TEXAS ROOTS Living MAGAZINE

NOVEMBER 2026 · GREATER HOUSTON

The Season of Coming Home

A full table, a guest-ready house, and what a 7% rate really costs.

MARKET

Rates crossed 7%. Here is what that costs you.

HOME

A guest-ready house in one weekend

NEIGHBORHOOD

Kingwood, the Livable Forest

AT THE TABLE

Pumpkin dump cake, ten minutes of work



PETER & VICKY ROYSTER · THE MOVE LIVE LOVE TX TEAM™ · CB&A, REALTORS



FROM OUR FRONT PORCH

Neighbors. Trusted advisors. Friends.

Thank you for opening issue two.

The first issue went out a month ago with a simple promise: real numbers, useful ideas for the home you're in, and something worth cooking. Issue two keeps it.

November is the month for coming home, so that's what this issue is about. There's a Thanksgiving table set mostly from the yard, a weekend plan for getting the house ready for company, a pumpkin dump cake that takes ten minutes of actual work, and a walk through Kingwood.

There's also the number everyone's asking us about. Rates crossed seven percent in September, and we put a real dollar figure on what that means, along with the parts of the payment you still control.

And for Veterans Day, the home benefits Texas veterans earned and too often miss.

From our table to yours, happy Thanksgiving. We're grateful for every one of you.

GRATEFULLY,

Peter & Vicky

PETER & VICKY ROYSTER

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"Home isn't the house. It's who's at the table."

— Peter

Let's keep in touch.

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We're building futures through real estate.



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EXPLORE ONLINE ›

REAL NUMBERS. SMART MOVES.

THE HOUSTON MARKET METER

A SNAPSHOT OF THE MARKET

The price held. The payment didn't. Mortgage rates crossed 7% in September and sales slowed.

THE MARKET IS
BALANCED
ROOM FOR BUYERS. EQUITY FOR SELLERS.



MEDIAN SALE PRICE	AVERAGE SALE PRICE	HOMES SOLD
$325,000	$421,311	7,030
FLAT · FROM $325,990	↑ 0.7% YEAR OVER YEAR	↓ 5.7% YEAR OVER YEAR
ACTIVE LISTINGS	**DAYS ON MARKET**	**MONTHS OF INVENTORY**
40,192	58	5.5
↑ 6.3% YEAR OVER YEAR	↑ from 56 LAST YEAR	↑ from 5.1 · U.S. 4.8

Greater Houston single-family homes. Source: Houston Association of REALTORS® Housing Market Update, September 2026 data (released October 14, 2026). Information deemed reliable but not guaranteed.

MARKET HIGHLIGHTS

RATES CROSSED 7%
6.71% the first week of September, 7.03% the last.

BUYERS ARE SLOWER TO COMMIT
6,789 homes went under contract, down 11.6%.

CHOICE IS NEAR THE RECORD
40,192 listings, about 560 shy of July's high.

> Same house, same price, $83 more a month. That's September in one sentence.

Principal and interest on a median-priced home with 20% down, a year ago versus this September. The full math is on page 6.

Let's talk strategy.

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THE MARKET, UPDATED

VIEW MARKET UPDATE ›

THE MARKET, TRANSLATED

WHAT THE NUMBERS MEAN FOR YOU

The price of a home held still in September. What it costs to own one did not. Here is what that changes about your November.

BY PETER ROYSTER

MONTHS OF SUPPLY, AND WHAT EACH RANGE USUALLY MEANS



Inventory figure from HAR's September 2026 data. HAR treats four to six months of supply as a balanced market.

IF YOU'RE BUYING

You have more to choose from, with listings close to July's record, and more time to choose. Homes averaged 58 days on the market in September, and 40,192 were for sale.

What you don't have is last year's payment. So run the payment first and fall in love second. A lender's quote at today's rate tells you your real price range; a list price doesn't.

If a townhome or condo fits your life, look hard right now. That corner of the market moved furthest toward buyers: sales fell 21.0%, the median dropped 9.1% to $209,000, and there are 9.3 months of supply.

IF YOU'RE SELLING

Prices held, so your equity is still there. What thinned out is the line of buyers. Most of Houston sells between $150,000 and $500,000, and that is exactly where sales dropped: 8.4% from $150,000 to $249,999 and 5.7% from $250,000 to $499,999.

Price to what September's closed sales support, not to what your neighbor's house sold for in the spring. The buyer touring your house has already run their payment at 7%.

And budget for the wait. Fifty-eight days is the average now, and closing comes after that, so plan on at least two months of mortgage, taxes, and utilities.

