

VERONICA YEARY
ALL CITY REAL ESTATE DFW

Living in DFW

The Next Chapter

Before the year closes

Plano, Arlington and Lake Ray Hubbard, and what to know if you sell or buy during the holidays.

PLANO

One city, many areas: West Plano, Legacy, Willow Bend and the historic downtown

SELLING IN THE FALL

Waiting for spring is not the free option it looks like

MOVING UP

Selling and buying at once without getting stuck in between

NOVEMBER CALENDAR

47 events: Día de Muertos, Veterans Day, Thanksgiving and the first lights



How I can help

Buying or selling, anywhere in the metroplex, with every step explained before it happens.

Buying a home

BUY

Pre-approval, offer, inspection and closing, explained before they happen.

Your first home

BUY

You have never bought a home and nobody has explained how it works. We start there.

New construction

BUY

The builder has someone representing them. So should you.

Moving to DFW

BUY

First we decide which city makes sense for you, then we look at homes.

Veterans and military

BUY

VA loans and base-move dates, explained without the jargon.

Selling your home

SELL

Professional photography, video, its own website and a report every week.

What your home is worth

SELL

A number from real comparable sales in your area, not an automated estimate.

Moving up

BUY AND SELL

Selling and buying at the same time without getting stuck between the two.

A smaller home

SELL

Less house and more peace of mind, with the sale timed to what comes next.

Luxury homes

SELL

Few comparables, a lot of discretion, and negotiation without drama.

Thank you, and what comes before year-end



“

Waiting is not always the free option.

November is the month for giving thanks, and I start with my work. Since 2010 I have helped families buy and sell homes across Dallas-Fort Worth, more than 450 of them so far. Each one taught me something I now explain to the next.

Many people decide to wait for spring to sell or to buy. Sometimes that is the right call. Sometimes it is not, and in this issue I explain why November and December have a logic of their own, and how to move up without getting stuck between two transactions.

You will also find Plano, Arlington, Rockwall and Heath, my properties, and the full November calendar: Día de Muertos, Veterans Day, Thanksgiving and the first lights of the season, with every date confirmed with its organizer.

May the holidays find you at home, whether it is the one you have today or the one that comes next.

Veronica

Veronica Yearly, REALTOR®, CRS, ABR, SRS, CIPS · All City Real Estate DFW

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Plano, one city with many areas

Tree-lined streets with decades behind them, corporate corridors and new developments that feel like another city, minutes apart.



The gazebo in Haggard Park, historic downtown Plano · Photo: Michael Barera, CC BY-SA 4.0

Plano is in Collin County, north of Dallas, and from here it is relatively easy to reach Dallas, Frisco, Richardson and Allen. It is home to offices of large companies, and for a buyer that usually means work is close.

West Plano and **Willow Bend** have larger lots and larger homes. **Legacy and Legacy West** are the newest and most walkable, with restaurants, shops and offices on the same blocks. **Downtown Plano** is the old town center, smaller, more walkable, with its own DART station.

That variety is why so many people move up within Plano instead of leaving. If your home has gotten too small, there is almost always an option without changing cities.

PLANO AT A GLANCE

Collin County, north of Dallas

DART at Downtown Plano and Parker Road

Arbor Hills, about 200 acres

Oak Point, close to 800 acres

Chisholm, Legacy, Preston Ridge and Bluebonnet trails

LIVING IN PLANO →

— FOR SALE AND FOR RENT

My properties

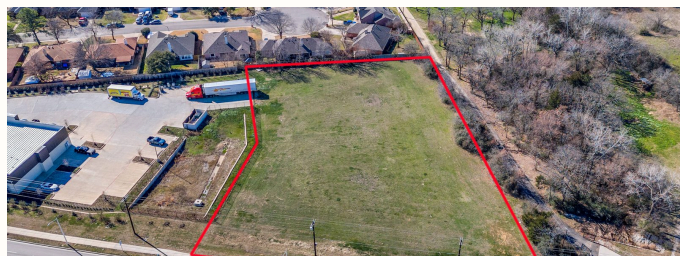
Land in Denton, a home for sale in Dallas, and one for rent in Denton.



