

CHRISTI BECA HOME

CHRISTI BECA REALTY GROUP

Top 1% Luxury REALTOR® in DFW

THE FALL HOME & HOLIDAY EDITION

FALL 2026

THE *KITCHEN* ISSUE

Top Kitchen Trends of 2027

Buyers decide in the kitchen — 3 updates that pay back

Fall Market Guide: Flower Mound jumps 14.3%

Inside: 2 Thanksgiving favorites from Christi's kitchen

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SELLER STRATEGY

BUYERS DECIDE IN *THE KITCHEN*

Thanksgiving week is the perfect test — if your kitchen couldn't host the holiday crowd, buyers notice it too. You don't need a gut remodel. These are the three updates that pay back:

1

Warm wood, not all-white

Wood cabinets just overtook white for the first time — 29% vs. 28%.

Houzz 2026 Kitchen Trends Study

2

Quartz that looks like stone

Honed and low-maintenance — and listings mentioning quartz sold about 5.3% above expected.

Zillow 2026 Home Features That Sell

3

Light + hardware, not a new layout

The highest-return swap in the room. Fresh lighting and hardware change the whole feel — no walls moved.



THE 2027 FORECAST

TOP KITCHEN TRENDS *OF 2027*

From the NKBA 2027 Kitchen Trends Report — 830 design pros weighed in. Here's where kitchens are headed:

- **Warm wood is in.** White oak is the top pick; stark white is out.
- **Color lives on the island only** — warm neutrals everywhere else.
- **Quartzite counters** + full-slab backsplashes, floor-to-ceiling drama.
- **Storage that hides.** Closed cabinets beat open shelves.
- **Light in layers** — under-cabinet lighting leads the way.
- **Zones, not just triangles.** A coffee & beverage station is on almost every wish list.

"You don't need all of it. One or two of these moves puts your kitchen ahead of most listings."

THE TRANSFORMATION

SAME FOOTPRINT. *FRESH FACE.*





Dated oak and laminate counters are the #1 thing buyers price down. Same footprint, fresh face — wood, stone, and light. No walls moved. (Inspiration photos.)

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NTREIS MLS SUMMARY · SINGLE-FAMILY

FALL MARKET GUIDE — *OCTOBER 2026*

Median sold price, change vs. last year, and median days on market.



Southlake 58 DAYS ON MARKET	$1,328,500	▲ 12.5%
Flower Mound 49 DAYS ON MARKET	$680,000	▲ 14.3%
Grapevine 51 DAYS ON MARKET	$635,000	▲ 7.4%
Colleyville 56 DAYS ON MARKET	$925,000	▼ 4.6%
Highland Village 38 DAYS ON MARKET	$612,450	▼ 2.0%

$430,000

DENTON COUNTY MEDIAN · 102 DAYS (GFWAR MLS)

$379,000

DFW MEDIAN · 4.6 MONTHS' SUPPLY (METROTEX)

Flower Mound is the story of the fall — up 14.3% while days on market stay under 50. Well-prepped kitchens are doing the heavy lifting.

THIS SEASON'S PORTFOLIO

FEATURED *LISTINGS*

Tap any listing for full photos, details, and tours.

ESTATE

Trio Texas Ranch

1180 McReynolds Rd, Sanger

$10,000,000

~17,000 SF hilltop estate by Lake Ray Roberts — 8 en-suites, 6-stall barn, guest house, and resort-style amenities.

VIEW THE ESTATE →

ACREAGE

1712 FM 407 E

Argyle

$1,100,000

3.25 acres with a 4 bd / 3.5 ba home plus a metal shop — room to live, work, and spread out.

VIEW THE PROPERTY →

OFF-MARKET

Off-Market Lake Estate

Lakewood Village

Over $1M in updates and upgrades. Reply for details — and take the private video tour now.

WATCH THE PRIVATE TOUR →

FOR LEASE

1809 6th St

Argyle · Harvest

$3,600/mo

Fully furnished 4 bd / 2 ba lease in Harvest — move in with a suitcase.

VIEW THE LEASE →

UNDER CONTRACT

4312 Hillshire Ct

Flower Mound

$449,000

Under contract — shared as market news, not available for sale.

SEE HOW IT PRESENTED →

FROM CHRISTI'S KITCHEN

THANKSGIVING *FAVORITES*

Two crowd-pleasers that make the kitchen smell like the holidays — one to pass while the turkey rests, one that never has leftovers.



— Happy Thanksgiving, from our table to yours —



Cranberry Brie Bites

MAKES 24 · 15 MINUTES IN THE OVEN

YOU'LL NEED

- 24 mini phyllo cups
- 8 oz brie, cut into small cubes
- ½ cup cranberry sauce
- ¼ cup chopped pecans
- Fresh rosemary, for garnish

MAKE IT

1. Fill each phyllo cup with a cube of brie.
2. Top with cranberry sauce and chopped pecans.
3. Bake at 375°F for 12–15 minutes, until bubbly.
4. Garnish with rosemary and serve warm.



Brown Butter Sweet Potato Casserole

SERVES A CROWD · 9×13 PAN

YOU'LL NEED

- 4 lbs sweet potatoes, roasted & mashed
- ½ cup brown butter
- ⅓ cup brown sugar
- ½ cup warm milk
- 2 eggs · 1 tsp vanilla · 1 tsp cinnamon

THE CRUMBLE

- 1 cup pecans · ½ cup flour · ½ cup brown sugar · ¼ cup melted butter

MAKE IT

1. Stir the potato mixture together and spread into a buttered 9×13.
2. Top with the pecan crumble.
3. Bake at 350°F for 30–35 minutes, until golden.

A FEW OF OUR FAVORITE THINGS

Favorite *Things*

The working woman's edit — four things everybody's talking about right now, and every one of them earns its keep.



1 SNEEX

SNEEX — *The Tepper*

A heel that walks like a sneaker. Sara Blakely's genius mashup, made for showing days, closing days, all-day days.

$395 · shown in Taupe

SHOP AT SNEEX.COM →



2 APPLE

Apple AirPods Pro 3

Calls from the car, music in the kitchen, even live translation when you travel. The hardest-working thing in the bag.

$249

SHOP AT APPLE.COM →



3 ANTHROPOLOGIE

Holly *Cable-Knit Throw*

The big cozy one — chunky cable knit with real heft. Couch, coffee, and a good book just got an upgrade.

$198 · oversized 50″ × 70″, in Ivory

SHOP AT ANTHROPOLOGIE.COM →



4 SOFTIES

Softies *Waffle Marshmallow Lounge Set*

The second the workday ends. Cloud-soft waffle knit — the set you will live in all winter.

$136 · reg. $170

SHOP AT SOFTIESPJS.COM →

Christi's personal picks — no sponsors, just favorites. Prices checked Nov 19, at each brand's store and can change.

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Thinking of selling, or just curious what your home would list for today? Let's plan it together — no pressure, just answers. You work directly with Christi from first call to closing.

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Call or text · (214) 566-2196

christibeca@gmail.com

www.ChristiBecaRealty.com

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