

## Cash-homebuyer companies in 2025: A guide for sellers

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### Key takeaways

Companies that buy homes for cash move very quickly, which is great for sellers who need the money fast or need to relocate ASAP.

- Many also buy homes in any condition — no matter how poor — so there's no need to pay for any repairs or updates.
- However, some charge hefty fees, and you can expect to receive a lower price than you'd get on the open market.

It's tough to figure out the right time to sell your house — particularly in 2025, when economic uncertainty and high home prices have plenty of prospective buyers rethinking their plans. However, you don't necessarily have to just list it for sale and hope the right buyer comes along. There's another option: Sell to a company that buys the property directly from you, in cash.

Read on to learn how the biggest companies that buy houses for cash work, and whether selling to one makes sense for you.

### Why sell to a cash-homebuyer company?

These firms all generally have the same simple promise: They buy in cash, and they do it fast. Many also don't mind if the home is in rough shape (in fact, they might prefer it). The business model comes with plenty of upsides for sellers:

- **No waiting**: Selling a home this way is speedy — in some cases, you simply enter your address online and receive an instant offer right then and there. Closings happen quickly too, often within just a couple weeks. If you're on a tight timeline or need the cash ASAP, this can be a big benefit.
- **No negotiating**: When you sell to a cash homebuyer you'll receive a firm offer, usually with an option to set your own closing date. The lack of delicate back-and-forth negotiation on price or timeline helps things move fast and gives you a clear idea of what your net proceeds will be right from the start.
- **No commissions**: These companies buy directly from you, typically with no real estate agents involved, which means most offers from these companies do not require paying agent commissions. Some companies will cover all closing costs, too. That doesn't mean it's free, though: There can be other fees that add up to just as much, particularly with iBuyers, so it's important to read the fine print.
- **No repairs**: Many sellers invest in their home before listing it for sale, in the hope of attracting a higher price. That might include small repairs, bigger upgrades or



professional home staging to make it look picture-perfect. But with most homebuying companies, there's no need for that — they typically specialize in buying homes "as is," with no need to even tidy up or haul away the garbage.

- **No worrying:** There are plenty of scenarios in which a traditional sale might fall through, especially if the buyer has trouble securing a loan. At the start of 2025, more than 14 percent of pending home sales were canceled, according to Redfin — a signal of today's challenging environment. Cash-homebuying companies don't need financing, so sellers can feel much more confident that the deal will get done.

### What's the catch?

There is a major downside to selling to a cash buyer: lower profits. These companies need to make a profit themselves, so they are almost certain to offer a lower price than you would get with a traditional home sale. However, sometimes all the smaller pros can outweigh this large con. It all depends on your situation.

### How do cash homebuyers work?

Some companies that buy houses for cash are fix-and-flip operations, looking for properties to fix up and sell for a profit. Some hold on to the properties they buy and rent them out instead, and some even help you buy a new home before you sell the one you're living in.

But, while each may have its own guidelines and regulations, their processes tend to be fairly similar. First, you provide some basic info about the home online. You'll get a preliminary offer within a day or two, or sometimes instantly. Typically a quick in-person evaluation of your property will come next, though some companies skip this and operate entirely online. Then you'll receive a final cash offer. There's usually no room for negotiation, and these offers usually expire quickly, too, so don't expect them to stay valid for too long.

You're under no obligation to accept these offers, but if you do, there will be paperwork to sign — read it carefully! — and potentially fees to pay, which can vary widely from one company to the next. After that, the entire deal can be closed and completed within a couple of weeks. Some companies move even faster, and many let you choose a closing date at your own convenience.

It all happens much faster than a traditional, agent-assisted sale, but don't forget the trade-off: You will likely make less money than you would on the open market.





## Companies that buy houses for cash

### HomeVestors

Also known as the "we buy ugly houses" company, [HomeVestors](#) was founded in 1996 and operates more than 1,100 franchises around the country. As the tagline implies, this company buys houses even if they don't look perfect — and it promises to close in as little as three weeks.

