

VERONICA YEARY
ALL CITY REAL ESTATE DFW

Living in DFW

The Next Chapter

One metroplex, 26 cities

Where to live, how to buy, and
what to check before you sell.

DENTON

The 1896 courthouse square,
and three properties on E.
McKinney St

NEW CONSTRUCTION

The builder's agent does not
represent you

YOUR FIRST HOME

The down payment is rarely
what you think

FALL CALENDAR

41 events across the
metroplex: the State Fair, Día
de Muertos, Oktoberfest and
Halloween



How I can help

Buying or selling, anywhere in the metroplex, in English or Spanish, 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.

Welcome to the first issue



“

My job is not to convince you. It is to make sure you understand enough to decide for yourself.

I'm Veronica Yeary. I have helped families buy and sell homes across Dallas-Fort Worth, in English and in Spanish, since 2010. In that time I have worked with more than 450 families.

I made this magazine for the same reason I built my website: buying or selling a home is usually explained fast, and in words nobody uses outside a real estate office. Here I do it the other way around. I tell you what is going to happen before it happens.

Every month you will find cities where I work, how buying and selling really goes, the questions I hear every week, and what to do on the weekend. All of it is from the metroplex. Nothing from anywhere else.

For the family buying their first home, that home is a mansion. For the buyer of the largest home I have ever sold, so is theirs. In my work they weigh exactly the same, and this magazine is for both of them.

Veronica

Veronica Yeary, REALTOR®, CRS, ABR · All City Real Estate DFW

In this issue

- | | | | |
|----|------------------------------|----|---------------------------------|
| 02 | How I can help | 15 | Veterans and military |
| 03 | Letter from Veronica | 16 | A smaller home |
| 05 | The market in a year | 17 | Moving to DFW |
| 06 | Denton | 18 | Highland Village and Lewisville |
| 07 | My properties | 19 | Fall calendar |
| 08 | For sale: Ortega St, Dallas | 26 | A weekend here |
| 09 | For rent: Buzzard Rd, Denton | 27 | Where I work |
| 10 | McKinney | 28 | Before you sell |
| 11 | Dallas and Fort Worth | 29 | What's your home worth? |
| 12 | Frisco and Celina | 30 | Real questions |
| 13 | New construction | 31 | Real estate words |
| 14 | Your first home | 32 | Back cover |

One year in the market

August 2025 against August 2026 in Collin, Dallas, Denton and Tarrant, the four counties that hold nearly every city where I work.

	Collin	Dallas	Denton	Tarrant
New listings	2,017 ▼ 11.6%	2,693 ▼ 9.3%	1,666 ▼ 6.0%	2,475 ▼ 10.6%
Closed sales	1,387 ▼ 11.7%	1,563 ▼ 9.7%	1,198 ▼ 5.4%	1,734 ▼ 12.3%
Average days on market	57 ▼ 1.7%	48 ▼ 7.7%	58 ▲ 5.5%	49 ▲ 2.1%
Average sales price	\$534,541 ▼ 0.1%	\$568,250 ▲ 4.7%	\$548,458 ▼ 1.7%	\$438,467 ▼ 2.2%
% of original price	93.9% ▲ 0.2%	94.7% ▲ 0.4%	94.2% = 0.0%	95.6% ▲ 0.2%
Months of inventory	4.7 ▼ 7.8%	4.8 ▼ 5.9%	4.7 ▼ 4.1%	3.7 ▼ 9.8%

Source: Capital Title, Stats-At-A-Glance, August 2025 vs. August 2026. Each change is against the same month a year earlier.