LAND FOR SALE

\$1,675,000 · 8.45 acres in two parcels

5090-5094 y 5130 E. McKinney St, Denton · MLS 21141847



LAND FOR SALE

\$590,000 · 1.7-acre lot

5130 E. McKinney St, Denton · MLS 21141859



FOR SALE

\$1,094,000 · Home on 6.7 acres

5090-5094 E. McKinney St, Denton · MLS 21256015



HOME FOR SALE

\$239,900 · 3 bedrooms, 2 baths

12215 Ortega St, Dallas · MLS 21366711



HOME FOR RENT

\$3,200/mo · 5 bedrooms, 4 baths

1605 Buzzard Rd, Denton · MLS 21383683

The Denton parcels sell separately or together. Their final use is approved by the City of Denton: confirm zoning and permits with the city before you buy.

[SEE THE PROPERTIES →](#)

— HOME FOR SALE

Single-story living in southeast Dallas



FOR SALE · MLS 21366711

\$239,900

Price improved, was \$259,900

12215 Ortega St, Dallas

12215 Ortega St, Dallas 75253

A one-story home with a vaulted-ceiling living room and brick fireplace, and a primary bedroom with its own bath, double shower and built-in cabinets.

The kitchen has stainless steel appliances and a breakfast bar. Outside: mature trees, a fence and a two-car garage.

THE HOME

3 bedrooms, 2 full baths

1,575 sq ft, per appraiser

Built in 1995, brick

0.172-acre fenced lot

2-car garage

Casa Loma Estates, Dallas ISD

Cash or conventional

I WANT TO SEE IT →

Five bedrooms in Eagle Creek, Denton



FOR RENT · MLS 21383683

\$3,200 a month

12-month lease

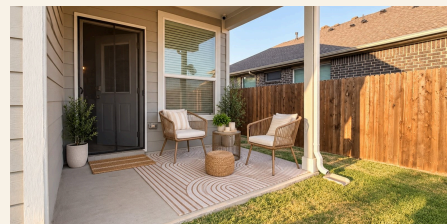
1605 Buzzard Rd, Denton



The kitchen and island



A bedroom



The covered patio

1605 Buzzard Rd, Denton 76205

The primary suite is downstairs, with a garden tub, separate shower and walk-in closet. Next to it, a second bedroom with a full bath. Upstairs, three more bedrooms, two baths and a game room.

The kitchen has an island, quartz counters and a walk-in pantry. Outside, a covered patio and a fenced yard with sprinklers. The refrigerator stays; washer and dryer do not. Move-in date to be confirmed.

[I WANT TO SEE IT →](#)

THE HOME

5 bedrooms, 4 full baths

2,779 sq ft, two stories, built 2023

Primary suite and a second bedroom downstairs

Game room upstairs

2-car garage · Denton ISD

Pets: up to 2, \$300 deposit

Arlington, right in the middle

About twelve miles from Fort Worth and about twenty from Dallas. If you drive toward both sides of the metroplex, that settles it.



AT&T Stadium in Arlington · Photo: Michael Barera, CC BY-SA 4.0

Arlington covers almost 100 square miles, crossed by the Trinity River and Johnson Creek. Around the university are mid-century streets with wide lots and big trees, and to the north and south, newer subdivisions.

The **entertainment district** puts it on the national map: AT&T Stadium, home of the Cowboys, the Rangers' Globe Life Field, Six Flags Over Texas and Hurricane Harbor, all in the same direction. To the north, along the river, are the **River Legacy Parks**, hundreds of acres of woodland with trails.

Something worth knowing before you buy:

Arlington has no train and no traditional bus system. What it has is Via Arlington, a ride service you book in an app. If your plan depended on public transit, that conversation comes before we look at homes.

1876

Founded beside the Texas and Pacific Railway, incorporated in 1884

BEFORE CHOOSING A HOME HERE

Much of the city was built between the sixties and the nineties

A seventies home with a newer roof, AC and windows can beat a newer one

We judge it house by house, not by the year it was built

I-20 crosses the city toward both sides

Rockwall and Heath, on the shore of Ray Hubbard

Two neighboring cities share the east shore of the lake. One has a square and a courthouse; the other is small on purpose, with wide lots.