- **Fees:** No closing costs for sellers (they're paid by the company)
- **Locations served:** 47 states and Washington, D.C.

### We Buy Houses

Founded in the late 1990s, this company is literally called [We Buy Houses](#) and has independent offices in more than 200 markets across the country. Like many others, it purchases homes as-is, so you won't need to make any repairs. In most cases, it says, you'll receive an offer within 48 hours, with the sale finalized within two weeks.

- **Fees:** No closing costs for sellers (they're paid by the company)
- **Locations served:** More than 30 states

### Clever Offers

[Clever Real Estate](#) has been around since 2017, and it recently announced that Clever Offers reached a milestone of \$500 million in home-sales volume. The program provides three types of services: straight cash offers, offers that come with a second payment after the property is resold and a program that markets a home for seven days before accepting the best offer.

- **Fees:** None (the company says buyers typically cover closing costs)
- **Locations served:** All 50 states and Washington, D.C.

### MarketPro Homebuyers

This regional company was established in 2012 and buys houses, condos and townhomes for cash in several East Coast locations. It also offers to cover packing and moving expenses.

- **Fees:** No closing costs for sellers (they're paid by the company)



- **Locations served:** Florida, Georgia, Maryland, New Jersey, Pennsylvania, Virginia, Washington, D.C.

### HomeGo

HomeGo can speed to the finish line — if you are in a big hurry, it offers closings in as little as seven days. The company will also send a notary to you to sign all the paperwork.

- **Fees:** No closing costs for sellers (they're paid by the company)
- **Locations served:** 21 states, mostly in major metro areas

### I Buy Houses

In business since the mid-1990s, I Buy Houses is a network of individuals and companies that want to buy homes for cash. It acts as an intermediary, connecting homeowners who want to sell with members who want to buy.

- **Fees:** Sellers may need to pay closing costs
- **Locations served:** All 50 states and Washington, D.C.

### Sundae

Another network of individuals and investors — but with [Sundae](#), the company creates a listing to share on its own auction website. A few days after a home inspection is completed, it will present the highest offer to you. If you decide to accept the offer, you can close within 10 days (and up to as long as 60 days). The company may also offer a cash advance of up to \$20,000.

- **Fees:** No fees or closing costs for sellers (they're paid by buyers)
- **Locations served:** 6 metro areas in California only

### iBuyers and options for buying before selling

#### Opendoor

[Opendoor](#), which launched in 2014, typically buys homes valued below \$600,000 (with some exceptions — and there are other criteria to be met as well, including lot size, year built and flood zone status). Enter your address and basic home information on the company's website



and, based on these details and [comps](#) in your area, its algorithm will generate a preliminary cash offer within minutes.

- **Fees:** Sellers pay a service charge of up to 5 percent of the home's sale price, plus closing and repair costs
- **Locations served:** Metro areas in 25 states and Washington, D.C.

### Offerpad

Established in 2015, [Offerpad](#) lets you choose a closing date up to 90 days after accepting a cash offer. You can also opt to list your home with the company to work with an agent instead. It typically buys homes valued at less than \$1 million.

- **Fees:** Sellers pay a service fee of 5 percent plus additional closing and repair costs
- **Locations served:** Metro areas in 9 states

### HomeLight

HomeLight's Simple Sale displays your property to a network of cash-buying real estate investors. If you receive an appealing offer, you can get paid in just 10 days, and you have up to 30 days after closing to move out.

- **Fees:** HomeLight doesn't charge sellers fees or closing costs, but individual buyers may ask sellers to cover certain costs.
- **Locations served:** Most of the country — enter your address online to see if your home is eligible.

### Flyhomes

[Flyhomes](#) is a brokerage that offers a few selling options — including an all-inclusive listing service, an equity bridge program and a "buy before you sell" option that helps sellers buy a new home before selling their current one. With this option, if your home doesn't sell within a set period of time, the company will buy it from you. Flyhomes also boasts an AI-powered listing portal that lets users search for homes by asking conversational questions.

