

SHARCOM REALTY GROUP / eXp REALTY

A NEW CHAPTER, ON YOUR TERMS

The Greater Houston 55+ Downsizing Guide



Less upkeep. More room for what matters.

A practical guide to choosing your next home, preparing the one you love, and coordinating a move with confidence. For homeowners 55 and older in Houston and surrounding communities.

Sharon Yeary | Associate Broker | Brokered by eXp Realty
832-388-9945 | sharonyeary@gmail.com | SharcomRealtyGroup.com

Start with the life you want

Downsizing is a choice about lifestyle and timing. You may want fewer stairs, a smaller yard, a closer drive to family, more travel freedom, or simply a different kind of space. There is no required age or deadline.

Questions to answer before you tour homes

- What do I want to do more of in the next five to ten years?
- Which rooms do I use now, and which ones am I maintaining?
- How close do I want to be to family, friends, healthcare, and favorite places?
- Do I want a smaller traditional home, a lock-and-leave property, or a 55+ community?
- Would I rather sell first, buy first, or plan both closings together?

Compare the whole cost

Review likely sale proceeds alongside the new home price, property taxes, insurance, HOA dues, utilities, maintenance, moving costs, and any updates. A smaller home can have a different monthly cost profile. Confirm figures for each address before deciding.

A home that works for you

As you tour, consider single-level living, entry steps, shower access, door widths, storage, guest space, pet rules, lawn care, parking, and how easy it will be to host family. An active adult neighborhood generally offers independent homes and amenities; it is not the same as assisted living or medical care.

A clear plan from first conversation to move-in

1 Define the next chapter	List your nonnegotiables, budget, preferred locations, and ideal timing.
2 Learn what your home may sell for	Review local comparable sales, condition, likely costs, and a pricing strategy.
3 Choose a move sequence	Compare sell-first, buy-first, and coordinated sale-and-purchase options with your lender and title team.
4 Edit and prepare	Sort one space at a time: keep, gift, donate, sell, or discard. Handle repairs and photos.
5 Shop thoughtfully	Tour homes and 55+ neighborhoods; review HOA rules, fees, insurance, taxes, and deed restrictions.
6 Close and settle in	Coordinate contracts, inspections, packing, movers, utilities, and both closing calendars.

The first sorting session can be the hardest. Keep the stories; you do not have to keep every chair.

Explore Greater Houston 55+ communities

These are examples for comparing locations and lifestyles, not a complete list or a promise of homes for sale. Established neighborhoods often have resale homes; builder availability changes. Confirm current eligibility, guest rules, fees, and amenities with each HOA or developer.

Heritage Grand at Cinco Ranch | [Katy](#)

Established 55+ neighborhood near Cinco Ranch amenities. [Community details ↗](#)

Bonterra at Cross Creek Ranch | [Fulshear](#)

Gated active adult neighborhood; builder reports sold out, so ask about resale. [Community details ↗](#)

Del Webb Fulshear | [Fulshear](#)

Newer 55+ choice west of Houston. [Community details ↗](#)

Del Webb Sweetgrass | [Richmond](#)

Established active adult neighborhood with trails and lake setting. [Community details ↗](#)

The Heritage at Towne Lake | [Cypress](#)

55+ enclave within the Towne Lake master plan. [Community details ↗](#)



More neighborhoods to consider

Del Webb Sugar Land at Ryehill | [Sugar Land](#)

Gated 55+ community; builder shows it as open. [Community details ↗](#)

Del Webb The Woodlands | [The Woodlands area](#)

Established 55+ community; check resale opportunities. [Community details ↗](#)

Bonterra at Woodforest | [Montgomery](#)

Active adult neighborhood within Woodforest. [Community details ↗](#)

Chambers Creek / Del Webb in Chambers Creek | [Willis](#)

55+ master plan near Lake Conroe with multiple home options. [Community details ↗](#)

Your community tour checklist

- How much are HOA dues, and what services are actually included?
- What are the age qualification, occupancy, guest, pet, rental, and resale rules?
- What are the home's tax estimate, insurance needs, and flood considerations?
- Are desired amenities open today, and what is planned for later?
- How long is the drive to the people and places you visit every week?

Community information checked September 2026. Policies, availability, and pricing may change; use the linked community pages and governing documents for current details.

Why work with Sharon?

A downsizing move often involves two homes, many decisions, and a lifetime of belongings. I help you turn that into a workable sequence while keeping the decisions in your hands.

A strategy for both sides of the move

I evaluate your current home, build a sale plan, and help you compare next-home options and timing together.

Local guidance across Greater Houston

From Katy and Fulshear to Cypress, Sugar Land, and the northern suburbs, I help narrow communities by lifestyle and practical fit.

Experience with meaningful transitions

I bring more than 25 years in real estate, a broker's perspective, and the SRES designation focused on serving older adults.

A coordinated team

I can help you identify and coordinate appropriate lenders, title professionals, movers, organizers, and other specialists, while you choose whom to hire.

Your pace, your priorities

Whether you are ready this season or only gathering information, we can start with an honest conversation and a realistic plan.

LET'S PLAN YOUR NEXT CHAPTER

Call 832-388-9945 • sharonyeary@gmail.com
SharcomRealtyGroup.com

Sharon Yeary | Associate Broker | Brokered by eXp Realty

This guide offers general planning information. A lender, tax professional, attorney, insurance agent, or HOA can advise on matters within their expertise.