

# 2020 Home Closing Process: How Long it Takes & Why

Connor Elfrink, Editor October 16, 2020



*“Borrowers don’t always realize how much they impact the process by not responding quickly...”*

Closing on a home can be a lengthy process—particularly in 2020 (spoiler alert!). The entire process, according to Ellie Mae’s [2020 Insight Report](#), typically takes around 49 days.

It’s important to understand that the home closing process involves two distinct periods:

1. [Escrow](#), the longer (49-day) period where the buyer and seller deposit instructions, documents, and funds to a third party.
2. Closing Day, the 1-hour (or less) meeting where buyers make final payments and receive keys.

The process also changes for [all-cash deals](#), which are considerably faster, but less common.

To better understand the entire home closing process and timeline, WalletHub turned to a home buying expert for responses to some key questions:



## Q & A

**Nicole Rueth** *Branch Manager: Fairway Independent Mortgage Corporation*

### **How long is your typical home closing timeline in 2020?**

*In this market’s volume, 30-45 days is typical for the entire process.*

### **Is that faster or slower than your team’s normal process?**

*Slower. Timelines went up as rates went down. Today’s historic volume of buyers is stressing all aspects of the industry (and increasing the length of timelines).*

### **What are the Top 5 Factors that can delay the home closing process?**

1. *Changes to buyer’s [credit worthiness](#).*
2. *Home sale contingency in the contract.*
3. *Slow repairs on the house.*
4. *Issues with the title / deed on the house.*
5. *Borrower delay in getting documentation back to the lender.*

## What is a Credit Score? | [\[WH Video\]](#)




### **What are some lesser-known factors that contribute to delays in the process?**

*Borrowers don't always realize how much they impact the process by not responding quickly or by leaving town during the home buying process. As lenders, we need their timely communication throughout the process just as much as they want ours.*

### **How to avoid surprises on the actual Closing Day?**

*If a lender isn't communicative during the (entire) process, they might fall down or back out at the closing table. Make sure to talk to your lender and realtor the day before closing to ensure everyone is on the same page.*

## Closing Day | [\[WH Quick Guide\]](#)

Who attends?	The title or escrow agent, your agent / and or attorney
What to bring?	ID, cashiers check, proof of insurance, purchase and sale contracts
How long?	1.5 - 2 hours
 <a href="#">[Full list of closing documents you'll sign]</a>	

## What can buyers do to keep the home buying process on track from the start?

- Get [pre-approved](#) for a mortgage.
- Know what your numbers are **BEFORE** falling in love with the perfect home.
- Numbers to know: down payment, cash to close, and monthly payment.

While the home closing experience can be confusing and lengthy, one need not be a home buying expert to navigate it with ease. Better understanding the typical home closing timeline and factors that can lead to delays helps buyers set realistic expectations at the start and make the necessary adjustments along the way. Cheers to you and your successful buying future!



## Questions & Answers



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