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Moving Twice Guide

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A Smart Seller's Guide to Selling and Buying at the Same Time

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How to Sell Your Home Without Moving Twice

A Smart Seller's Guide to Selling and Buying at the Same Time

One of the biggest mistakes homeowners make is selling their current home before they have a solid plan for where they're going next. It can lead to rushed decisions, temporary housing, storage costs, multiple moves, and unnecessary stress.

The goal isn't just to sell your home. The goal is to create a smooth transition from where you are today to where you want to be tomorrow.





Why Moving Twice Can Cost You

Many homeowners assume they'll sell first and “figure out the next house later.”

Unfortunately, that can create challenges such as:

- Paying for storage units
- Temporary rental costs
- Moving expenses twice
- Settling for a home that isn't the right fit
- Increased stress and uncertainty
- Losing negotiating power when you're under a deadline

A little planning upfront can save thousands of dollars and countless headaches later.



Before You List, Answer These Questions

1. Where Do You Want to Live?

Be specific.

- Same neighborhood?
- Different area of Charlotte?
- Beach or mountain home?
- Active adult community?
- Closer to family?



Knowing your destination helps determine the timing and strategy for your sale.

2. What Can You Afford?

Before listing your home, understand:

- Your estimated equity
- Closing costs
- Moving expenses
- Purchase budget
- Financing options



A clear financial picture helps eliminate surprises.

3. What's Available Right Now?

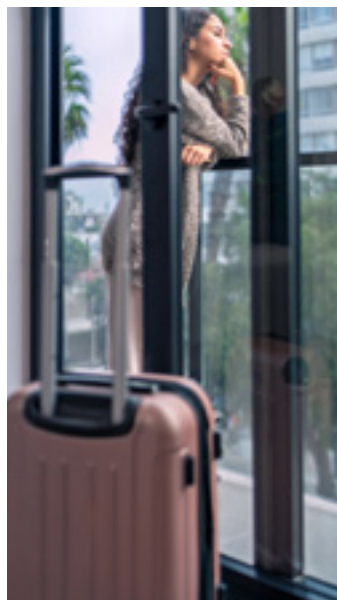
Inventory changes constantly.
Before putting your home on the market:

- Tour homes online and in person
- Understand current pricing
- Identify neighborhoods you love
- Watch new listings



You may discover opportunities—or limitations—that affect your timing.





Options That Can Help You Avoid Moving Twice

Extended Closing

Negotiate a longer closing period to give yourself more time to find your next home.

Rent-Back Agreement

In some situations, you may be able to remain in your home after closing for a predetermined period.

New Construction

If building a home, timing becomes even more important. A customized strategy can help bridge the gap between selling and completion.

Temporary Housing (Last Resort)

While sometimes necessary, temporary housing should usually be the backup plan—not the primary plan.

The Best Time to Create Your Plan

Ideally, begin planning:

- 3-12 months before you intend to move
- Before making major updates
- Before interviewing agents
- Before committing to a purchase

The earlier you plan, the more options you'll have.

Your Next Move Should Be Intentional

Selling your home is only half of the equation.

The real goal is creating a transition plan that allows you to move once, minimize stress, protect your equity, and move confidently into your next chapter.

The homeowners who experience the smoothest moves are usually the ones who start planning before the “For Sale” sign goes in the yard.

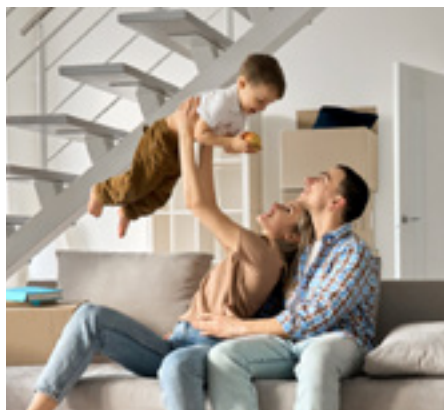
Jane’s Moving Tip

Don’t just ask, “How much is my home worth?”

Also ask:

“What’s the smartest way to sell and buy without moving twice?”

The answer can save you time, money, and a great deal of stress.



Thinking about selling?

Let's create a strategy that protects your equity,
simplifies your process, and gets your home sold with confidence.

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