



# Should You Buy or Sell First in Winnipeg's Market?

If you're a Winnipeg homeowner looking to make a move in the local market, you're likely wondering about the best approach: should you wait to find your ideal new home before listing your current property, or should you sell first and then begin your search? Here's a comprehensive analysis of your options in the Winnipeg market.

## Selling First: A Common Winnipeg Strategy

In Winnipeg's market, selling your current home first offers several key advantages. Once your home sells, you'll know exactly what your budget is for your next purchase. This is particularly valuable in Winnipeg, where home prices can vary significantly between neighborhoods like River Heights, Charleswood, and Transcona.

With a firm budget in hand, you can:

- Make confident, unconditional offers on properties
- Be taken more seriously by Winnipeg sellers
- Navigate the market more effectively, especially in competitive areas like Wolseley or Riverview

However, if you sell first and haven't found your new home before your closing date, you'll need temporary housing. In Winnipeg, this might mean:

- Renting an apartment, potentially in areas like Osborne Village or the Exchange
- Staying with family in the interim
- Considering short-term furnished rentals, which are available throughout the city

## Buying First in Winnipeg's Market

Sometimes, buying first makes sense in Winnipeg, particularly when you find a unique property in a desirable neighborhood like Wellington Crescent or Tuxedo. The city's diverse housing stock means special properties do come up - perhaps a character home in Old St. Vital or a river property in North Kildonan that you don't want to miss out on.

*However, buying first in Winnipeg carries risks:*

- You might end up carrying two mortgages if your current home doesn't sell quickly
- Market conditions in different Winnipeg neighborhoods can vary significantly
- Seasonal factors can impact sale timing, particularly during our winter months

## The Conditional Offer Approach

In Winnipeg's market, you can make your offer conditional upon selling your current home. While this provides a middle ground, it comes with limitations:

- Local sellers often prefer firm offers, especially in popular areas like River Heights or Crescentwood
- You may have less negotiating power
- Another buyer could make a firm offer while you're trying to sell your home



**Address:**

942 St. Mary's Road, Winnipeg, MB. R2M 3R5



**Phone:**

1-204-999-4455



**Mail:**

andy@andykloppenborg.com



### Final Considerations for Winnipeg Homeowners

The Winnipeg market has its own unique characteristics. Winter weather can affect showings and sale timing, and different neighborhoods can experience varying market conditions. Whether you're moving from St. James to St. Vital, or from Fort Garry to East Kildonan, your strategy should account for:

- Seasonal market variations in Winnipeg
- Your specific neighborhood's current market conditions
- Your financial comfort level with different scenarios
- Your timeline and ability to be flexible with moving dates

For personalized advice on your specific situation in the Winnipeg market, reach out to Andy Kloppenborg to discuss your options in detail.

## Experience Winnipeg real estate the way it should be.

My business thrives on exceptional customer service and in-depth knowledge. I'm deeply committed to understanding the dynamic real estate landscape, ensuring my clients receive personalized assistance and up-to-date insights. By building strong relationships, I stay attentive to individual needs, fostering trust and loyalty. Embracing change, I adapt strategies to suit market fluctuations, maximizing opportunities for both buyers and sellers. Striving for excellence, my dedication to customer satisfaction and staying informed sets me apart, making me a reliable and successful force in the competitive real estate industry.



## Andy Kloppenborg

REALTOR®

### AWARDS & RECOGNITION

- RE/MAX 100% Club
- RE/MAX Canada Hall of Fame
- Multiple RE/MAX Platinum Award recipient
- Winnipeg Real Estate Board, Top Producer
- Proud supporter of the Children's Miracle Network



**Address:**

942 St. Mary's Road, Winnipeg, MB. R2M 3R5



**Phone:**

1-204-999-4455



**Mail:**

[andy@andykloppenborg.com](mailto:andy@andykloppenborg.com)