

Upgrade or Downsize: What to Know Before You Decide

A guide for homeowners quietly considering their next move.

If you've owned your home for a while, there's a good chance you've thought about what's next — more space, less space, a different stage of life entirely. This guide walks through what's actually worth considering before you decide, whether that's upgrading or downsizing.

Signs It Might Be Time to Upgrade

- You're outgrowing your current space — storage, bedrooms, or shared spaces feel tight
- Your equity has grown enough to meaningfully change what's possible in your next home
- You find yourself comparing your home to new construction nearby, wondering about the real cost difference
- Your lifestyle has changed since you bought — family growth, remote work, more hosting

Signs It Might Be Time to Downsize

- Rooms or space go unused most of the year
- Maintenance and upkeep feel like more than you want to manage going forward
- You're interested in trading square footage for location, lifestyle, or lower monthly costs
- Your equity could significantly reduce or eliminate a mortgage on a smaller home

Questions Worth Asking Before You Decide

☐ What would my current equity actually translate to in today's market?

☐ Would I need to sell before buying, or could the timing overlap?

☐ Would I be forced to sell before I'm ready to buy?

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☐ What does the market currently look like for both my current home and the type of home I'd move to?

LET'S TALK

Thinking Through an Upgrade or Downsize?

Let's talk through what it could actually look like for your specific situation — no pressure, no commitment, just clarity.

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