TOSHIMI MINAMI, REALTOR®

RELIABLE REALTY INC.

Selling and Buying at the Same Time

One plan for both moves, so the timing, the money, and a backup plan are settled before you list.

Moving up means two transactions that depend on each other. I plan both together, so the timing, the money, and a backup plan are settled before your current home goes on the market.

What's included

- A side-by-side estimate of your likely proceeds and your next purchase budget
- Timing options: buy first with a contingent offer, sell first with a rent-back, or close both together
- Introductions to lenders who offer bridge loans and other buy-before-you-sell options
- A move plan that limits double moves and double mortgage payments
- One point of contact for both escrows

How it works

1. **Goals and numbers**
2. **Choose a timing strategy**
3. **Line up financing**
4. **Coordinate both escrows**

Good to know (October 2026): Under California's Proposition 19, homeowners 55 or older, or severely disabled, may be able to transfer their property tax base value to a replacement home anywhere in California, up to three times, if they buy within two years of selling. If the new home is worth more, the difference is added. Talk with a tax professional about your situation.

Source: California State Board of Equalization, Introduction to Proposition 19

Let's talk about your plans.

Free consultation, no obligation. I take calls 24 hours a day.

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Equal Housing Opportunity