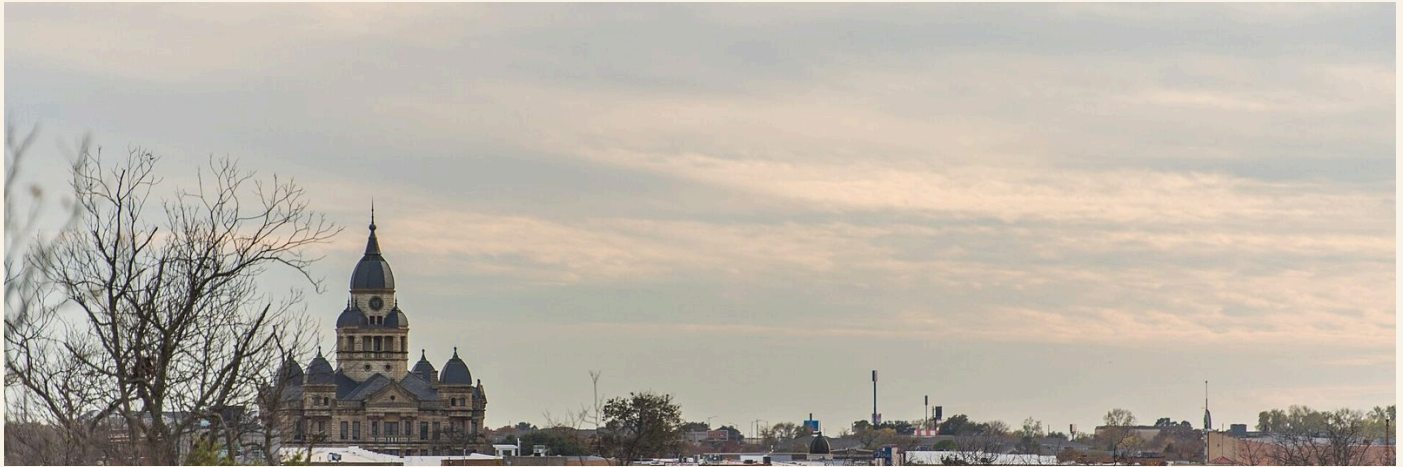
Fewer homes came on the market and fewer sold in all four counties. And because inventory fell everywhere, there are fewer months of homes for sale today than a year ago.

The average price rose 4.7% in Dallas and dipped slightly in Collin, Denton and Tarrant. A county average is not the price on your street: that is what comparable sales in your area are for.

GET THE NUMBERS FOR MY AREA →

Denton, the city that was already here

A real town square, two universities a few blocks away, and homes built a hundred years apart.



The Denton courthouse on the square, in autumn · Photo: Michael Modecki, CC BY-SA 4.0

Denton is the seat of the county that shares its name, in the northwest of the metroplex. It was already a city with its own downtown before the metro area grew out to meet it, and you can see that everywhere.

The University of North Texas, founded in 1890, and **Texas Woman's University**, founded in 1901, are both a few blocks from the square. Around it are shops, restaurants and live music most of the year.

Next door is the **Oak-Hickory Historic District**, designated in 1985: about 70 buildings among big trees, with Queen Anne, Prairie-style and Craftsman bungalow homes. To the east, toward South Mayhill Road, there is more land and more recent construction.

LIVING IN DENTON →

1896

The courthouse on the square, listed on the National Register of Historic Places

DENTON AT A GLANCE

Square with an 1896 courthouse

UNT (1890) and TWU (1901)

