



COLDWELL BANKER
LOCAL REALTY

5 SMART TIPS

for *Buying in Regina*

— OUR GUIDE FOR GREAT PEOPLE —

Buying a home is one of life's biggest decisions. We asked local buyers what they wish they knew before they bought so you can feel confident and prepared. Here are five smart tips to help make your home search in Regina easier and more confident.



LOCAL EXPERTS

We live and work here.
We know Regina.



TRUSTED ADVICE

Honest guidance every
step of the way.



PEOPLE FIRST

Great relationships
come first.



COMMUNITY PROUD

We're proud to help
our community grow.



COLDWELL BANKER
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Local experts. Trusted advice. Great results.

We're here to help you find home.



306.522.6300



coldwellbankerregina.com



Regina, Saskatchewan



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1. KNOW YOUR NEIGHBOURHOODS

Each is very unique.



Regina's neighbourhoods vary widely in age, style, commute, parks, schools, and price range. From the character of Cathedral Village and the charm of Lakeview to the family-friendly streets of Uplands, the modern feel of Greens on Gardiner, and the convenience of the General Hospital area—there's a fit for every lifestyle.

Taking time to explore different areas helps you find the community that feels like home today—and a smart investment for tomorrow.

Think about:



Schools



Commute



Parks &
Green Spaces



Shopping &
Amenities



Lifestyle



Budget



See the neighbourhood map on the next page.



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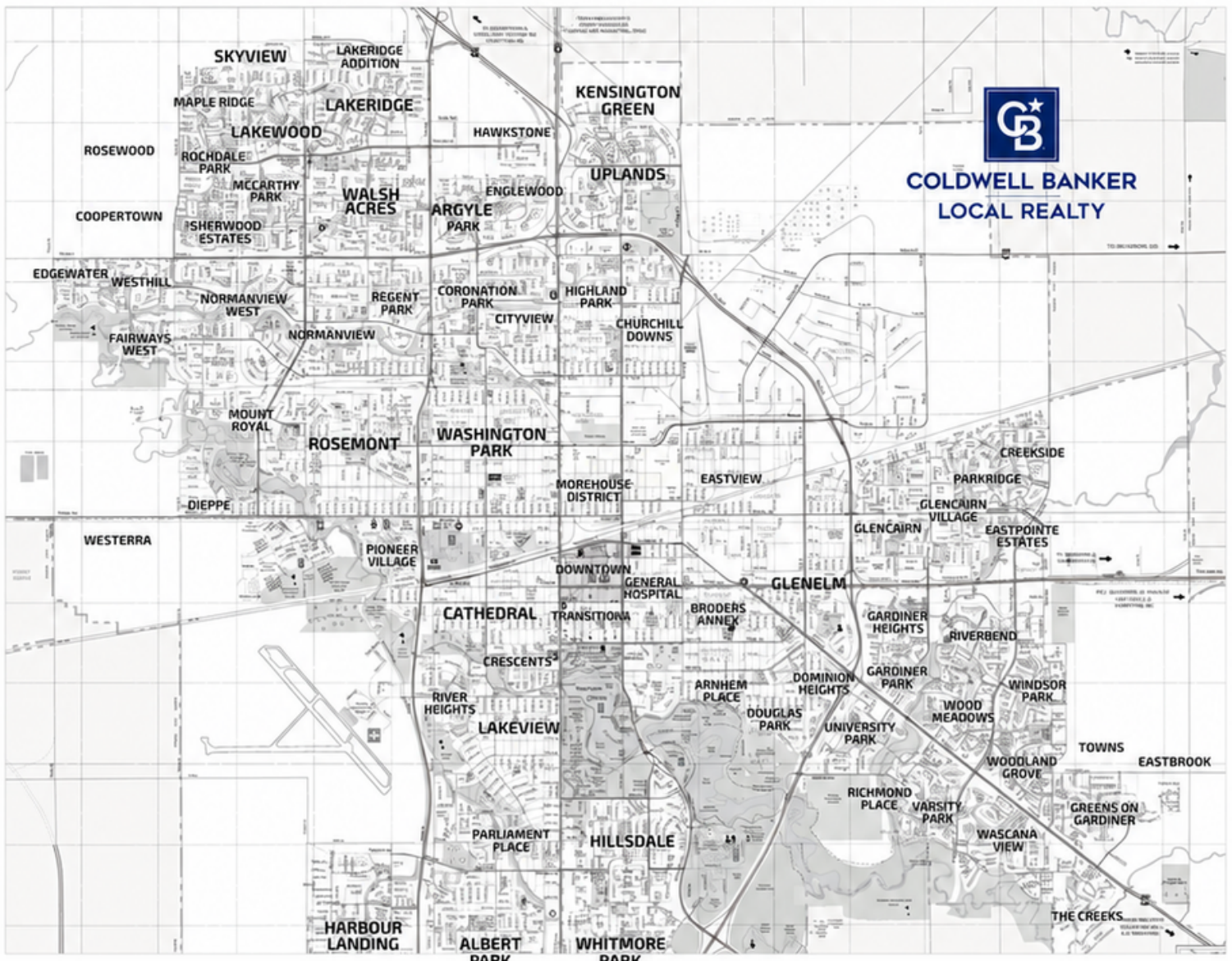
Regina, Saskatchewan



