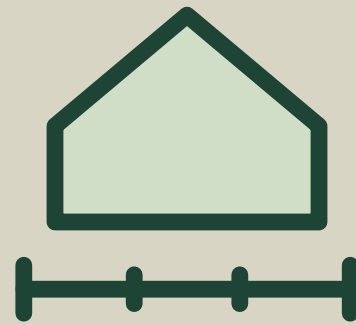


A BUYER'S GUIDE

How Big of a Home Do You Need?

A clear way to figure out your ideal home size — weighing family, location, lifestyle, and home type so you buy the right amount of space.



Prepared for home buyers across the greater Houston area



Allen Markel, REALTOR®
Texas Premier Realty • TREC #0658294
(832) 709-2540 • allenmarkel.com



Educational guide — current as of 2026. General guidance, not financial, tax, or legal advice — confirm specifics with the right professional. Equal Housing Opportunity. If your home is currently listed with a REALTOR® or broker, please disregard any solicitation — this is shared for education, not to interfere with an existing agreement.

START HERE

Bigger isn't always better — "right-sized" is.



A home is one of the largest purchases you'll ever make, and its size is one of the biggest factors in both price and day-to-day happiness. Buy too little and you feel cramped; buy too much and you pay — in mortgage, taxes, utilities, and upkeep — for space you rarely use.

Interestingly, many buyers need less space than they assume. The goal isn't the biggest house you can finance; it's the home that fits your real life. This guide gives you four lenses to find that sweet spot: your family, your location, your lifestyle, and the type of home itself.

Think of it as a simple framework. Run your situation through these four, and your ideal size starts to come into focus.

WHAT'S INSIDE

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SECTION 1

Size for your family

Start with the people who'll live there — today and a few years from now. Family size is the most obvious driver of how much space you need, but it's also the one buyers most often get slightly wrong by planning only for right now.

What to weigh



How many, and who

Count everyone who'll live there. Each person needs real living space, not just a bedroom — think shared and personal areas alike.



Look a few years ahead

Buying with young children? Plan for the rooms, storage, and play space they'll grow into. It saves you from moving again sooner than you'd like.



Or a few years on

If you have teens who'll be leaving soon, a huge home may be more than you'll need before long. Match the space to where life is heading.



Don't over-buy on space alone

Smaller homes carry a higher cost per square foot, but a bigger home costs more to buy, heat, cool, and maintain. Balance matters.

A USEFUL REALITY CHECK

Households have gotten smaller over the decades while the homes people buy have gotten larger. That gap is worth pausing on: plenty of families are perfectly happy — and far less house-poor — in a thoughtfully chosen smaller home than they expected to need.

SECTION 2

Size and your location

Where you buy changes how much home your money buys. The same budget stretches much further in some areas than others — your dollars simply buy more or fewer square feet depending on the local market. Square footage and location are two sides of the same coin.

How location shapes size



Money spends differently by place

A budget that buys a roomy home in one area might buy something far smaller in a pricier one. Decide what you'll trade for what.



Check the local price per square foot

Before fixing on a size, look up the median price per square foot in your target area. It grounds your expectations in reality.



Space versus address

If your heart is set on a more expensive, high-demand area, you may trade some square footage for the location. That's a fair trade for many buyers.



Compare a few areas

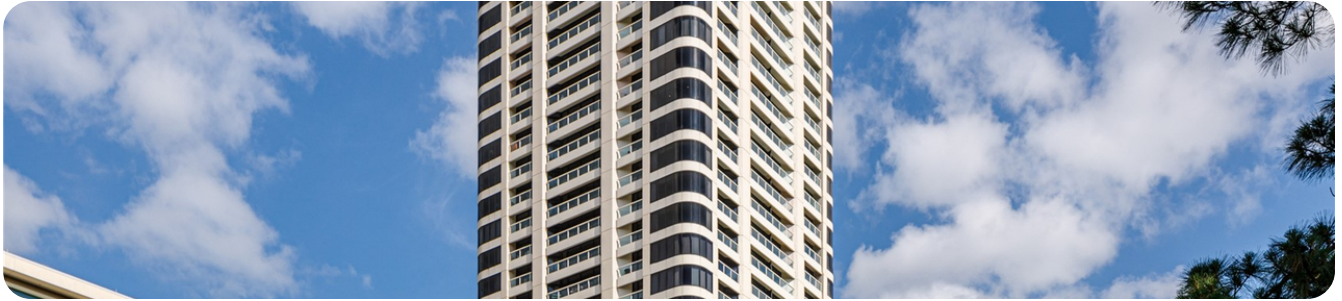
Weighing two or three neighborhoods side by side often reveals where you get the best balance of space, price, and lifestyle.