What we'd do in November

If you're buying, get a full lender approval at today's rate before you tour, so you know the payment as well as the price. If you're selling, ask us for the closed sales in your own neighborhood and price range from the last ninety days. Those numbers, not the headlines, decide your list price.

Where do you stand?

A STRAIGHT READ ON YOUR OWN HOUSE

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NO OBLIGATION

GET YOUR HOME VALUE ›



HOME · ENTERTAINING

SET THE TABLE FOR FALL

A Thanksgiving table people remember, built from the yard, the produce aisle and the cabinet you already own. Almost nothing on it has to be bought new.

BY VICKY ROYSTER

The table in the magazine photos costs a fortune because a stylist bought everything for one afternoon. Your table has a different job. It has to hold a twenty-pound bird, survive a seven-year-old, and still let your aunt see your brother across the room.

So start with that last part. The best Thanksgiving tables we've sat at weren't the fanciest. They were the ones where everyone could see everyone, there was room for the food, and something on the table came from somewhere that meant something.

Look closely at the table in this photo. White plates, plain glasses, a line of greenery, a few small pumpkins and gourds, and candles at different heights. Nothing in it is rare or expensive. Everything on the next page is layered the same way, a little at a time, and almost all of it can go back into the yard, the fruit bowl or the cabinet on Friday.

Set yours? Show us.

SEND US A PHOTO OF YOUR TABLE

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CONTINUED

TURN THE PAGE ›

Keep everything on the table below eye level. If people can’t see each other, it’s a display, not a dinner.

1 · THE RUNNER IS IN YOUR YARD

Southern magnolia leaves are the best free decoration in Houston. Lay a line of them down the center of the table, glossy side up, with the brown underside peeking out here and there. They hold their shape for days without water. Add pine cones, a few sprigs of pine, or small live oak branches. Rinse everything, let it dry overnight on a towel, and shake it out before it comes inside.

2 · THE PRODUCE AISLE IS YOUR FLORIST

Small pumpkins, gourds, pears, pomegranates and a bowl of clementines give you color for a fraction of what cut flowers cost, and nothing goes to waste. The pears become Friday’s breakfast. A pomegranate cut in half and set face up looks like jewelry.

3 · LIGHT IT LOW

Unscented tea lights in jelly jars, juice glasses or canning jars, scattered down the runner. Unscented matters: a candle that smells like pumpkin spice competes with the actual turkey. Keep flames away from the dry leaves.

4 · WRITE ON THE TABLE

Roll plain brown kraft paper down the table as the runner’s base. Write each guest’s name at their seat, and leave a few markers out with one question: what are you grateful for this year? By dessert the paper is the best part of the table. Roll it up and keep it.

5 · PLACE CARDS THAT COST NOTHING

A name in metallic marker on a big magnolia leaf. A tag tied to a clementine or a mini pumpkin. A sprig of rosemary tucked into a folded napkin with twine. Rosemary grows easily in a Houston yard or a pot by the door, and it smells like the meal.

6 · GIVE THE KIDS THEIR OWN TABLE

A card table, a paper tablecloth, a cup of crayons and a stack of plain paper. The grown-up table gets quieter, and the kids’ table usually has more fun.

7 · PLAN FOR A WARM THURSDAY

Thanksgiving in Houston can be shirtsleeve weather. Open a window instead of cranking the air, set the butter and the pie well away from the oven, and put a pitcher of iced tea on the table next to the wine. Nobody here will think it’s odd.

WORTH SPENDING ON

Cloth napkins in a plain color and a good box of tea lights. You’ll use both every year, and they make a weeknight dinner feel like an occasion too.

WORTH SKIPPING

A tall arrangement, matching new dishes, and anything that says “Thanksgiving” on it. Mismatched glasses look collected. Store-bought themed pieces look bought.

The table doesn’t have to be perfect.
It has to have room for one more chair.

VICKY

Made it yours?

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MORE FOR THE TABLE

OUR RECIPES ›



HOME · THE HOLIDAYS

READY FOR COMPANY

A guest-ready house in one weekend, without a single trip to a furniture store.

BY PETER ROYSTER

We walk through a lot of houses, and we can tell you exactly where a guest decides how your home feels. It's the first fifteen feet inside the front door, the guest bathroom, and wherever people end up standing with a plate. That last one is almost always the kitchen, no matter how nice the living room is.

None of this is decorating. It's the same short list we give sellers before photos, because a house that's ready for buyers is a house that's ready for your sister-in-law. Start on Saturday morning and you're done by Sunday supper.