Oak-Hickory district, 1985

Quakertown Park and Bowling Green Park

Mingo Creek and Golden Triangle

— 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

\$249,900 · 3 bedrooms, 2 baths

12215 Ortega St, Dallas · MLS 21366711



HOME FOR RENT

\$3,500/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

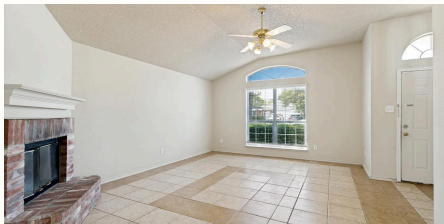


FOR SALE · MLS 21366711

\$249,900

Price improved, was \$259,900

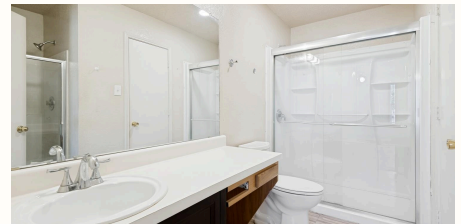
12215 Ortega St, Dallas



Living room with vaulted ceiling and brick fireplace



The entry



Toward the kitchen

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

\$3,500 a month

12-month lease

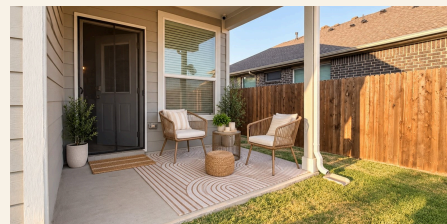
1605 Buzzard Rd, Denton



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

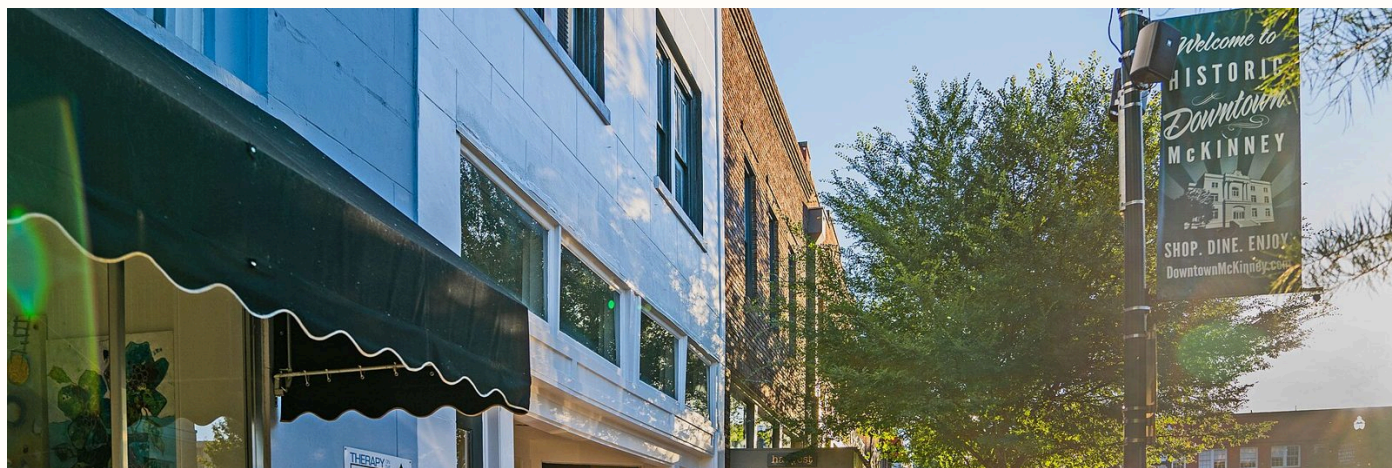
Game room upstairs

2-car garage · Denton ISD

Pets: up to 2, \$300 deposit

McKinney and its square

More than two hundred independent businesses around a restored courthouse. Not an imitation of a historic downtown: the real one.



Historic downtown McKinney · Photo: Mistermckinney, CC BY-SA 4.0

Mckinney is the seat of Collin County, north of Dallas. Like Denton, it was a city before the metroplex grew out to it, so it has homes from many eras.

Chestnut Square is a preserved historic village: ten buildings from 1854 to 1930, with a chapel, a school, a boarding house and a general store. **Adriatica** is the opposite: about 45 acres built to look like a Croatian village. Beyond them is everything the city has grown into over the last two decades.

For a first purchase, McKinney is still realistic because not everything is from the last ten years. What I teach buyers is the difference between a home with some years on it and a home with problems. They are not the same thing.

1854

The oldest building at Chestnut Square, a few blocks from the square

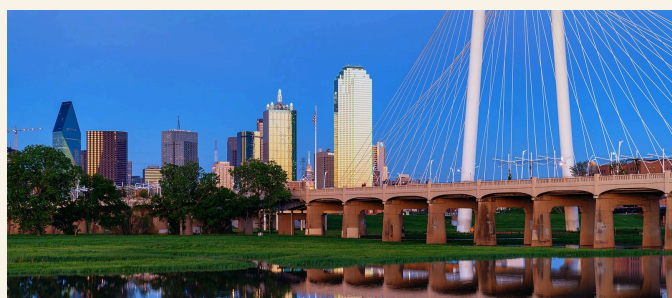
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In a home that is decades old, the expensive part is what you cannot see from the front door.

