



Greenways Realty

HEY — Raleigh Homeowner Dealing With an Inherited House... Should You Sell Now or Keep Waiting?

A simple way to see what waiting is actually costing you — without guessing, second-guessing, or risking thousands while the house sits.

INSTRUCTIONS:

Waiting feels safe. It feels like:

1. "Let's give it time"
2. "We'll deal with it later"

But here's the truth: Waiting is not neutral. It's a decision with real consequences. Use this quick check to:

1. see what waiting is actually costing you
2. understand what changes over time
3. decide if holding the house still makes sense

As you go through this, ask:

1. "Is waiting helping us... or hurting us?"
2. "What is this really costing us each month?"

1 STEP 1 — Calculate Your Monthly Carrying Cost

Even if nothing is happening, the house is costing you:

1. property taxes
2. insurance
3. utilities
4. basic upkeep

Total monthly cost: \$ _____

2 STEP 2 — Add the Hidden Costs

These are the ones most people ignore:

1. delayed maintenance turning into bigger repairs
2. risk of damage (vacancy, weather, neglect)
3. time spent managing the situation

These costs don't show up immediately—but they add up.

3 STEP 3 — Factor in Market Timing

Ask:

1. Is the market helping you right now?
2. Or are you hoping conditions improve?

Waiting doesn't guarantee a better outcome.

4 STEP 4 — Check Your Situation Honestly

Circle what applies:

1. We don't have a clear plan
2. Family members aren't aligned
3. No one wants to take responsibility
4. The house is just sitting

The more boxes checked, the riskier waiting becomes.

5 STEP 5 — Calculate the 30-Day Impact

Take your monthly cost:

\$ _____ × 1 month = \$ _____

Now ask:

"Is waiting worth this?"

6 STEP 6 — Identify Your Real Goal

What do you actually want?

1. fast resolution
2. maximum return
3. less stress
4. to move on

Your goal should drive your decision—not hesitation.

7 STEP 7 — Decide: Wait or Move

You have two paths:

Wait

1. costs continue
2. uncertainty remains
3. problems may grow

Move Forward

1. clarity
2. direction
3. progress

The longer you wait, the harder this decision gets.

Why This Is Important

Most homeowners don't lose money because they made a bad decision.

They lose money because:

1. they waited too long
2. they underestimated the cost of doing nothing
3. they avoided the decision

And by the time they act... they're already behind. Waiting feels safe. But it's often the most expensive choice.

Book a Free Raleigh Property Strategy Call

If you're trying to decide whether to keep waiting or move forward...

We'll walk through:

- your situation
- your real costs
- and what actually makes the most sense

No pressure. No sales pitch. Just clear direction so you don't keep losing time—or money.

Book your 15-minute strategy call now

<https://greenwaysrealty.com/>