



SELLER'S GUIDE TO MOVING OUT OF HOUSTON

A clear plan for selling here and starting your next chapter elsewhere.

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Start with the destination

A move out of Greater Houston has two timelines: the sale of your current home and your arrival in the next city. Plan them together from day one.

01 Set your destination plan

Decide whether you need to buy before selling, sell before buying, or coordinate both closings. Include travel, work, school and family timing.

02 Understand your Houston sale

Review comparable closed sales, competing listings, expected selling costs and a realistic net proceeds estimate.

03 Prepare and launch

Make the home easy to show, present its strongest features online, and watch buyer activity after launch.

04 Coordinate the handoff

Track contract dates, moving reservations, utilities, mail, keys and possession so the next chapter begins smoothly.

Your first conversation with me should answer: Where are you going? When must you be there? What must the sale accomplish?

Price and prepare thoughtfully

Buyers compare your home with what they can tour today, including nearby new construction. Your pricing and presentation should meet that reality.

Build a useful price range

Review recent closed sales, current competition, condition, updates, lot, layout and any builder incentives affecting nearby choices. Ask for a net sheet so your next-home budget rests on an estimate of proceeds, not simply the asking price.

Gather property information

Collect the survey if you have it, HOA details, improvement records, warranties, service contacts and information about past repairs or water events. Texas generally requires a Seller's Disclosure Notice for previously occupied single-family homes; complete it accurately with the appropriate form.

Choose high-impact preparation

Start with cleaning, decluttering, light repairs, landscaping and strong photography. In Houston-area homes, make it easy for buyers to understand the condition and use of outdoor space, the roof and mechanical systems, and any features specific to the property.

Moving tip

Set aside a "do not pack" kit before staging: IDs, medications, chargers, pet supplies, a change of clothes and the documents needed for your destination closing.

Market for the right buyer

A beautiful listing should answer the buyer's practical questions and make a private tour easy to schedule.

Launch across the channels buyers use

Pair professional photos and a clear description with the MLS and its distribution channels. Highlight facts that matter: floor plan, room uses, outdoor space, upgrades and location. Review the listing as a buyer would on a phone.

Watch the response

Track online views, saves, inquiries, showings and agent comments. If buyers see the listing but will not tour, reassess the price, photos and positioning. If they tour but do not offer, compare the feedback with the homes they chose instead.

Evaluate the entire offer

Price matters, but so do financing, earnest money, option terms, requested concessions, closing date and possession. The strongest offer is the one that best meets your goals with terms you understand.

Relocation question to ask

If your destination purchase depends on this sale, ask your lender and your agent to map the cash and dates before accepting a closing schedule.

Keep both moves in view

The period between signing and closing can include inspections, appraisal, title work, lender steps and HOA documents. Dates in your own contract control.



- Keep one shared calendar: record your sale's deadlines beside your destination purchase, mover dates and travel.
- Respond promptly: inspection requests, repair discussions, title questions and lender items can affect the schedule.
- Confirm possession: know exactly when the home must be vacant and when keys, remotes and access codes transfer.
- Protect closing details: verify any change to wire instructions by calling the title company at a number you independently know.

If dates do not align

Discuss possible timing solutions early. A temporary post-closing stay, if negotiated, requires the correct written agreement and clear responsibility for move-out.

Make the move easier

Use this as a working list. Confirm exact requirements with your title company, utility providers and destination professionals.

- ☐ Book a mover; verify insurance, inventory, pickup and delivery windows.
- ☐ Sort, donate and pack by destination room; keep valuables and records with you.
- ☐ Arrange final meter readings or service changes for electricity, gas, water, trash, internet and security.
- ☐ Update your address directly with banks, insurers, employers, subscriptions, healthcare providers and government agencies.
- ☐ Submit a USPS change of address through the official USPS site; update important senders directly as well.
- ☐ Confirm pet travel plans, prescriptions, vehicle arrangements and lodging if the drive spans several days.
- ☐ Leave manuals, remotes, garage codes and agreed items where the buyer can find them.
- ☐ Take final photos, check every cabinet, remove trash and confirm the agreed condition before possession.

If you are leaving Texas

Review your property-tax, insurance and registration questions with the appropriate professionals or agencies. Homestead eligibility depends on owning and using a property as your principal residence.

Let's make a plan for your move

I help Houston-area sellers connect the sale of today's home with what comes next—whether that means a new Texas city or a move across the country.

Three decisions to make first

1. Your desired departure date. 2. Whether you need sale proceeds for the next home. 3. What must be done before you can comfortably list.

Let's talk about your home

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USEFUL OFFICIAL RESOURCES

Texas seller disclosure: trec.texas.gov/forms/sellers-disclosure-notice

USPS address change: usps.com/manage/forward.htm

Texas homestead information: comptroller.texas.gov/taxes/property-tax/exemptions/

Texas transaction overview: texasrealestate.com/news/whats-involved-in-a-transaction

This guide is general planning information. Contract terms, tax treatment and relocation requirements vary by transaction and destination.