much money you have to spend on a new home
- You don't have to sell unless you get a price that is agreeable to you
- You can have a long closing so that you have to buy on the other end (90-120 days closings aren't unusual and they say if you can't find a home in 3 months then you may have unreasonable expectations of the market)
- You don't have to stress about money

Disadvantages

- Finding a home in time to make sure your closing dates line up.
- You may have to rent a condo/house for a short time.

