



First-Time Home Buyer Guide

Broward & Miami Edition

Your step-by-step roadmap to buying with confidence in South Florida's competitive market.

Understanding the Broward & Miami Market

Miami and Broward's real estate moves fast. Inventory is limited, desirable neighborhoods attract multiple offers, and pricing varies widely by location.

What buyers should know:

- Prices differ significantly between neighborhoods
- Condos and single-family homes follow different trends
- Interest rates and seasonal demand impact affordability

Know what your budget allows in today's market—not last year's prices.



Get Pre-Approved First

One of the biggest mistakes buyers make is shopping for homes before speaking with a lender. In competitive markets, sellers prioritize pre-approved buyers.



Confirm Budget

Know exactly what you can afford



Strengthen Offers

Stand out in multiple-offer situations



Prevent Surprises

Avoid issues late in the process



Focus Your Search

Narrow options efficiently

Choose the Right Home Type

South Florida offers diverse housing options. Clarify what works for your lifestyle before touring properties.

Condos

Lower maintenance, built-in amenities, community living

Townhomes

More space, shared costs, neighborhood feel

Single-Family

Privacy, land, full ownership flexibility



Questions to Ask Yourself

How long do I plan to live here?

Do I need parking, a yard, or amenities?

What monthly payment feels comfortable?

Clarity here prevents wasted time and emotional decision-making.

Choose the Right Neighborhood



Location matters just as much as the home itself. A knowledgeable local agent helps you compare neighborhoods beyond what you see online.

Evaluate:

- Commute time and transportation access
- School districts (even without children)
- Walkability and nearby amenities
- Long-term appreciation potential
- HOA rules and fees

Make a Strong Offer

In competitive markets, buyers often feel pressured to overpay. The goal is a **strategic offer**—not an emotional one.

01

Research Market Value

Analyze recent comparable sales

03

Structure Smart Terms

Financing, timelines, contingencies

02

Understand Seller Motivation

Timing and terms matter

04

Protect Your Interests

Win the home without overpaying

Inspection & Due Diligence

Once your offer is accepted, professional inspections are critical. This step gives you the opportunity to renegotiate, request repairs, or walk away if necessary.



Structural Issues

Foundation and framing integrity



Electrical & Plumbing

Safety and code compliance



Roof & HVAC

Condition and remaining lifespan



Hidden Costs

Upcoming maintenance needs

Closing the Deal

With proper guidance, closing is straightforward and predictable.



Ready to Buy in Broward or Miami?

Buying in South Florida requires local knowledge, negotiation experience, and strong relationships. Get expert guidance and a clear plan before you make a move.

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