LIVING IN MCKINNEY →

Dallas and Fort Worth: you don't pick a city, you pick a direction

Both are so big inside that the useful question is never which one, but which part.



Dallas and the Margaret Hunt Hill Bridge over the Trinity · Photo: Tony Webster, CC BY-SA 2.0

Dallas

SEAT OF DALLAS COUNTY

Oak Cliff and the Bishop Arts District to the southwest. Lakewood and Lake Highlands around White Rock Lake, with its 9.33-mile loop. Deep Ellum and its live music. Uptown with the Katy Trail. And DART rail across the city.

[Living in Dallas →](#)



Exchange Avenue in the Fort Worth Stockyards · Photo: Michael Barera, CC BY-SA 4.0

Fort Worth

SEAT OF TARRANT COUNTY

Founded in 1849 on a bluff above the Trinity River. The Stockyards are a national historic district, with a cattle drive twice a day. The Kimbell Art Museum, Sundance Square, the Trinity Trails, and two rail lines: TEXRail and the Trinity Railway Express.

[Living in Fort Worth →](#)

Both have 1920s bungalows, mid-century single-story homes and new construction on the edges. If you are buying, we start with your numbers and your real life: where you work, which way you drive and at what time. That shrinks the city to two or three directions, and we stop losing Saturdays.

Frisco and Celina, still being built

*Twenty years ago this was farmland; today it is entire neighborhoods.
Both still kept their old downtowns.*



Frisco Square · Photo: Michael Barera, CC BY-SA 4.0

Frisco

BETWEEN COLLIN AND DENTON COUNTIES

The Rail District on Main Street is the historic, walkable downtown. On the other side is stadium Frisco: The Star, Toyota Stadium, Riders Field and the development around the PGA. More than 60 parks, including Frisco Commons at about 63 acres.

[Living in Frisco →](#)



Downtown Celina · Photo: Erod1997, CC BY-SA 4.0

Celina

NORTHERN EDGE OF COLLIN COUNTY

A square that has been the town's gathering place for more than 110 years, and a Texas Main Street city since 1996. Light Farms, a planned community of about 1,070 acres, and Mustang Lakes, built on a ranch that kept its trees. Preston Road connects it south.

[Living in Celina →](#)

In both, new builder homes dominate, and buying new is nothing like buying a resale. That is the next page.

The builder's agent does not represent you

In the model home you are greeted by the agent who represents the builder. They do their job well, but they work for the builder. That is why you need an agent who represents you.

Many people think bringing an agent to a new home costs more, so they walk in alone and sign a contract written by the builder's lawyers. That contract is not neutral.

On a new home the negotiation is almost never about the list price. It is about which upgrades are included, who pays certain costs, the delivery timeline, and what happens if the house is not ready when they said.

And yes, a new home gets inspected too. It is much easier to have the builder fix something before closing than after.

BEFORE YOU WALK INTO THE MODEL

Register me on your very first visit. Once you sign in alone, it is too late.

The upgrades worth paying for are structural, and the ones that are expensive to add later.

Catalog finishes are almost always cheaper to do on your own later.

Check what the warranty covers, for how long, and who you call in year one.

NEW HOMES IN DFW →

Nobody is born knowing this

The question I hear most is not which house to buy. It is whether they can really afford one. Very often the answer is yes.

Many people keep renting because they believe they need twenty percent down. For many loans that is not true, and Texas has assistance programs for first-time buyers.

Which one fits you depends on your credit, how long you have been at your job and how much you have saved. I connect you with local lenders and we look at the options you actually have, not the ones in an ad.

Where a first home is within reach changes a lot across the metroplex. Garland, Denton, Mesquite, Dallas, Lavon and Celina are the ones I review most with first-time buyers.

WHAT I EXPLAIN BEFORE IT HAPPENS

What a pre-approval is, and why it is not the same as a pre-qualification

What you sign when you make an offer, and what it commits you to

What an inspector checks, and what you do with what they find

What happens on closing day, and how much money you bring

“

Buying the wrong house costs more than waiting.