The historic Rockwall County Courthouse · Photo: Larry D. Moore, CC BY 4.0

Rockwall

SEAT OF ROCKWALL COUNTY

In 1851, digging wells, settlers found an underground rock formation that looks like a hand-built wall, and that is where the name comes from. There is a square with a historic courthouse, a lakeshore with marinas and restaurants, and newer neighborhoods inland. I-30 runs straight to Dallas.

Heath

ROCKWALL COUNTY, WITH A PART IN KAUFMAN

Incorporated in 1959, it covers about 12 square miles. Homes sit on wide lots, many custom-built and from different eras, so no two are alike. Everyday errands are in Rockwall, about seven miles up FM 740.

In both, a home with a lake view and one half a mile away, the same size, are not the same property: insurance, dues and the appraisal all change. That is why comparables here are chosen with judgment.

Wait for spring to sell?

November and December bring fewer buyers. But a larger share of them have a real deadline, and your competition leaves too.

Nobody tours homes on a November Sunday for entertainment. People buying in these months almost always have a clock: a job change with a start date, or a lease ending December 31 or January 31.

At the same time, many sellers pull their homes until spring. If you stay, you compete against fewer properties. Spring does bring more buyers, but all of those sellers come back too.

Waiting is not free either: every month you keep paying the mortgage, taxes, insurance and utilities. Sometimes waiting is the right call. Other times the problem was the price, and waiting only makes it more expensive.

IF YOU SELL BETWEEN NOVEMBER AND JANUARY

If you will adjust the price, do it before the holidays

From December 20 to January 2 showings drop; that does not mean the price is wrong

It gets dark early: outdoor lights on

Closing in December or in January: check with your CPA

“

Waiting for spring is not the free option it looks like.

GET MY HOME'S VALUE →

Two transactions, one plan

Each one has its own dates, and if they are not coordinated you can end up with two homes or none.

The decision that orders everything else is whether you sell first or buy first. Selling first gives you certainty about what you have; buying first saves you from moving twice. There is no answer that fits everyone: it depends on your numbers and on how fast your price range is moving.

I handle both transactions, so there are no two agents blaming each other when a date moves. Your current home is marketed like any other I take, and at the same time we put together your pre-approval for the next one.

There are almost always a few days between one closing and the other. That is solved with dates negotiated in the contract and a written plan B: where you stay and where your things go if a date moves.

WHAT GETS DECIDED AT THE START

Whether you sell first or buy first

How much you can carry in the meantime

How to use what you net from your home for the down payment

Which dates to ask for in the contract

The plan B, in writing

MOVING UP →

At the top, the comparables run out

The problem is not finding interested buyers. It is setting a price when no home that sold truly resembles yours.

Here, price is built with more judgment than arithmetic: what makes the home unique, how long a sale usually takes in that range, and what is competing with you right now. I have sold in that range in Plano, Frisco, McKinney and Prosper.

Some sellers do not want a sign in the yard or an open house with strangers walking through. That is respected: showings by appointment only, and pre-approval before anyone is scheduled. The home still gets professional photography, video and its own website. What changes is who sees it.

Negotiations tend to be longer, with more people at the table, such as attorneys and accountants. A counteroffer is answered with a cool head and the reasons in writing, not the minute it arrives.

“

Anyone who promises you a date is guessing.

LUXURY HOMES →

Our Village Glows, in Highland Village

My office is in Highland Village, and this is the one night of the year I never miss.

On Saturday, November 21, starting at 5:30 p.m., The Shops at Highland Village lights a 35-foot tree with a 150,000-light show set to music. There are horse-drawn carriage rides, face painting and Santa. It's free.

My advice: get there early, park once and walk. Bring a jacket, because November nights cool off fast by the lake.

If you go, send me your photo. I love seeing families out in my city.

“

*Get there early,
park once and walk.*

[EVENT DETAILS →](#)

November in the metroplex

Día de Muertos, Veterans Day, Thanksgiving and the first lights of the season in the cities where I work. I checked every date with its organizer on October 15, 2026.



