SELLERS · QUIZ

Free from Brian Redfern

Is It Time to Downsize?

Six honest questions to see if a smaller, simpler home makes sense now, plus the money rules to know first.

BR

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01 Take the quiz

Circle one answer per question, then add up the points in brackets.

1. Rooms you rarely use?
None [0] · One [1] · Two [2] · Three or more [3]

2. Upkeep and yard work feel…
Fine [0] · A bit much [1] · Heavy [2] · Exhausting [3]

3. Stairs or big spaces bother you?
No [0] · Sometimes [1] · Often [2] · Every day [3]

4. Want to be closer to family or friends?
No [0] · Maybe [1] · Yes [2] · Very much [3]

5. Would freeing up equity help?
No [0] · A little [1] · Yes [2] · A lot [3]

6. Timeline?
Someday [0] · 1–2 years [1] · Within a year [2] · Soon [3]

Your total: _____ out of 18

0–7 — **Stay and enjoy**
Your home still fits. It is still worth knowing your value and equity so you can plan ahead, and checking whether you qualify for any senior property tax protections.

8–13 — **Worth exploring**
A move could simplify things. Next steps: find out what your home is worth, estimate your net proceeds, and tour two or three right-sized options to see how they feel.

14–18 **Time to plan it**
Downsizing likely makes sense. Next steps: get your home value and net proceeds, decide whether to sell first or buy first, and start sorting what comes with you.

02 Right-sized options to consider

- **Single-level homes**
  No stairs, easier upkeep
- **Lock-and-leave condos or townhomes**
  Travel without worry; the HOA handles the outside
- **Active-adult (55+) communities**
  Arizona has many; under federal law at least 80% of occupied homes must have a resident 55 or older
- **Closer to family**
  Sometimes the biggest win

03 Money rules to know

- **Home-sale gain exclusion**
  If you owned and lived in the home 2 of the last 5 years, up to $250,000 of gain ($500,000 for most married couples filing jointly) may be excluded from federal income tax
- **Arizona Senior Valuation Protection**
  Owners 65 or older who meet income limits can apply with their county assessor to keep their home's taxable value from rising
- **Sell first or buy first**
  See the Sell and Buy at the Same Time guide for five ways to time it

Want to see what your move would look like?

Brian can walk you through it. No pressure, no obligation.

Call or text Brian: 619-403-0390
Book a call: https://redfernhomelife.com/contact
This guide online: https://redfernhomelife.com/guides/downsize-quiz

Sources

- IRS Publication 523, Selling Your Home (irs.gov)
- Fair Housing Act housing-for-older-persons exemption, 42 U.S.C. § 3607(b), and HUD's rule at 24 CFR Part 100 Subpart E
- Arizona Department of Revenue and county assessors: Senior Valuation Protection Option (azdor.gov)

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