



The Queer Buyer's Guide *to Homeownership in Tacoma*

An affirming, step-by-step guide to buying a home with confidence, clarity, and community.

Spencer Eiseman, REALTOR® · Tacoma & South Sound · Queer REALTOR® since 2018

WELCOME

You deserve to feel safe at home.

I'm Spencer Eiseman, a Tacoma-based REALTOR® and proud member of the LGBTQIA+ community. Since 2018, I've helped over 100 individuals, couples, and chosen families navigate homeownership with honest guidance and strong advocacy.

This guide exists because buying a home should feel empowering, not like navigating a system that wasn't designed for your life. Whether you're buying solo, with a partner, or with your chosen family, you deserve a process that sees and respects you fully.



WHY IT MATTERS

Working with a queer agent, not just an affirming one.

There's a difference between an ally and someone who lives this. As a queer agent and a founding board member of the local LGBTQ+ Real Estate Alliance chapter, I bring both professional expertise and firsthand understanding of what it means to navigate housing, community, and belonging as an LGBTQIA+ person.

- ✓ Judgment-free, affirming process from day one
- ✓ Clear education on contracts, financing, and Washington State fair housing protections
- ✓ Support navigating co-buying, joint ownership, and chosen family dynamics
- ✓ Honest neighborhood guidance based on your priorities: commute, lifestyle, budget
- ✓ An advocate who prioritizes your interests, not just closing a deal
- ✓ You don't have to explain your family structure here. Just your goals.

THE MARKET

The Tacoma housing market: what to expect.

Tacoma offers historic craftsman homes, condos, new builds, and everything in between, at price points significantly more accessible than Seattle. Competition varies by neighborhood and season, and I'll give you honest, current guidance so you're never surprised.

More for your budget

Diverse housing types

Seattle within reach

Tacoma offers significantly more space per dollar than Seattle, making first-time ownership more accessible.	Craftsman homes, condos, new builds, and historic properties. Something for every buyer.	Many buyers commute or work remotely. Location strategy matters, and we'll plan it together.
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OWNERSHIP STRUCTURES

Buying with a partner, spouse, or chosen family.

You don't have to be married to buy a home together. How you structure ownership matters, and I'll make sure you understand your options and connect you with the right legal professionals when needed.

Joint tenancy	Tenants in common
Each owner holds an equal share. If one owner passes away, their share automatically transfers to the surviving owner(s). Simple and common for couples.	Each owner can hold a different percentage share, and can pass their portion to a named beneficiary. More flexible for chosen family or unequal contributions.

Note: This guide provides general educational information, not legal advice. A real estate attorney can help you choose the structure that fits your situation.

THE PROCESS

Step-by-step: the buying process.

- 01 Buyer consultation**
We talk goals, timeline, questions, and what “home” actually means for your life. No pressure, no assumptions.

- 02 Financing & pre-approval**
Get connected with competitive, affirming lenders. Know your real budget before you start searching.

- 03 Home search**
Curated listings matched to your needs, priorities, and lifestyle, wherever in Tacoma that leads us.

- 04 Making an offer**
Strategy built around your situation, whether you're competing or have time to be thoughtful.

05 Inspections & negotiations

You'll know what everything means, what to push back on, and what to let go.

06 Closing

We cross the finish line together. You'll leave informed and confident.

07 Life after move-in

I stay in touch. You're not just a transaction.

EXPLORING TACOMA

Tacoma neighborhoods to explore.

Every buyer's priorities are different. The overview below is based on housing types, walkability, and price points, not assumptions about where you should land. We'll explore what fits your life together.

Proctor District

Tree-lined streets, local shops, waterfront trail access.

Types: Craftsman homes, newer builds
Vibe: Established, walkable

Stadium District

Urban energy, classic architecture, coffee shops, arts venues.

Types: Strong condo inventory
Vibe: Walkable, downtown access

North End

Larger lots, well-established streets, strong long-term value.

Types: Historic homes, parks
Vibe: Quieter pace, space

Central Tacoma

Varied housing stock and solid investment potential.

Types: More for your budget
Vibe: Central location

Ruston & Point Ruston

Water views, walking paths, newer mixed-use waterfront development.

Types: Newer builds
Vibe: Waterfront, walkable

South End & 6th Avenue

One of Tacoma's most creative corridors, lined with local restaurants and independent businesses.

Types: Craftsman bungalows, smaller homes
Vibe: Arts corridor, accessible price points

East & South Tacoma

Some of the most affordable single-family inventory in the metro, with growing small-business investment.

Types: Single-family homes, larger lots
Vibe: Value, transit & highway access



HONEST ANSWERS

Common fears, honest answers.

“What if we experience discrimination?”

Washington State and local laws offer strong fair housing protections. As your agent, I'll make sure you understand your rights before and during the process, and I'll advocate for you if anything feels off.

“Can we buy together if we're not married?”

Yes, and how you structure ownership matters. I'll walk you through your options and connect you with the right legal professionals when needed.

“What if we don't know where we fit yet?”

That's part of what we figure out together. There are no assumptions here, just an honest conversation about your priorities and what different parts of Tacoma actually offer.

“What if we're not ‘ready enough’?”

Most people start with questions, not answers. A consultation doesn't mean commitment. It just means clarity about where you stand and what your options are.

“We're relocating from Seattle. How do we learn Tacoma fast?”

You'll get honest comparisons on price, commute, lifestyle, and neighborhood character. Virtual tours available. No pressure to decide quickly.

ABOUT SPENCER

A queer agent who gets it.



Spencer Eiseman is a Tacoma-based REALTOR® and proud member of the LGBTQIA+ community. Since 2018, Spencer has helped over 100 individuals, couples, and chosen families navigate homeownership with clarity, advocacy, and a judgment-free process built around their lives.

As a founding board member of the local LGBTQ+ Real Estate Alliance chapter, Spencer is invested in this community, not just serving it. His practice is built on the belief that homeownership is a tool for stability, autonomy, and generational impact, especially for communities that have historically faced barriers to access.

His job isn't just unlocking doors. It's making sure you feel informed, confident, and supported every step of the way.



Ready to talk about your goals?

Let's figure out what home looks like for you, whether you're buying your first place, relocating from Seattle, or planning your next move with your partner or chosen family.

No pressure. Just an honest conversation.

■ [Schedule a Queer Buyer Consultation at spencereiseman.com](https://spencereiseman.com)

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