HOW TO FIND MULTI FAMILY HOMES FOR SALE NEAR ME IN 2021: THE INVESTOR’S GUIDE

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Have you ever asked yourself: “*How do I find multi family homes for sale near me?*“

Jumping into the decision of buying a multifamily real estate is an exciting and rewarding business venture. There are a number of major benefits to choosing this [real estate investment strategy](https://www.mashvisor.com/blog/best-real-estate-investment-strategies-beginners/):

1) There’s no need to manage the property of your own –  residential property and HOA management services can manage your multifamily properties for you.

2) You will build equity via your income properties through long-term asset appreciation.

3) Rental income from tenants will provide you enough monthly income to pay off the mortgage and pocket positive cash flow each month.

But how do you [get started in real estate](https://www.mashvisor.com/blog/get-started-real-estate-investing-90-day-plan/) investing with multi family homes.

Most likely, your first move will be to conduct a Google search for “*multi family homes for sale near me*.” If you’re wondering how to find the best results for a “[multi family homes for sale near me](https://www.mashvisor.com/)” search, keep reading!

There are a plethora of [real estate investor websites](https://www.mashvisor.com/blog/real-estate-investor-websites-2020/) dedicated solely to multi-family real estate that you’ll find while searching for “multi family homes for sale near me.” But how do you know which resources to trust?

In this guide, we’re showing you our top recommended list of multi-family home websites focused on delivering dependable, updated, and high-quality information. Additionally, you can read up on [multi family vs single family](https://www.mashvisor.com/blog/single-family-homes-vs-multi-family-homes/) and compare which investment strategy is best for you, as many of these sites are dedicated to diverse investment options.

Finding Multi-Unit Housing Online

All of the multi-family homes websites in this article will broaden your understanding of the multi-family homes industry. In addition, they will make it easier to find a search query of “multi family homes for sale near me” without sifting through bad listings that will waste your time.

The search option on these multi family real estate websites is the most useful tool. Use them in the same way you would Google or use any other search engine when searching for homes.

For instance, use “long tail” search phrases to find what you’re looking for, such as [multi family homes for sale near me](https://www.mashvisor.com/).

Some other long-tail keywords that you can use for specific searches may be duplex for sale Charlotte NC, etc. Many of the websites on this list will have filter options where you can select specific criteria for your [investment property search](https://www.mashvisor.com/product/investment-property-search-features/) to narrow it down.

Even though you can find everything you require from Google by just typing ‘multi family homes for sale near me’, you are more likely to spend an excessive amount of time to turn up valid results. However, these [real estate software](https://www.mashvisor.com/blog/real-estate-software/) websites will help you speed up the process and present a simplistic approach.

1) [Zillow.com](http://zillow.com/)

Two former Microsoft executives founded Zillow way back in 2006. The portal has some powerful tools for real estate search. Buyers, sellers, realtors, landlords, renters, and real estate agents can all use the site for specific home searches.

Zillow has one of the most downloaded apps on both Android and Apple platforms. The Zillow app is free to buyers and sellers. Instead, it charges advertising fees from agents, lenders, and other home service providers.

If you search for multi family homes for sale, Zillow will provide push notifications of updates related to your search criteria to keep you well informed.

One thing to keep in mind is that Zillow’s housing data is not always 100% accurate, so be mindful of using any free search tools such as their website. However, it’s a great place to get started gathering general information before you begin a more detailed [investment property analysis](https://www.mashvisor.com/blog/how-to-investment-property-analysis/).

2) [Homes.com](http://homes.com/)

Through [Homes.com](http://homes.com/), you can view the listing images, nearby sales, and more to locate your ideal multi-family home.

On [Homes.com](http://homes.com/), the search bar can be used to find multi-family homes on sale based on the factors such as zip code, city, neighborhood, or school. So, a search for multi family homes for sale near me  will turn up specific results.

Multi-family real estate on sale is served with a simple user interface that’s easy to navigate. Every real estate listing is detailed with basic information about the multi-family home and pictures, and you can even request a video tour.

The website also is immensely helpful when it comes to finding multi-unit properties state-wise, county-wise, and city-wise. [Homes.com](http://homes.com/) provides information about local real estate experts when you view a particular listing.

3) [LoopNet.com](http://loopnet.com/)

LoopNet specializes in commercial investment listings, including large multifamily properties with apartments for sale. The first thing that catches your eye when you land on LoopNet is the map filled with listings. You can click on one of the many pins on the map, and it will bring you straight to that property listing.