SATURDAY: THE WAY IN

Walk up to your own front door at dusk, the way your guests will. Is the house number readable from the street? Does the porch light work, and is it a warm bulb rather than the bluish one most fixtures ship with? Sweep the walk, wipe the door, and put one thing by it that says someone lives here: a planter, a wreath, a pair of pumpkins you haven't carved.

Inside, clear the entry completely. Shoes, mail, backpacks, the dog leash. Guests need somewhere to put a coat and a casserole dish in the first ten seconds, and a hallway table with nothing on it is the most welcoming furniture in the house.

SATURDAY MIDDAY: THE ROOM PEOPLE SIT IN

Pull the chairs a foot or two off the walls and turn them toward each other. Furniture lined up around the edge of a room looks tidy in a listing photo and feels like a waiting room with people in it. Two or three small conversation spots work better than one big circle.

Then walk around and sit in every seat. From each one, is there somewhere to set down a drink? A small side table, a stool or a sturdy basket does the job. Clear the coffee table down to almost nothing, because it is about to hold the appetizers.

Last, look up. Swap any dead bulbs, dust the ceiling fan blades before you turn the fan on, and test the lamps you plan to use. A fan that hasn't run since summer will shake dust over everyone in the room on its first turn.

Hosting this year?

THE SAME LIST WE GIVE OUR SELLERS

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SATURDAY AFTERNOON: THE GUEST BATH

This is the one room every guest sees alone, with the door closed and nothing to do but look around. Clear the counter down to soap and a hand towel. Put out a fresh roll of paper where it can be found without opening a cabinet. Replace any burned-out bulb over the mirror, and if the caulk around the tub has gone gray, a new bead is an hour's work and makes the whole room look cleaner than any scrubbing will.

SUNDAY MORNING: WHERE PEOPLE ACTUALLY STAND

Clear one full stretch of kitchen counter, at least three feet, and keep it clear until the meal. That's where the dishes people bring will land. Move the trash and recycling somewhere guests can find without asking. Check that the dishwasher is empty before anyone arrives, so the cleanup has somewhere to go.

Then count your seats. Most homes have fewer chairs than they think once the dining table fills up. Folding chairs from the garage are fine. Guests standing for an hour with a plate are not.

SUNDAY AFTERNOON: THE LITTLE THINGS THAT MAKE IT EASY

Write the Wi-Fi name and password on a card and leave it on the counter. Light the rooms people will use with lamps rather than overheads. Run every faucet and flush every toilet once, so a slow drain announces itself on Sunday and not on Thursday at four o'clock.

Change the air conditioning filter. In Houston the system may well be running on Thanksgiving, and a house full of people and a hot oven ask a lot of it. A fresh filter is a few dollars and five minutes.

BEFORE ANYONE ARRIVES: THE PRIVATE THINGS

Move prescriptions and anything personal out of the guest bathroom and its cabinets. Put away the mail with your account numbers on it and anything else on the desk you wouldn't hand a stranger. It's not about your family. It's about the friend of a friend someone brings along.

THE REFRIGERATOR, THE NIGHT BEFORE

Empty one full shelf for the dishes guests bring and the leftovers they'll take home. Fill the ice maker early or buy a bag, and set out a few containers people can actually keep, so nobody has to promise to bring your dish back.

PETS AND PARKING

Decide now where the dog will be during dinner, and tell guests ahead of time if you have pets, in case anyone has allergies. Leave the driveway for anyone who has trouble walking, and give the neighbors a heads up if the street is about to fill with cars.

IF SOMEONE IS STAYING OVER

- **SLEEP IN THE GUEST BED ONE NIGHT**
  Ten minutes on it tells you everything: the lumpy pillow, the lamp that's out of reach, the blind that lets the streetlight in.
- **EMPTY ONE DRAWER AND HALF THE CLOSET**
  Plus a few hangers. It is the single most gracious thing you can do for a guest.

Nobody remembers whether the baseboards were dusted. Everybody remembers whether there was somewhere to sit.

Need a hand before the 26th?

OUR OWN VENDOR LIST, FREELY GIVEN

The plumbers, cleaners and handymen we call for our own houses. Just ask.

NO CHARGE, NO CATCH

ASK FOR A REFERRAL ›

BEFORE YOU LIST

SELLING OVER THE HOLIDAYS

Most sellers wait for spring. That is exactly why some of them shouldn't.

BY PETER ROYSTER



Every year a lot of sellers take the sign down at Thanksgiving and plan to try again in March. We understand it. The house is full, the calendar is full, and nobody wants a showing during pie.

But think about who tours a house the second week of December. Not someone browsing. Someone with a job starting in January, a lease running out, a relocation with a date on it. Holiday buyers are fewer and far more serious.

And the sellers who stay on the market through the holidays are the ones those buyers find.

