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Welcome. My name is Andrew Baron, and this is Well… It Depends! The podcast where I address financial decisions that can't be answered by a simple yes or no. In this episode, I ask the question, should I sell or rent my home? But before we began a short disclaimer; this is being recorded on February 5th, 2024.

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The contents of this podcast are strictly for informational purposes only, and nothing said should be taken as investment, tax or legal advice. It's important to consult with a professional before making any financial decisions as the strategies discussed may not be suitable for you specifically.

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Owning a home is a major milestone, but with life's constant changes, you may be reconsidering your living situation. Perhaps you're relocating for a job, downsizing, or just considering your investment choices.

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Should you sell your home, or would renting it out be the smarter choice? As you can guess, the answer depends on various factors. Let's unpack them.

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First, let's consider selling. Selling your home can provide you a significant lump sum of cash. This can be a game changer if you're looking to use the proceeds immediately to either buy a new home or fund a business. Additionally, selling your home can free you from the responsibilities of managing a property.

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Now let's consider the flipside of renting. Renting can provide you a steady stream of income. This can be especially attractive in high demand markets, plus you benefit from the property appreciation over time.

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Additionally, if market conditions aren't favorable for sellers right now, renting it out may be a strategic move until market conditions change.

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Now let's consider lifestyle costs. If you plan on renting it out, you need to make sure that your rental income covers not only the mortgage, but also property taxes and maintenance. Also, ask yourself if you're willing to be a landlord.

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If you're not, you may need to hire a property manager which can dig into profits. On the other hand, you may not be willing to sell your home for either personal reasons or market conditions may not be favorable, and you may stand to get more money by waiting.

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To recap, selling your home can provide you liquidity to allow you to do something else with your cash. Meanwhile, renting can provide a steady income stream if you choose to rent. You need to ask yourself if you're willing to be a landlord or if it's more favorable to hire those duties out.

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If selling, you'll have to evaluate your specific market conditions and if you're willing to accept current market prices for your home. So, to answer the question, should I sell or rent my home? Well… It Depends!