A Día de Muertos ofrenda · Photo: Karla Andrew, CC BY-SA 3.0

1
NOV

Dallas Cowboys vs. Arizona Cardinals

ARLINGTON · AT&T STADIUM · TICKETS REQUIRED

The Cowboys host the Cardinals with a noon kickoff; the NFL may move the time under flexible scheduling. [Tickets ↗](#)

1
NOV

Día de los Muertos Celebration at Grandscape

THE COLONY (NEARBY) · GRANDSCAPE, CORONA STAGE & LAWN · FREE

Grandscape honors loved ones who have passed with live music, including the UNT Mariachi Band and Tejano Queen Forever, 6 to 9 p.m. [More info ↗](#)

1
NOV

Día de los Muertos Procession at Fort Worth Botanic Garden

FORT WORTH · FORT WORTH BOTANIC GARDEN · HALF-PRICE GARDEN ADMISSION

The garden sets up a central altar, two giant Catrinas, ballet folklórico and mariachi; the procession and blessing begin at 3:30 p.m. [More info ↗](#)

November, continued

2

NOV

Celebración del Día de Muertos at Crown Hill (closing night)

DALLAS · CROWN HILL MEMORIAL PARK AND MAUSOLEUM, 9718 WEBB CHAPEL RD · FREE ADMISSION

The closing night has mariachi, folklórico dance, Grupo Pakal and a Teatro Dallas performance at the Art Deco mausoleum at Crown Hill, 5:30 to 8 pm. [More info ↗](#)

7

NOV

Prosper Veterans Day Honor Run

PROSPER · FRONTIER PARK, 1551 FRONTIER PKWY

An opening ceremony starts the morning at 8 a.m., followed by a 10K, a 5K and a short fun run honoring veterans. [More info ↗](#)

7

NOV

Mesquite Veterans Day Celebration

MESQUITE · MESQUITE VETERANS MEMORIAL, 425 S GALLOWAY AVE

A traditional ceremony with remarks from community leaders and veterans, musical performances and recognition of those who served, 11 a.m. to noon. [More info ↗](#)

7

NOV

McKinney Veterans Day Ceremony

MCKINNEY · CORPORAL RD FOSTER VETERANS MEMORIAL PARK, 6053 WEISKOPF AVE · FREE

McKinney's veterans memorial park has its annual Veterans Day ceremony at 11 a.m., hosted by the McKinney Armed Services Memorial Board to honor those who served.

[More info ↗](#)

7

NOV

Festival at the Switchyard

CARROLLTON · HISTORIC DOWNTOWN CARROLLTON

The annual festival in historic downtown brings headliner Toad the Wet Sprocket with openers Eve 6 and Wheatus, 11 a.m. to 10 p.m. [More info ↗](#)

7

NOV
to 14 Nov

Plano Flags of Honor

PLANO · OAK POINT EVENT FIELD, 2801 E SPRING CREEK PKWY · FREE

Thousands of flags fill Oak Point Park to honor veterans and first responders, each with a hero's story card; Taps plays at dusk. [More info ↗](#)

8

NOV

Flower Mound Veterans Day Ceremony

FLOWER MOUND (NEARBY) · FLOWER MOUND HIGH SCHOOL FOOTBALL STADIUM

A picnic with free hot dogs, cake and lemonade runs 1 to 2, followed by a ceremony honoring veterans at 2 p.m. [More info ↗](#)

November, continued

11

NOV

Veterans Day Relay Run

FLOWER MOUND (NEARBY) · FLOWER MOUND COMMUNITY ACTIVITY CENTER

Runners take turns on a 32-mile course that starts and ends at the Community Activity Center to honor veterans, 9 a.m. to 2 p.m. [More info ↗](#)

11

NOV

Texas Veterans Day Parade, Arlington

ARLINGTON · ARLINGTON ENTERTAINMENT DISTRICT

A parade honoring veterans runs through the Arlington Entertainment District at 5:30 p.m. [More info ↗](#)

11

NOV

Tarrant County Veterans Day Parade

FORT WORTH · DOWNTOWN FORT WORTH

The annual parade honoring veterans moves through downtown Fort Worth, starting at 11 a.m. [More info ↗](#)