- **Fees:** Flyhomes acts as your listing agent and takes a listing agent's commission, typically 2.5 to 3 percent of the home's sale price. Sellers are responsible for their own closing costs as well.
- **Locations served:** 28 states and Washington, D.C.



## Orchard

Orchard doesn't really buy your home for cash, per se. Instead, its Move First program allows you to buy a new home, move in, and then sell your old property. You'll unlock what the company calls an "equity advance" to help cover your down payment and closing costs while Orchard guarantees your home sale. The idea is to help streamline buying a new home while selling your old one. There are restrictions on the home's age and value.

- **Fees:** Sellers pay a brokerage fee, which is typically 6 percent of their home's sale price, and if you use the Move First program, you also pay a 2.4 percent program fee. Other traditional home sale expenses, like closing costs, also apply.
- **Locations served:** Austin, Dallas–Fort Worth, Houston and San Antonio, Texas; plus Denver and Atlanta

## Knock

Knock also allows you to buy a new home before selling your old one. It's not actually paying cash, though; the company underwrites a new loan for you. Known as a "Knock bridge loan," this allows you to get a six-month loan before you sell your home that can be used toward part of a down payment, for closing costs, for moving expenses or to help with non-structural renovations.

- **Fees:** Sellers pay a 2.25 percent fee of their home's estimated list price, plus closing costs.
- **Locations served:** 25 states and Washington, D.C. for selling, all 50 states for buying

## Alternatives

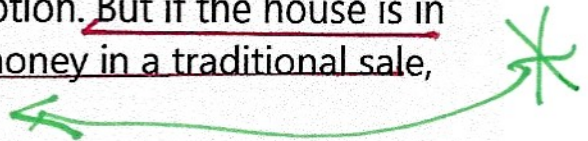
A cash homebuyer isn't the right fit for everyone. There are several other options to consider:

- **Sell with an agent:** To get the highest possible price for your property, your best bet is to work go through the traditional sale process with an experienced local real estate agent. It will take longer, but you'll benefit from an agent's professional expertise and earn more in profits.
- **Sell on your own:** You could also sell your home on your own, without the help of an agent. The "for sale by owner" route saves you the cost of a listing agent's commission, but keep in mind that without an agent, you have to do all the work yourself.
- **Rent your home:** If you don't need the cash from a sale immediately and have somewhere else to live, consider renting your home out instead of selling it. You could be rewarded with a steady stream of monthly rental income.



## Should you sell your house for cash?

It all depends on your priorities. Which is more important to you, speed or profits? If your house needs serious repairs that you can't afford (or just don't want to deal with), or if you need the money ASAP, companies that pay cash for houses can be a good option. But if the house is in good shape and you're not in a rush, you are likely to make more money in a traditional sale, with a knowledgeable real estate agent on your side.



If you want to explore your options, see what a few cash buyers are willing to offer to get a sense of what you could earn in a quick deal. Then, talk with a local agent to get their take on what your home could realistically command on the open market.

## FAQs

- **Are cash-offer homebuying companies worth it?**

It depends on your specific needs. These companies operate much more quickly than a traditional sale — so, if you believe in the adage that time is money, a speedy offer might feel more than fair. If your home is in bad shape or you need to relocate in a hurry, they might also be worth it. However, these companies need to make a profit, too, so you'll almost certainly receive a lower offer from them than you would in an open-market sale.

- **Are companies that buy houses for cash legit?**

By and large, yes. There are plenty of well-established companies that specialize in buying houses for cash; it's a common practice. However, scams are certainly out there, so it's smart to do your research. Look up the company's profile with the Better Business Bureau, read online reviews and always examine a contract carefully before signing — be sure you understand all the fine print.

- **How fast can I sell my house to a company for cash?**

Mighty fast. Many companies will make you an offer within one day, or sometimes within minutes, and some guarantee to close on the home within a week. The more typical timeframe is probably two to three weeks — which is still significantly faster than a traditional open-market sale would take.

