



House Hunting With Kids: Tips That Actually Help

New Blog Post

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House hunting is exciting, but when you add kids to the mix, it can become a completely different experience.

Between nap schedules, snacks, school, car seats, short attention spans, and trying to actually evaluate the house, parents can feel like they're doing two jobs at once.

The good news? You don't have to choose between finding the right home and keeping everyone reasonably happy.

Here are some practical tips that can make house hunting with kids easier.

1. Narrow Down Your Choices Before You Tour

One of the best ways to make house hunting easier on everyone is to **do some of the work before you leave home.**

Use online listings, photos, videos, and virtual tours to eliminate homes that clearly don't meet your needs.

Then schedule in-person tours for your strongest candidates.

This means fewer trips, fewer snacks packed into the car, and less time asking your kids to tour homes they're never going to choose.

2. Know Your Family's Must-Haves

Before you start touring, make a list of the things that truly matter to your family.

For example:

- ☐ Number of bedrooms
- ☐ Number of bathrooms
- ☐ Bedroom location
- ☐ Yard or outdoor space
- ☐ Garage
- ☐ Storage
- ☐ Home office
- ☐ School considerations
- ☐ Commute
- ☐ Nearby parks and activities

Don't confuse **must-haves** with **nice-to-haves**.

Knowing the difference can make the search much more manageable.

3. Think Beyond the House

When you have kids, the neighborhood becomes part of your daily life.

Pay attention to things like:

- Parks and playgrounds
- Sidewalks
- Traffic
- Commute times
- Nearby activities
- Grocery stores
- Libraries
- Childcare options
- Access to healthcare

A beautiful house may not be the right choice if getting everyone where they need to go every day becomes a logistical nightmare.

4. Don't Underestimate Storage

Kids come with a lot of stuff.

And somehow, that stuff multiplies.

When you're touring a home, think about where you'll put:



Bikes



Sports equipment



Toys



Shoes



Backpacks



Strollers



Seasonal clothing

Look beyond the number of bedrooms. Closets, mudrooms, garages, pantries, and usable storage can make a huge difference in everyday life.

5. Pay Attention to the Layout

Square footage doesn't tell the whole story.

Think about how your family actually lives.

Can you see the kids playing while you're preparing dinner? Are bedrooms conveniently located? Is there a place for homework? Is there enough separation when older kids want privacy?

A home's layout can be just as important as its size.

6. Don't Let the Kids Pick the House

Kids should absolutely have a voice, but they don't necessarily need the final vote.

A child may fall in love with the house because it has a cool bedroom, a pool, or the perfect place for a playroom.

That's fun to consider, but parents also need to evaluate the practical things:

Budget. Location. Condition. Commute. Long-term needs.

You can involve your children without putting the entire decision on their shoulders.

7. Give Kids a Job

Want to keep kids engaged during showings?

Give them something to do.

Older children can have their own checklist:

- ☐ Find the biggest closet
- ☐ Find their favorite room
- ☐ Look for outdoor play space
- ☐ Count the bedrooms
- ☐ Find a place for their toys
- ☐ Rate the house from 1–5

You can even create a simple **"Home Detective"** scavenger hunt.

Real estate professionals are increasingly using activities like these to make children feel involved while parents focus on evaluating the home.

8. Bring the Survival Kit

If you're bringing younger children to showings, come prepared.

Pack:

- ☐ Snacks
- ☐ Water
- ☐ Favorite small toys
- ☐ Coloring activities
- ☐ Tablet/headphones if appropriate
- ☐ Diapers and wipes
- ☐ Extra clothes

And don't forget the most important thing:

Patience.

Not every showing will go according to plan.

9. Consider Touring Without the Kids When You Can

If you have access to childcare, consider using it for some of your showings.

This doesn't mean your kids shouldn't be part of the process.

It simply allows you to focus completely on the home when you're trying to evaluate things like condition, layout, storage, noise, and potential repairs.

Once you've narrowed it down to your top choices, bring the kids back to experience the homes and neighborhoods you're seriously considering.

10. Let Them Experience the Neighborhood

Once you have a serious contender, don't just look at the house.

Drive around the neighborhood.

Visit a nearby park.

Check out the local library.

Try a nearby restaurant.

Drive the commute during a typical time of day.

If possible, visit the area at different times.

You're not just buying a house.

You're choosing where your family will live.

The Bottom Line

House hunting with kids doesn't have to be chaotic.

The key is to **narrow your search, know your priorities, involve your kids appropriately, and give yourself permission to make the process work for your family.**

And remember, the "perfect" house doesn't have to check every box.

It needs to work for **your family's lifestyle, budget, and future.**

Thinking about buying a home for your family?

I'd love to help you create a realistic wish list, narrow down the right areas, and find a home that works for the whole family.