11

NOV
to 3 Jan

Holiday at the Arboretum and 12 Days of Christmas

DALLAS · DALLAS ARBORETUM AND BOTANICAL GARDEN · TICKETS REQUIRED; DAYTIME FROM \$21.95 ADULTS

The twelve 12 Days of Christmas gazebos return for their final season, along with a Christmas village and the decorated DeGolyer House. [Tickets ↗](#)

13

NOV
to 14 Nov

Murphy Campout

MURPHY · MURPHY CENTRAL PARK POND · \$50 PER CAMPSITE (UP TO 5 CAMPERS)

An overnight campout by the pond with fishing, s'mores, an outdoor movie, dinner, breakfast and a commemorative T-shirt. [More info ↗](#)

13

NOV
to 14 Nov

Rockwall Festival of Trees

ROCKWALL · HILTON ROCKWALL LAKEFRONT

Helping Hands marks 50 years with a free holiday pop-up shop 10 a.m. to 5 p.m., a style show luncheon, a gala with dancing and the Josh Abbott Band. [More info ↗](#)

13

NOV
to 3 Jan

Dallas Zoo Lights

DALLAS · DALLAS ZOO · TICKETS REQUIRED

The zoo glows with over two million lights, lanterns, Santa, igloos, a holiday maze and a Christmas tree farm, 5:30 to 9 p.m. on select nights. [Tickets ↗](#)

November, continued

13

NOV
to 3 Jan

ICE! featuring Harry Potter at Gaylord Texan

GRAPEVINE (NEARBY) · GAYLORD TEXAN RESORT ON LAKE GRAPEVINE

ICE! opens with scenes from the world of Harry Potter hand-carved in ice, inside the Gaylord Texan Resort on Lake Grapevine. [More info ↗](#)

14

NOV

Frisco Community Parade (honoring veterans)

FRISCO · MAIN ST, RAIL DISTRICT (1ST ST TO N COUNTY RD)

The community parade runs down Main Street in the Rail District with an America 250 theme and a salute to veterans, at 10 a.m. [More info ↗](#)

14

NOV

American Heroes

THE COLONY (NEARBY) · THE ATHLETIC CLUB, 4100 BLAIR OAKS DR

A festival honoring veterans and first responders with live music, a carnival, a car, truck and bike show, food trucks and a drone show. [More info ↗](#)

14

NOV
to 3 Jan

The Trains at NorthPark

DALLAS · NORTHPARK CENTER, LEVEL ONE, 8687 N CENTRAL EXPY

The model train exhibit that benefits Ronald McDonald House of Dallas opens on Level One of NorthPark Center, across from Kona Grill. [More info ↗](#)

15

NOV

Dallas Cowboys vs. San Francisco 49ers

ARLINGTON · AT&T STADIUM · TICKETS REQUIRED

The Cowboys host the 49ers at AT&T Stadium with a 3:25 p.m. kickoff; the time may change. [Tickets ↗](#)

20

NOV

Christmas in the Garden, Fort Worth

FORT WORTH · FORT WORTH BOTANIC GARDEN · TICKETS REQUIRED

A one-mile trail winds past 22 light installations, the Winter Cathedral, a glowing bluebonnet field and visits with Santa. [Tickets ↗](#)

November, continued

20

NOV

Kaleidoscope Park Annual Holiday Tree Lighting

FRISCO · KALEIDOSCOPE PARK, PERFORMANCE LAWN, 6635 WARREN PKWY

The park's tree lights up with holiday music; Santa and live reindeer appear, with photo spots, 6 to 9 p.m. [More info ↗](#)

20

NOV

to 6 Dec

White Christmas (musical)

ROCKWALL · ROCKWALL COMMUNITY PLAYHOUSE, 609 E RUSK · TICKETS REQUIRED

The community theatre stages the classic Irving Berlin musical, with songs like "Blue Skies" and "White Christmas", in an 84-seat house. [Tickets ↗](#)

20

NOV

to 10 Dec

Lights on the Farmstead

PLANO · HERITAGE FARMSTEAD MUSEUM, 1900 W 15TH ST · \$15 ADULTS, \$12 AGES 3-12, MILITARY AND 65+

A lighted path winds through the historic farm with more than a million lights and holiday music, select nights 6 to 9 p.m. [More info ↗](#)

20

NOV

to 23 Dec

Texas Christkindl Market

ARLINGTON · 1650 E RANDOL MILL ROAD (GLOBE LIFE FIELD AREA)