BUYING YOUR FIRST HOME →

A benefit you earned, explained without the jargon

It is one of the few ways to buy a home with no down payment. Still, many people who qualify never use it, usually because nobody explained it well.

What confuses people is not the loan, it is the paperwork around it: the certificate of eligibility, what counts as time in service, and how it works if you have used the benefit before.

Not every lender works VA loans often, and you notice when something gets stuck. I connect you with people who handle them regularly.

When the military moves you to a new base, the date you have to report rules, and everything else fits around it. If you are not in Texas yet, we do live video tours and I film the street and the surroundings, not just the house.

WHERE MILITARY FAMILIES ASK ME MOST

Denton

Fort Worth

Arlington

Garland

Mesquite

Rowlett

VETERANS AND MILITARY →

Is your home still the right size?

It is rarely about money. It is the stairs, the yard you no longer want to keep up, or four empty bedrooms that still need cleaning.

Moving to a smaller home is not a step backward. Done well, it trades space you don't use for time and peace of mind you do.

This is the sale where rushing helps least. If there is no date forcing it, I don't invent one: we prepare the house calmly, choose when to go to market, and look for what comes next in the meantime.

What to do with everything inside. A thirty-year-old home holds more than a smaller one can. It gets done room by room and with time, starting with what nobody has used in years. What a home needs to sell well is almost always fewer things, not more remodeling.

“

I would rather it go well than go fast.

MOVING SOMEWHERE SMALLER →

The first question is not which house

It is which city to search in, and that decision gets made with information you don't have yet.

The metroplex is huge. Living in Denton and working in Plano is an hour of your life every day, and on the map it looks close. That kind of detail decides whether a move goes well or goes expensive.

We start with your job, your hours and what you need, and that gives us two or three cities that make sense. Then we look at homes.

If you are not here yet, we do live video tours, house by house. When you can finally come, we already have a real short list.

THE ONES I COMPARE MOST FOR NEWCOMERS

Plano

Frisco

McKinney

Denton

Allen

Richardson

MOVING TO DALLAS-FORT WORTH →

Highland Village and Lewisville, on the lake

Two neighboring cities around the same lake. My office is here, and it is the area I see every day.

Highland Village is in Denton County, on the south shore of the westernmost arm of Lewisville Lake. Of its 6.5 square miles, almost one is water. My office is at 2340 Justin Road.

1963

Incorporated on February 14, with just over five hundred residents

Lewisville is its neighbor: the two cities share the lake, and the A-train runs through both.

The parks map the city better than any list of neighborhoods: **Doubletree Ranch Park**, with its boardwalk over the wetland; **Unity Park** and its Kids Kastle; and on the lake, **Pilot Knoll** and **Copperas Branch**.

And it has a train. The A-train station opened in 2011 and runs to Denton and to Carrollton, where it connects with DART.

Because it is a small city, few homes are for sale at any one time. Buyers need to be ready to act, and sellers face less direct competition than they imagine.

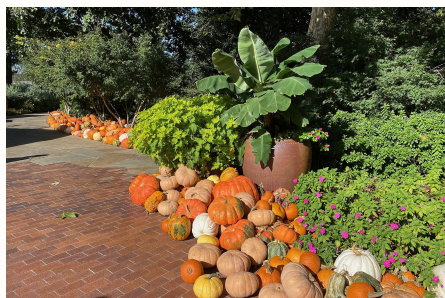
LIVING IN HIGHLAND VILLAGE →

Fall calendar

Everything happening across the metroplex through October 31: festivals, Día de Muertos, pumpkins, Oktoberfest and Halloween in the cities where I work. Every date confirmed with its organizer on September 24, 2026.