HOUSTON-AREA NOTE

Greater Houston offers a wide spread — close-in neighborhoods often cost more per square foot, while suburbs and outlying communities frequently deliver more home for the money. Where you're willing to live is one of the biggest levers on how much space you can afford here.

SECTION 3

Size for your lifestyle



Your hobbies need room

Gear-heavy pursuits add up fast — outdoor sports, gardening and yard work, music with amps and instruments, or art supplies and easels. If a hobby matters to you, plan space for it rather than cramming it in later.

How you work

If you work from home even part-time, a real office space is worth its square footage. Trying to work from the couch wears thin quickly — build that room into your plan.

Your personality

Introverts often need more space and quiet to recharge than extroverts do. If alone time is important to your well-being, factor that into how much room — and how many rooms — you want.

Storage and stuff

It's easy to forget how much you own, especially seasonal gear you don't use year-round. Honest storage planning keeps your new home from feeling cramped on day one.

THE HONEST INVENTORY

Before you tour, take a quick mental walk through your current belongings and routines. The space you need isn't just bedrooms — it's the office, the workshop, the hobby corner, and the quiet room that make a house actually fit your life.

SECTION 4

Size and home type



Townhouse

Usually larger than a condo and smaller than a single-family home, a townhouse hits a comfortable middle for many buyers — a nice balance of space and lower upkeep.

Condominium

Condos tend to be the most compact option, but they often trade square footage for perks like added security and exterior maintenance handled for you.

Single-family home

Generally the most space and the most freedom to make it your own — usually at a higher price and with more upkeep on your shoulders. Great for those who want room to grow.

Preference can outweigh size

Your taste matters as much as square footage. A buyer set on a cozy townhouse or sleek condo may happily choose it over a larger home — and that's a perfectly good call.

MATCH TYPE TO LIFE STAGE

The right home type often follows where you are in life — a low-maintenance condo or townhouse can be ideal for a busy professional or a downsizer, while a single-family home suits a growing household. There's no wrong answer, only the one that fits you.

SECTION 5

Finding your right-sized home

Run your situation through all four lenses and your ideal size stops being a guess. A few takeaways to carry into your search.

1

Plan for the life you'll live, not just today.

Picture your household a few years out — growing or shrinking — and let that, not just your current snapshot, guide how much space you choose.

2

Right-size, don't over-size.

More square footage means more cost to buy, furnish, heat, cool, and maintain. Buy the space you'll genuinely use and enjoy, not just the most you can finance.

3

Let location and budget set the range.

Check the local price per square foot and decide where you'll trade space for address — or address for space. Both are valid.

4

Count your lifestyle needs.

Home office, hobbies, storage, and quiet time all take real room. Tally them honestly so your home fits how you actually live.

5

You don't have to decide alone.

An experienced agent can match your four answers to homes that truly fit — and steer you away from spaces that look right but aren't.

LET'S TALK

Work with Allen



Your family, lifestyle, location, and preferred home type all shape your ideal size — but you don't have to sort it all out on your own. Helping buyers find a home that's just right, not just big, is exactly what I do.

Not sure how much home you need?

Let's talk it through. I'll help you weigh your real needs against what your budget buys in the areas you're considering, then point you toward homes that genuinely fit — no settling for indecision or doubt. No pressure, just clear guidance toward your right-sized home. When would be a good time to connect?

Reach out for a free, no-pressure consultation

Call or text: (832) 709-2540 · allen@allenmarkel.com · allenmarkel.com

If the smartest move is a different size or type than you first pictured, I'll tell you honestly. My job is to help you find the home that fits your life — not just fill square footage.