A German-style Christmas market open Nov. 20–22 and Nov. 27–Dec. 23, with free parking in Lot B. [More info ↗](#)

20

NOV

to 4 Jan

Frisco Christmas in the Square

FRISCO · FRISCO SQUARE · LIGHT SHOW FREE

More than 180,000 lights dance to holiday music nightly 6 to 10 p.m.; an outdoor ice rink opens and horse carriage rides run. [More info ↗](#)

21

NOV

Our Village Glows

HIGHLAND VILLAGE · THE SHOPS AT HIGHLAND VILLAGE (FM 2499 Y JUSTIN ROAD) · FREE

A 35-foot tree lights up with a 150,000-light show set to music, plus horse-drawn carriage rides, face painting and Santa, from 5:30 p.m. [More info ↗](#)

November, continued

21

NOV

Prosper on the Plaza: Friendsgiving

PROSPER · DOWNTOWN PROSPER PLAZA, BROADWAY ST · FREE, RESERVATION REQUESTED

Downtown Prosper opens a Thanksgiving afternoon with live bluegrass, food trucks, a giant corn maze, a petting zoo, face painting and lawn games on the plaza. [More info ↗](#)

21

NOV

Turkey Roll Bicycle Rally

DENTON · FROM \$40 ADULTS (THROUGH NOV. 10), \$45 AFTER

Riders choose routes from 8 to 62 miles through northern Denton County, with a 9 a.m. send-off and a finish at Denton High School. [More info ↗](#)

21

NOV
to 22 Nov

Plano Holiday Market

PLANO · CARPENTER PARK RECREATION CENTER, 6701 COIT RD · FREE

Local vendors sell handmade gifts, jewelry, candles and soaps, plus tamales, baked goods and jams; Saturday 9 to 5, Sunday 11 to 4. [More info ↗](#)

22

NOV

Dallas Cowboys vs. Tennessee Titans

ARLINGTON · AT&T STADIUM · TICKETS REQUIRED

The Cowboys host the Titans with a noon kickoff; the time may change. [Tickets ↗](#)

22

NOV

GM Financial Parade of Lights

FORT WORTH · DOWNTOWN FORT WORTH

Lighted floats, bands and horses roll through downtown Fort Worth starting at 6 p.m.

[More info ↗](#)

23

NOV

Grapevine Carol of Lights

GRAPEVINE (NEARBY) · HISTORIC MAIN STREET

Main Street lights up to open the Christmas Capital of Texas season at the 38th annual festival. [More info ↗](#)

November, continued

26

NOV

Castle Hills Turkey Trot 5K and 1 Mile Fun Run

LEWISVILLE (NEARBY) · LAKE AVALON PARK, 2590 KING ARTHUR BLVD, LEWISVILLE

Castle Hills runs a 5K and a 1-mile fun run on Thanksgiving morning, starting at 8:10 a.m., to raise money for a local cause. [More info ↗](#)

26

NOV

Thanksgiving Day Game: Cowboys vs. Eagles

ARLINGTON · AT&T STADIUM · TICKETS REQUIRED

The Cowboys host the Philadelphia Eagles in their traditional Thanksgiving Day game, 3:30 p.m. kickoff. [Tickets ↗](#)

26

NOV

Scheels North Texas Turkey Trot

FRISCO

Runners take off on Thanksgiving morning in a 10K, a 5K and a one-mile fun run in Frisco. [More info ↗](#)

26

NOV

Heath Golf & Yacht Club Turkey Dash

HEATH · HEATH GOLF & YACHT CLUB CLUBHOUSE, 1500 CLUBHOUSE DR · 5K \$40, 1K \$30 (PRICE RISES AFTER NOVEMBER 19)

Heath Golf & Yacht Club runs a 5K and a 1K on Thanksgiving morning, with all race proceeds going to Helping Hands of Rockwall County. [More info ↗](#)

26

NOV

Irving Turkey Trot

IRVING · THE PLAZA AT TOYOTA MUSIC FACTORY, LAS COLINAS · REGISTRATION REQUIRED

Runners start in Las Colinas with an 8-mile race at 9 a.m. and a 5K at 9:15 a.m. on Thanksgiving Day. [More info ↗](#)

26

NOV

Plano Turkey Trot

PLANO · RED TAIL PAVILION, 2801 E SPRING CREEK PKWY

A 5K run that starts at 9 a.m. on Thanksgiving morning, with a short dash before it at 8:45. [More info ↗](#)

November, continued

26

NOV

Dallas YMCA Turkey Trot

DALLAS · REGISTRATION REQUIRED

The traditional Thanksgiving Day race offers a 5K and an 8-mile course in Dallas.

