

Understanding Home Buying Process and Timeline



Preparation and Home Searching

Duration: Until suitable property is found (national average is 10 weeks)



Step One

Assess Finances

Evaluate savings, credit, and budget to determine affordability.



Step Two

Select an Agent & Buyer Consultation

Choose an experienced agent who understands your needs and the market. Have a Buyer Consultation and sign Buyer Representation Agreement.



Step Three

Pre-Approval

Secure pre-approval to understand borrowing capacity and show seller readiness.



Step Four

Start Home Search

Begin viewing homes that meet your criteria and budget.



Step Five

Evaluate Properties

Carefully assess each property's condition, location, and value.

Offer and Negotiations

Duration: typically a few days



Step Six

Make a Purchase Offer

Submit a competitive offer with terms aligned with your interests.

Possible Contingencies

Contract Acceptance

Escrow Deposit

3 Day Attorney Review



Step Seven

Satisfy Contingencies

Home Inspection & Financing are the most common contingencies.



Step Eight

Title Review & Legal

Attorney prepares legal documents, reviews title, advises on legal matters and safeguards the buyer's interests (throughout the transaction).



Step Nine

Walk Through

Pre-closing inspection to ensure the property is in agreed-upon condition. Occurs shortly before closing to verify no new issues have arisen.



Step Ten

Closing Day

Sign paperwork, complete the transaction, and receive the keys.

Under Contract - Closing

Duration: Contract acceptance to closing is typically 60-90+ days