



Title: House Hunting Starts Before the Search: 3 Things You Should Know Before You Start Touring Homes

Many buyers think house hunting begins when they start scrolling listings or scheduling showings.

But the most successful home searches often begin **before** the first tour.

Taking time to prepare will help you avoid wasted time, reduce stress, and make a more confident decision when the right home comes along.

Here are three things every buyer should know before starting their search.

Know Your Budget Before You Fall in Love With a Home

It's easy to focus on the list price, but your true budget is about more than the purchase price.

Before you start looking, consider:

- Monthly mortgage payment
- Property taxes
- Homeowners insurance
- HOA fees (if applicable)

- Utilities
- Maintenance and repairs

Getting pre-approved can also help you understand your options and show sellers you're a serious buyer.

The goal isn't just to know what you *can* buy; it's to know what feels comfortable for your lifestyle.

Know What You Actually Need in a Home

One of the biggest mistakes buyers make is starting the search without knowing their priorities.

Before touring homes, create a list:

Must-Haves:

- ✓ Number of bedrooms
- ✓ Location
- ✓ Commute needs
- ✓ Yard or outdoor space
- ✓ Home layout

Nice-to-Haves:

- ✓ Upgraded kitchen
- ✓ Extra office space
- ✓ Specific finishes
- ✓ Bonus rooms

Remember: no home will check every single box.

Knowing your priorities helps you recognize the right opportunity when it appears.

Know the Market You're Buying In

Every market, and even every neighborhood, can be different.

Understanding the local market helps you answer questions like:

- Are homes selling quickly?
- Are buyers competing with multiple offers?
- Are sellers negotiating?
- What are homes actually selling for?

A good real estate agent can help you understand what's happening beyond the listing price.

The Best Searches Start With a Plan

A successful home search isn't about seeing the most homes. It's about being prepared to recognize the right one.

When you understand your budget, priorities, and the market, you can move forward with confidence.

Ready to Start Your Home Search?

Before you start touring homes, let's talk about your goals, your budget, and what you're looking for. A little preparation now can make the entire process smoother.