[More info ↗](#)

26

NOV

Fort Worth YMCA Turkey Trot

FORT WORTH · GENERAL WORTH SQUARE

Downtown 5K and 8K races start at 8:30 a.m. on Thanksgiving morning, with a 1K fun run at 7:45 a.m. [More info ↗](#)

27

NOV

to 29 Nov

McKinney Home for the Holidays

MCKINNEY · HISTORIC DOWNTOWN MCKINNEY, 111 N TENNESSEE ST · FREE ADMISSION

The historic downtown fills with holiday music, Santa and a Ferris wheel; the square's tree lights up Friday at 6:15 p.m. [More info ↗](#)

27

NOV

to 12 Dec

Mesquite Arts Theatre: "A Christmas Story"

MESQUITE · BLACK BOX THEATRE, MESQUITE ARTS CENTER, 1527 N GALLOWAY AVE

The local theatre company stages the story of Ralphie and his Red Ryder BB gun, Fridays and Saturdays at 7:30 p.m. [More info ↗](#)

27

NOV

to 27 Dec

A Christmas Carol at Dallas Theater Center

DALLAS · DEE & CHARLES WYLY THEATRE · TICKETS REQUIRED

Dallas Theater Center presents its annual production of A Christmas Carol, a 90-minute show with no intermission. [Tickets ↗](#)

27

NOV

to 27 Dec

The Nutcracker, Texas Ballet Theater

DALLAS AND FORT WORTH · WINSPEAR OPERA HOUSE Y BASS PERFORMANCE HALL · TICKETS REQUIRED

Texas Ballet Theater stages Tchaikovsky's ballet, with performances split between the Winspear in Dallas and Bass Hall in Fort Worth. [Tickets ↗](#)

Hours, tickets and parking change. Confirm them on each event's page before you go.

A weekend in the metroplex

Eight plans, from Fort Worth to Celina, worth doing any month.



White Rock Lake at sunset · Photo: DronePhotographer, CC0



Klyde Warren Park, downtown Dallas · Photo: John P Salvatore, CC0



The Kimbell Art Museum, Fort Worth · Photo: Carol M. Highsmith, public domain

The Stockyards

FORT WORTH

Brick streets, the original pens and a cattle drive twice a day. Billy Bob's Texas is around the corner.

[More info ↗](#)

Klyde Warren Park and the Katy Trail

DALLAS

A park built over the freeway downtown, and a trail along the old rail line.

[More info ↗](#)

White Rock Lake

DALLAS

About 1,015 acres of water five miles from downtown, with a 9.33-mile loop around it.

[More info ↗](#)

The Denton square

DENTON

The 1896 courthouse, shops, restaurants and live music most of the year.

[More info ↗](#)

The square and Chestnut Square

MCKINNEY

More than 120 local shops around the courthouse, and a historic village from 1854 a few blocks away.

[More info ↗](#)

Arbor Hills and Oak Point

PLANO

Two nature preserves: about 200 acres at Arbor Hills and close to 800 at Oak Point, the city's largest park.

[More info ↗](#)

Lake Lewisville

HIGHLAND VILLAGE AND LEWISVILLE

Pilot Knoll, Copperas Branch and the North Shore Trail, with a beach, boat ramps and trails.

[More info ↗](#)

Friday night football

CELINA

The square with markets and festivals, and Friday games that are still the whole town's business.

[More info ↗](#)

The 26 cities where I work

I work the entire metroplex, at every price point and with every type of property. Each city has its own page.