Big Tex at the State Fair of Texas · Photo: Michael Barera, CC BY-SA 4.0



Pumpkins at the Dallas Arboretum · Photo: RNS75218, CC BY-SA 4.0



The Esplanade at Fair Park, Dallas · Photo: Andreas Praefcke, CC BY 3.0

11

SEP
to 1 Nov

Fright Fest at Six Flags Over Texas

ARLINGTON · SIX FLAGS OVER TEXAS · TICKETS REQUIRED

Halloween season at the park on select nights, with scare zones, live shows and haunted mazes that need a separate pass. sixflags.com ↗

17

SEP
to 31 Oct

Pumpkin Nights

ARLINGTON · HOWELL FARMS · TICKETS REQUIRED

A half-mile evening path through scenes built from more than 10,000 hand-carved pumpkins. pumpkinnights.com ↗

19

SEP
to 1 Nov

Autumn at the Arboretum: Harvest Hues

DALLAS · DALLAS ARBORETUM · TICKETS REQUIRED

More than 100,000 pumpkins and a Pumpkin Village inspired by modern artists. Open daily 9 to 5. dallasarboretum.org ↗

Fall calendar, continued

25

SEP
to 18 Oct

State Fair of Texas

DALLAS · FAIR PARK · DAILY TICKETS FROM \$10

24 days of fair food, rides and exhibits at Fair Park, with Big Tex at the gate as every year. bigtex.com ↗

2

OCT
to 1 Nov

Hall's Pumpkin Farm & Corn Maze

GRAPEVINE (NEARBY) · HALL'S PUMPKIN FARM · \$15; \$10 AGES 4-11; CASH ONLY

A pumpkin patch with a corn maze of more than two acres and hayrides. Closed Mondays and Tuesdays. hallspumpkinfarm.net ↗

3

OCT

Fall Fest on the Square

GARLAND · DOWNTOWN GARLAND SQUARE · FREE

A seventies-themed evening with Le Freak live, roller derby, a 0.5K fun run and a pumpkin photo spot. visitgarlandtx.com ↗

3

OCT

Celina Oktoberfest

CELINA · PLAZA DEL CENTRO · FREE

Three polka bands, folk dancing, bratwurst and pretzels, a dachshund dash and stein hoisting. 3 to 7 p.m. lifeincelina.com ↗

3

OCT

Frisco Oktoberfest at The Star

FRISCO · THE STAR · FREE

The seventh annual Oktoberfest, with German food, traditional games, stein-hoisting contests and live music. visitfrisco.com ↗

3

OCT

Murphy Maize Days

MURPHY · FREE

A full day celebrating corn, with live music, midway rides, farm attractions, local vendors and festival food. maizedays.com ↗

3

OCT

Hispanic Heritage Celebration

ARLINGTON · LEVITT PAVILION · FREE

The fifth annual celebration of Latino culture: 60+ vendors, mariachi, Aztec dance, live music and salsa. From 4 p.m. arlingtontx.gov ↗

Fall calendar, continued

3

OCT
to 4 Oct

Cottonwood Art Festival

RICHARDSON · COTTONWOOD PARK · FREE

A juried outdoor art festival with live music, food vendors and a Chalk the Walk contest.
cottonwoodartfestival.com ↗

8

OCT

Dallas Cowboys vs. Tampa Bay Buccaneers

ARLINGTON · AT&T STADIUM · TICKETS REQUIRED

Week 5 NFL game, Thursday at 7:15 p.m., the Cowboys' only home game in October.
dallascowboys.com ↗

10

OCT

Texas vs. Oklahoma

DALLAS · COTTON BOWL, FAIR PARK · TICKETS REQUIRED

The Red River Rivalry, played every year in the middle of the fair. Kickoff at 2:30 p.m.
texaslonghorns.com ↗

10

OCT

Allen Fall Fest

ALLEN · 451 SAINT MARY DRIVE · FREE

Food vendors, live music, games, a petting zoo and an outdoor crafters market, 9 a.m. to 1 p.m. events.allentx.gov ↗

10

OCT
to 7 Nov

40th Annual Día de Muertos Exhibition

DALLAS · BATH HOUSE CULTURAL CENTER

Forty years of art and altars imagining departed loved ones at a grand party. Opening reception Sunday the 11th, 5 to 7. bathhouse.dallasculture.org ↗

17

OCT
to 2 Nov

Celebración del Día de Muertos

DALLAS · CROWN HILL MEMORIAL PARK · FREE

An art exhibition on select days, closing November 2 with mariachi, folklórico dance, catrinas and food. visitdallas.com ↗