KNOW YOUR NEIGHBOURHOODS - *Part 2*

Regina Neighbourhood Map

Learning the names and locations of Regina's neighbourhoods is a great first step in understanding community values and lifestyle options. Use this map to explore the areas that fit your needs and narrow your home search with confidence.





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2. SEARCH AT THE SOURCE

There are lots of real estate websites.
Most get their listings from one place.

Many real estate websites pull their information from REALTOR.ca, the official site of the Canadian Real Estate Association. While these sites can be helpful, they don't always update in real time. Bugs happen. Listings can be missing, delayed, or show the wrong status.

REALTOR.ca is the most accurate and up-to-date source for homes on the MLS®. That's why focusing your search there—and working with a REALTOR®—is often the smartest move.

Your REALTOR® can set you up with auto notifications so you never miss a new listing or an important status change.



SMART CHECKLIST



FOCUS YOUR SEARCH ON REALTOR.CA

It's the official source for accurate, real-time MLS® listings.



SET UP AUTO NOTIFICATIONS

Your REALTOR® can save your search and alert you automatically.



GET ALERTS THE SECOND A NEW LISTING HITS MLS®

Be among the first to know—and the first to act.



TRACK STATUS CHANGES TO CONDITIONAL SALE OR SOLD

Stay informed so you can adjust and act with confidence.



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3. HIRE A REALTOR® (FOR FREE)

Most buyers make this mistake.

The listing agent works for the seller—not for you. As a buyer, you get to choose one REALTOR® to represent your best interests.

Your buyer REALTOR® can show you any MLS® listing, point out potential concerns you might miss, and help you prepare a strong offer.

In most cases, the seller pays the commission—**so it does not usually cost you anything to work with a REALTOR®.**



WORKING WITH A REALTOR® GIVES YOU:



ACCESS TO ALL MLS® LISTINGS

See every available home,
not just those advertised
online.



REPRESENTATION OF YOUR BEST INTERESTS

A dedicated advocate who
negotiates on your behalf.



GUIDANCE THROUGH SHOWINGS AND OFFERS

Expert advice at every step
so you can buy with confidence.



4. KNOW WHAT TO LOOK FOR

It will save you time and money.

A home inspection is strongly recommended—and in most cases, essential. But knowing what to look for early can help you make smarter decisions and avoid costly surprises.

KEY ITEMS TO WATCH FOR:



SHINGLES

Look for curling, missing, or cracked shingles.



ELECTRICAL SERVICE

Older panels or fuses may not meet today's safety needs.



FOUNDATION MOVEMENT

Look for cracks in walls, uneven floors, or sticking doors.



ALUMINUM WIRING

Common in older homes—may require updates for insurance.



RENTAL APPLIANCES

They may not be reliable or replaceable when needed.



LOCAL NOTE:

Regina's clay soil expands and contracts with moisture changes, which can affect foundations. Keep an eye out for movement.





5. **WRITING AN OFFER**

Sometimes it's more than just price.



A strong offer involves more than just price. Sellers consider the entire package, including the terms and conditions that come with it.

In addition to price, sellers may care about the possession date, the length of time needed for financing and inspections, and how prepared the buyer is.

Keeping timelines as short as practical, having a pre-approval, and being realistic on price can make your offer more attractive.

OFFER FACTORS



Price



Possession date



Deposit



Condition timelines



Buyer preparedness



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REGINA IS A GREAT PLACE TO CALL HOME

*Good luck on your
home search.*

We hope these tips have helped
you feel more confident and prepared
as you explore the Regina market.

Buying a home is an exciting milestone,
and we're here to make the process as
smooth and stress-free as possible.

If you have any questions or would
like personalized guidance from a
local REALTOR®, we'd love to help!



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