Allen

Arlington

Carrollton

Celina

Dallas

Denton

Fairview

Fort Worth

Frisco

Garland

Heath

Highland Village

Irving

Lavon

Lucas

McKinney

Melissa

Mesquite

Murphy

Parker

Plano

Prosper

Richardson

Rockwall

Rowlett

Wylie

Before the home goes on the market

Selling a property does not start with putting the listing online. First we need a strategy.

1 Value

We look at what has sold nearby, what is for sale right now and what buyers will compare you with. I show you where every number comes from, including how much you would actually walk away with.

2 Presentation

What to clear out, deep clean or repair before the photographer arrives. Not necessarily spending thousands: finding where money makes sense and where it doesn't.

3 Impact

Professional photography, a video walkthrough, its own website, paid Facebook and Instagram ads, postcards to the surrounding homes, and open houses.

4 Campaign

A home is not posted, it is launched. Once it is on the market you get a report every week with what the people who saw it said.

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The highest offer is not always the best structure for what you need.

HOW I SELL A HOME →

Why Zillow usually gets your home wrong

An automated site doesn't know you remodeled the kitchen, that the roof is new, or that your lot is twice the size of your neighbor's.

Automated estimates work from averages. They do reasonably well where every home is the same, and they miss exactly where yours is different: large lots, remodels, older homes, acreage.

The problem is not whether the number is high or low. It is that people use it as the starting point for their price. A home that goes on the market too high does not fix itself: it sits, and by the time the price comes down, it carries that history.

I give you a number and I explain where it came from. If I can't show you the homes I compared yours to, the number is worthless.

WHAT I SEND YOU

The comparable homes in your area, with their sale prices

What is for sale right now in your range

My opinion of where your home would land if it listed this week

Free, and no obligation to sell

GET MY HOME'S VALUE →

Real questions, straight answers

Do I sell first or buy first?

It depends on how much you can carry and how fast your price range is moving. Selling first gives you certainty about what you have; buying first saves you from moving twice. We decide with your numbers, not with a general rule.

What happens if I sell and haven't found the next home?

It is negotiated in the contract: you can ask to stay a few days after closing, or push the date out. And there is a written plan B, which is almost never used and is appreciated when it is.

Can I sell without a yard sign or an open house?

Yes. It can be done with showings by appointment only, screening who comes in and asking for pre-approval before scheduling. The home still gets photography, video and its own website; what changes is who sees it.

Can I get from Plano to Dallas without driving?

Yes. Plano has two DART stations, Downtown Plano and Parker Road. Downtown Plano is on the Red Line, and at certain hours the Orange Line serves it too. For many people who work in Dallas, that decides which part of Plano to search.

I got an email with wiring instructions for my closing money. Should I send it?

Not yet. Call the title company yourself, at a number you already had, not the one in the email, and confirm the instructions by voice before you wire anything. This step is never skipped.

HOW I HELP YOU BUY →

The words you are going to hear

Lender

The institution that lends you the money and tells you how much you can buy.

Pre-approval

The lender's review of your income, credit and savings before you look at homes.

Earnest money

A deposit that shows you are serious about the purchase.

Option fee and option period

What you pay for the right to end the contract during the option period, when the inspection happens.

Appraisal

The value check the lender orders when you buy with financing.

Underwriting and clear to close

The final review of your loan. When everything checks out, the lender issues the clear to close.

Closing Disclosure

The document with your loan, rate, monthly payment, closing costs and the money you bring.

Final walk-through

The last visit to confirm the home is as agreed.

Title company

The company that coordinates closing and the transfer of the property.

Funding and net proceeds

Funding is when the money is released. Net proceeds: what the seller keeps after the mortgage and costs.

Three things to close out the month

November 13: World Kindness Day

A GOOD DAY

Your assignment: bring something to a new neighbor on your street. Moving to a new city feels easier when somebody knocks to say welcome.

What should I feature next month?

YOUR TURN

A restaurant, a business, a park or an event in your city that everyone should know about. Reply to the email or write to me, and I'll look into it for the next issue.

My videos on YouTube

WATCH

What happens before you sell or buy, explained in a few minutes, and what I'm seeing each week across the metroplex.

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CHAPTER

Your home. Your plans. Your pace.

If you are thinking about buying or selling, or you only want to know where you stand, write to me. I answer personally.

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LET'S TALK →

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