17

OCT

DFW Fall Fest

FRISCO · FRISCO FRESH MARKET · FREE

Live entertainment, pumpkin decorating, a petting zoo, face painting and games. Free parking. visitfrisco.com ↗

Fall calendar, continued

17

OCT

McKinney Día de los Muertos Festival

MCKINNEY · TUPPS BREWERY · FREE

Community ofrendas, traditional dance and art workshops, noon to 9. This year it moves to TUPPS Brewery. mckinneydiadelosmuertos.com ↗

17

OCT

Celebrate Prosper: Hometown Harvest Fair

PROSPER · FRONTIER PARK · FREE

Hayrides, a pumpkin patch, a petting zoo, a cornhole tournament and live music, 4 to 8 p.m. prospertx.gov ↗

17

OCT

PumpkinFest

MESQUITE · PASCHALL PARK · FREE ENTRY; ACTIVITY WRISTBANDS \$12–\$15

Trick-or-treating, a costume contest, a pie-eating contest, a hayride and inflatables, noon to 5. cityofmesquite.com ↗

17

OCT

Plano International Festival

PLANO · HAGGARD PARK · FREE

Music and dance from many cultures, international food, art and a wellness fair with free flu shots. events.visitplano.com ↗

17

OCT

Halloween at the Heard

MCKINNEY · HEARD NATURAL SCIENCE MUSEUM · \$16; \$12 AGES 3–12

Trick-or-treating along the animatronic dinosaur trail, a Haunted Forest and an outdoor movie, 6 to 10 p.m. heardmuseum.org ↗

17

OCT

Trick or Treat Trail

MCKINNEY · BONNIE WENK PARK

The city's Halloween trail with candy, rides, food and a costume contest, 3 to 6 p.m. Rain or shine. mckinneytexas.org ↗

17

OCT

Butterfly Flutterby

GRAPEVINE (NEARBY) · GRAPEVINE BOTANICAL GARDENS · FREE

The 29th celebration of the monarch migration, with butterfly releases and crafts, 10 a.m. to 2 p.m. grapevinetexasusa.com ↗

Fall calendar, continued

17

OCT
to 18 Oct

Huffhines Harvest Fest

RICHARDSON · HUFFHINES PARK

A local makers' market, music on several stages, pumpkin decorating, a petting zoo and Pawtoberfest. huffhinesharvestfest.com ↗

17

OCT

Village Fest Concert: Le Freak

HIGHLAND VILLAGE · DOUBLETREE RANCH PARK · FREE

An outdoor concert with the disco band Le Freak, 7 to 9 p.m., by the lake. highlandvillage.org ↗

22

OCT
to 25 Oct

Denton's Day of the Dead Festival

DENTON · CENTRO DE DENTON

Cirque du Horror, coffin races, a lantern-lit parade, music and dance. The main day is Saturday the 24th. discoverdenton.com ↗

23

OCT
to 25 Oct

Boo at the Zoo

FORT WORTH · FORT WORTH ZOO · INCLUDED WITH ZOO ADMISSION

A daytime Halloween with treat stations, magic and puppet shows, pumpkins and carousel rides, 10 to 5. fortworthzoo.org ↗

23

OCT
to 25 Oct

Art Worth Festival

FORT WORTH · THE SHOPS AT CLEARFORK

Work from 90 artists, glassblowing and pottery demonstrations, and performances by the Fort Worth Opera. artworthfest.org ↗

24

OCT

Día de los Muertos at the Latino Cultural Center

DALLAS · LATINO CULTURAL CENTER

Festival 11 to 4, and an exhibition of community and artist altars open October 20 to November 6. visitdallas.com ↗

24

OCT

Garland Día de los Muertos

GARLAND · DOWNTOWN GARLAND SQUARE · FREE

Performances, altars, food trucks, bounce houses and an artisan market on the square. Reachable by DART. visitgarlandtx.com ↗

Fall calendar, continued

24

OCT

Oktoberfest Dallas

DALLAS · FLAG POLE HILL PARK · \$30; \$15 AGES 4–17

Pat Green headlines a day of food, craft beer and a stein-holding contest by White Rock Lake. oktoberfestdallas.com ↗

