

Downsizing Decision Worksheet

There is no wrong answer here. Work through it honestly and the right next chapter usually makes itself obvious.

Part 1 — Why now?

What made you start thinking about downsizing?

What do you like least about your current home?

What would you miss most about it?

Who else is part of this decision, and where do they stand?

Part 2 — Rank your priorities (1 = most important)

Priority	Rank	Notes
Free up equity / cash		
Less maintenance		
Walkability & amenities		
Close to family		
Nature, quiet, character		
Newer home, fewer repairs		
Healthcare access		
Community & social life		
Lower monthly costs		
Room for guests / grandkids		

Part 3 — The money

	Your numbers
Estimated value of current home	\$

Mortgage balance remaining	\$
Selling costs (approx. 5%)	\$
Target price of next home	\$
Land transfer tax + legal + moving	\$
Equity freed up (A - B - C - D - E)	\$
Current monthly carrying cost	\$
Estimated new monthly carrying cost	\$
Monthly savings	\$

Part 4 — Community comparison

Visit three. Score each 1-5 on what matters to you, then total the column.

	Community 1	Community 2	Community 3
Community name			
Typical price for what I want			
Walkability			
Quiet / green space			
Distance to family			
Healthcare & services			
Social life / activities			
Feel when I visited			
TOTAL			

Part 5 — The stuff

☐ Furniture and items that must come with me:

☐ Items going to family (and who):

☐ Items to sell, donate or store:

☐ Do I need a downsizing / estate sale professional? (Y / N)

Part 6 — Gut check

When I picture living in the new place a year from now, I feel: _____

The thing I'm most worried about is: _____

One thing that would make me feel confident about this decision: _____

Bring this worksheet to our conversation. Amanda Alfano McCabe, SB Real Estate & Royal LePage Brant Realty.
General information only, not financial advice.