7 Common Mistakes in Global Real Estate —and How to Avoid Them

Whether you're purchasing a family home, a vacation property, or an investment, avoiding these common mistakes can save you time, money, and stress.



1. FOCUSING ONLY ON THE PURCHASE PRICE

The cost of ownership includes taxes, insurance, maintenance, utilities, association fees, and future repairs, possible international moves, and more.

What you can do: Create a budget based on monthly ownership costs, not just the purchase price.

2. SKIPPING FINANCIAL PREPARATION

Many buyers start looking before understanding what they can comfortably afford.

What you can do: Review your finances, obtain financing approval where applicable, and set a realistic price range before you begin your search.

3. LETTING EMOTIONS OVERRIDE RESEARCH

A beautiful kitchen or a dreamy re-location can distract from practical concerns.

What you can do: Consider location, visa requirements, schools, commuting, future resale value, neighbourhood amenities, and long-term suitability.

4. NOT INVESTIGATING THE PROPERTY THOROUGHLY

No place is perfect and every property has strengths and weaknesses.

What you can do: Review inspections, disclosures, building reports, and maintenance histories before committing. If you're viewing a property in an international location, get your CIPS agent to make sure you're looking at the full picture.

5. FORGETTING ABOUT FUTURE NEEDS

The right property today may not be the right property in five years.

What you can do: Consider changes in family size, work arrangements, lifestyle, and mobility needs.

6. MAKING LARGE FINANCIAL CHANGES DURING THE PURCHASE PROCESS

Major purchases or new debt can affect financing and financial flexibility.

What you can do: Avoid significant financial commitments until your transaction is complete.

7. TRYING TO NAVIGATE EVERYTHING ALONE

Real estate transactions involve contracts, negotiations, deadlines, and local regulations.

What you can do: Work with trusted CIPS agent professionals who can provide expertise throughout the process.

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