24

OCT

Rest In Plano (R.I.P.) Fest

PLANO · HAGGARD PARK · FREE

A downtown Halloween festival with live entertainment, carnival rides, costumed characters and candy, 5 to 10 p.m. events.visitplano.com ↗

24

OCT

Heritage Halloween

FRISCO · FRISCO HERITAGE CENTER · FREE

Trick-or-treating through decorated historic buildings, crafts and a scavenger hunt, 11 to 1. No jump scares. friscotexas.gov ↗

24

OCT

Trick or Treat the Square

FRISCO · FRISCO SQUARE · FREE

Carnival games, inflatables, horse wagon rides and candy at the square's businesses, 1 to 4 p.m. friscosquare.com ↗

24

OCT

Scare on the Square

ROCKWALL · CENTRO DE ROCKWALL

Trick-or-treating, bounce houses and a hay maze on the downtown square, 2 to 5 p.m. rockwallherald.com ↗

24

OCT

Trunk or Treat

ROWLETT · DOWNTOWN ROWLETT

Trick-or-treating past decorated trunks downtown, with five carnival rides, a live DJ and a raffle, 6 to 9 p.m. rowletttx.gov ↗

24

OCT
to 25 Oct

Halloween Critter Hunt

CARROLLTON · CENTRO HISTÓRICO DE CARROLLTON

A hunt for downtown's costumed bronze animal statues on Saturday, and candy at the shops on Sunday, 4 to 7. hoodline.com ↗

Fall calendar, continued



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

24
OCT

ArtsGoggle

FORT WORTH · MAGNOLIA AVENUE · FREE

More than 1,000 local artists and 50 music performances along a mile of Magnolia Avenue, noon to 10. artsgoggle.org ↗

29
OCT

Boo on Ballard

WYLIE · CENTRO HISTÓRICO DE WYLIE · FREE

More than 80 businesses and nonprofits hand out candy along Ballard Avenue, Thursday 6 to 8 p.m. wylietexas.gov ↗

30
OCT

Día de los Muertos with the Dallas Symphony

DALLAS · MEYERSON SYMPHONY CENTER · FROM \$33

Mariachi, folklórico dance and orchestra, a community ofrenda, and pan de muerto with hot chocolate. Friday 7:30 p.m. dallassymphony.org ↗

31
OCT

Dallas Día de Muertos Parade & Festival

DALLAS · DALLAS CITY HALL PLAZA

The seventh cultural parade and festival, with live music, crafts and food, 4 to 10 p.m. Parade at 7. visitdallas.com ↗

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.

[Living in Fort Worth →](#)

Klyde Warren Park and the Katy Trail

DALLAS

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

[Living in Dallas →](#)

White Rock Lake

DALLAS

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

[Living in Dallas →](#)

The Denton square

DENTON

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

[Living in Denton →](#)

The square and Chestnut Square

MCKINNEY

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

[Living in McKinney →](#)

Arbor Hills and Oak Point

PLANO

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

[Living in Plano →](#)

Lewisville Lake

HIGHLAND VILLAGE AND LEWISVILLE

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

[Living in Highland Village →](#)

Friday night football

CELINA

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

[Living in Celina →](#)

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.

“

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

Why do I need to talk to a lender before looking at homes?

Because without that number we don't know what range to search or what a comfortable monthly payment is. Looking without it ends one of two ways: you fall for something not yet within reach, or you lose the right house because you couldn't act the day it appeared.

Do I have to accept the highest offer?

No. An offer comes with financing, down payment, earnest money, an option period, concessions, a closing date and contingencies, and any of them can make it weaker or stronger. We look at the whole package.

Why can't I buy a car while I'm buying a house?

Because your loan is under review until the very end. A car, new credit cards, furniture on credit or a job change can affect the approval. If you need to do something like that, we check with your lender first.

I need to sell and buy at the same time. How does that work?

As one move, not two separate transactions. We build both plans from the first conversation, down to how the two closing dates and the move fit together.

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.

VERONICA YEARY
ALL CITY REAL ESTATE DFW

LIVING IN DFW · THE NEXT
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, in English or in Spanish.

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LET'S TALK →

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