

# 7 Fast & Easy Ways to Sell Your House Without a Realtor



**If you're a homeowner looking to sell your property quickly**—without paying commissions, making expensive repairs, or dealing with endless showings—you're not alone. Every year, thousands of homeowners choose to sell their homes without using a real estate agent. Whether you're facing a financial crunch, dealing with an inherited property, or simply want more control over the sale, this guide will walk you through seven proven ways to sell fast and keep more of your money.

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## **1. List It “For Sale By Owner” (FSBO)**

Selling your home FSBO means you handle everything yourself—from marketing to negotiations. It puts you in full control and lets you avoid the listing agent's commission (typically 2.5%–3%).

### **Why this works:**

- You set your price and timeline
- No agent commissions (you keep more of the sale)
- Ideal if your home is in good shape and priced right

### **How to do it:**

- Take high-quality photos and write a compelling description
- List on FSBO sites, Facebook Marketplace, and Zillow
- Purchase a yard sign and create flyers for local distribution

### **Drawbacks to consider:**

You may still need to pay a buyer's agent commission, and negotiations, legal paperwork, and inspections will fall on your shoulders.

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## **2. Sell to an iBuyer**

iBuyers like Opendoor, Offerpad, and RedfinNow offer a tech-driven alternative to traditional real estate transactions. You input your home's details online and receive a near-instant offer.

### **Why this works:**

- Speed and convenience
- Offers in as little as 24 hours
- Typically no showings or repairs required

### **Drawbacks to consider:**

- May offer less than market value
- Service fees can be as high as 5%–13%
- Not available in all markets

If you're in a qualifying city and prefer a fully digital experience, this can be a useful option—especially for newer homes in good condition.

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### **3. Sell at a Real Estate Auction**

Real estate auctions are not just for foreclosed properties. Many motivated sellers use auctions to create competition and sell quickly.

#### **Why this works:**

- Fast, predetermined sale date
- Competitive bidding may drive up price
- Buyers often purchase as-is with no contingencies

#### **How to do it:**

- Hire an experienced real estate auctioneer
- Set a reserve price or minimum acceptable bid
- Prepare your home for viewings by registered bidders

#### **Drawbacks to consider:**

Auction fees can be high (up to 10%), and you risk selling below market value if demand is low.

### **4. Sell to a Friend, Family Member, or Neighbor**

Sometimes, the buyer you're looking for is already in your circle. Selling to someone you know can cut out a lot of the usual friction.

#### **Why this works:**

- No listing or marketing needed
- Built-in trust and communication
- Simple legal paperwork (still use an attorney!)

#### **How to do it:**

- Get a professional appraisal or comparative market analysis
- Work with a real estate attorney or title company to draft the contract
- Discuss terms clearly to avoid future misunderstandings

#### **Drawbacks to consider:**

Even if you know the buyer well, always get everything in writing and follow a formal closing process.

### **5. Rent-to-Own or Seller Financing**

If you're not in a rush to get paid all at once, offering rent-to-own or seller financing can attract buyers who may not qualify for a traditional mortgage.

#### **Why this works:**

- Opens your home to a larger buyer pool
- You receive monthly income and eventual sale price
- Buyers are motivated to maintain the property

#### **How to do it:**

- Draft terms with an attorney (down payment, rent credit, balloon payment)
- Screen buyers carefully for reliability
- Record agreements to protect your interests

#### **Drawbacks to consider:**

You still own the home during the term and are responsible for taxes and insurance.

## **6. Work with a Wholesaler**

A wholesaler acts as a middleman between you and a cash buyer. They find motivated sellers, like you, and assign the purchase contract to another investor.

### **Why this works:**

- Quick offers and cash sales
- No need to list or market the property
- Wholesalers have ready networks of buyers

### **How to do it:**

- Reach out to wholesalers in your area
- Provide basic details about the home
- Allow access for walk-through or photos

### **Drawbacks to consider:**

Ask how they structure deals and how long they need to close. Reliable wholesalers move fast and communicate openly.

## **7. Sell to a Local Real Estate Investor or Cash Home Buyer (Best Option)**

If you want to avoid the stress, delays, and fees of a traditional sale—while still getting a fair price—selling directly to a trusted local investor is often the smartest and fastest choice.

### **Why this is the best option:**

- Close in as little as 7 days
- No need to clean, fix, or show the house
- No agent commissions or hidden fees
- Simple paperwork and professional handling

### **How to do it:**

- Contact a reputable local home buyer like Moxie Home Solutions
- Share a few basic details about the property
- Receive a fair, no-obligation offer within 24 hours
- Choose your closing date and move on your terms

**Why it works so well:** Local buyers understand your market, aren't reliant on bank financing, and have experience closing quickly and respectfully. This method is ideal if you're dealing with foreclosure, unwanted inheritance, divorce, relocation, or just want to sell stress-free.

***Selling your house without a realtor isn't just possible—it might be the smartest move depending on your goals and situation. From FSBO to investor sales, you have more control (and options) than ever before.***