The for-sale options include auctions and ‘for lease’ apartments. The search bar also has options for further filtering your search results. You can select the kind of [investment property](https://www.mashvisor.com/) you are looking for, like duplexes for sale, triplexes for sale, or even fourplexes

4) Property Shark

Listing, property data and tools, and real estate-related news are all available on Property Shark. The [multifamily deal analyzer](https://www.mashvisor.com/blog/multifamily-deal-analyzer-must-have-tool/) tool helps with analyzing and comparing different property deals.

This website also gives the option of filtering out your search results through various selections, much like other sites on this list. In addition, there is an option for setting a minimum limit and a maximum limit to the prices, helping you stay within your budget range.

The search bar lets you select the location where you want to find your [multifamily for sale](https://www.mashvisor.com/blog/how-to-invest-multifamily-for-sale/). On Property Shark, you can save your property search for the future and get back to your saved search to restart later.

5) Showcase

With an easy user interface to work with, Showcase lets you find different commercial buildings such as office spaces, retail, warehouses, and more.

After typing in your search request, it redirects you to another page where you have filters to organize your search better, options like ‘for sale’ or ‘for rent,’ along with filters of size, cap, or price. A map is also present right beside the listings of multi unit housing to make your search for the perfect multifamily apartment building easier.

6) [ApartmentBuildings.com](http://apartmentbuildings.com/)

This is a fantastic resource because it exclusively offers apartment buildings, excluding other types of [commercial real estate](https://www.mashvisor.com/blog/commercial-real-estate-investing-beginners/). However, the site now only offers homes in the [Florida](https://www.mashvisor.com/blog/florida-real-estate-market-forecast-2021/), New York, California, Texas, and [Arizona housing market](https://www.mashvisor.com/blog/arizona-housing-market-predictions-2021/), though it is expected to extend to more states shortly.

The user interface is easy to navigate, and the site contains some featured investment properties for sale, meaning properties that are considered valuable by the website. You can search for the best multi family homes for sale near me from their database, and there are also options for listing properties and obtaining [investment property loans](https://www.mashvisor.com/blog/6-types-loans-for-investment-properties/).

7) [Realtor.com](http://realtor.com/)

As one of the largest property databases out there, you can expect a ton of results for your search for multi family homes for sale near me. Also, there is an option to see a home’s value in addition to the listing price. This will give you a rough idea if a seller is overpricing a property, or if it’s a steal.

Even if you can’t afford your dream investment property, there are many options. For example, you can apply for a [hard money loan](https://www.mashvisor.com/blog/find-hard-money-lenders/) and get it pre-approved. Or, you can go for multifamily syndication, meaning multiple investors pool money together to own part of the asset.

The most useful feature [Realtor.com](http://realtor.com/) offers is local information and [real estate data](https://www.mashvisor.com/blog/mashvisor-real-estate-data/). For example, it will tell you about local school districts and how highly they rate as well as other basic information which should factor into the decisions of a savvy real estate investor. It’s important to consider the quality of the neighborhood you’re purchasing property in, as this will affect your occupancy rates and ability to produce a positive monthly cash flow. Another interesting piece of data [Realtor.com](http://realtor.com/) shares is how many homes have been sold ([real estate comps](https://www.mashvisor.com/blog/real-estate-comps/)) and bought recently in the region.

8) Mashvisor

Last but not least, we can’t leave ourselves off this list!  Our database here at Mashvisor uses big data and predictive algorithms to locate potential traditional [rental properties](https://www.mashvisor.com/) from reliable sources such as the MLS as well as foreclosures and [off market properties](https://www.mashvisor.com/blog/best-ways-find-off-market-properties/) in a matter of seconds, keeping your search for multi family homes for sale near me highly automated.

The search bar is simple to use, and it allows you to select specific search criteria. However, what truly sets Mashvisor apart from other property databases is that we give you exact metrics about the property from an investment standpoint. Not only will you get the address and the number of beds and baths, but you’ll also have a built-in tool to analyze your potential investment for profitability. Our predictive analytics will also serve you similar properties to the ones you have searched for and saved in the past. In other words, we learn your preferences, and we help find you more of what you want.

The other aspect of our database that makes it unique is that it is built with return on investment in mind. We will always show the properties which have the highest chances of being profitable first (based on cash on cash return), so you don’t have to spend hours looking for gems. Our Property Finder will help you select up to 5 cities that you’re interested in, and the AI will locate the best-performing properties in each of them. This speeds up the process and helps you save a ton of time.