IF YOU LIST NOW

DECORATE LIGHTLY, AND AFTER THE PHOTOS

Shoot the house clean. Holiday photos date a listing the day after New Year's.

SET THE SHOWING RULES YOU CAN LIVE WITH

Block Thanksgiving Day and Christmas week if you like. A serious buyer will work around you.

PRICE FOR THE BUYER IN FRONT OF YOU

Not for the spring market you're hoping to beat. Holiday buyers have done their homework.

LIGHT IT FOR SHORT DAYS

It gets dark early. Every lamp on, every blind open, porch light on a timer.

WHEN TO WAIT

If the house needs real work before it can show well, use the holidays to do it and list in late winter, ready.

If your own next home isn't lined up yet, don't force it. A sale with nowhere to go is a harder holiday than a late listing.

> "Here is what I would do if this were my house: list it clean before Thanksgiving, and let the buyers who need to move find it."
>
> PETER

Thinking about this winter?

WE'LL TELL YOU STRAIGHT: NOW, OR SPRING

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START WITH A PLAN

PLAN YOUR SALE ›

AT THE TABLE

PUMPKIN DUMP CAKE

Pumpkin pie on the bottom, buttery yellow cake on top, and about ten minutes of actual work. It is the dessert for the house that is already full of people.

SERVES 12 · 10 MINUTES OF WORK, ABOUT AN HOUR IN THE OVEN

INGREDIENTS

2 cans (15 oz each) pure pumpkin
1½ cups half-and-half
1 cup brown sugar
3 large eggs
1½ tsp vanilla extract

1½ tsp nutmeg
1 tsp cinnamon
¾ tsp ground ginger

1 box yellow cake mix
1 cup unsalted butter, melted
(¼ cup in, ¾ cup on top)

TO SERVE

Whipped cream and a little fresh nutmeg grated over the top. A scoop of vanilla ice cream if it is still warm, and in Houston in November it may well be.



1 · HEAT AND GREASE

Heat the oven to 350°F and grease a 13 by 9 inch metal pan. Metal browns the top better than glass, and the top is the best part.

2 · MAKE THE PUMPKIN LAYER

Whisk the half-and-half, brown sugar, eggs, spices and vanilla in a big bowl until smooth. Whisk in the pumpkin, then a quarter cup of the melted butter. Pour it into the pan and spread it to the corners.

3 · DUMP, AND THEN LEAVE IT ALONE

Sprinkle the dry cake mix evenly over the pumpkin. Drizzle the rest of the butter over the top and nudge it around with the back of a spoon so every patch of mix gets some. Do not stir. The layers are the whole point.

4 · BAKE

About an hour, until the top is deep golden and the middle no longer jiggles. Dry, powdery spots on top mean that patch missed the butter. A little more next time.

5 · LET IT SET

Cool it to room temperature so the pumpkin layer firms up enough to cut clean squares. It keeps covered in the refrigerator for a few days and is good cold, warm, or anywhere in between.

USE PUMPKIN, NOT PIE FILLING

Canned pumpkin pie filling is already sweetened and spiced, so it throws the whole thing off. Look for cans that say pure pumpkin.

Adapted from a recipe by Micah A. Leal.

Made it? Tell us.

SEND US A PHOTO

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We'll run the best one next month.

MORE FROM OUR KITCHEN

SEE ALL RECIPES ›

THE LOAN CONVERSATION

THE 7% QUESTION

Mortgage rates crossed seven percent in September. Here is what the climb has cost so far, and what you still control.

BY VICKY ROYSTER

SEPTEMBER 2025	SEPTEMBER 2026	THE DIFFERENCE
6.35% average rate	6.86% average rate	+$83
$1,622	$1,705	a month, or $997 a year
a month, principal and interest	a month, principal and interest	

Median-priced Greater Houston single-family home ($325,000) with 20% down. Rates and payments from the Houston Association of REALTORS® Housing Market Update, September 2026 data. Taxes and insurance not included.

Every time rates move, our phone does too, and the question is always some version of: should we wait? The price of the typical Houston house didn't move this year. The median sale in September was $325,000, within a thousand dollars of last September. The rate did. It climbed all month, from 6.71% in the first week to 7.03% in the last. On that median house, the difference is $83 a month. Real money, and a figure you can plan around. Nobody can tell you where rates go next, including us. Here is what's still in your hands.

1 · THE PRICE IS STILL NEGOTIABLE

With 40,192 homes for sale and an average of 58 days on the market, sellers are listening. A seller can put money toward your closing costs or a rate buydown, within your loan program's limits. Ask your lender to show you that next to a price cut of the same size.

2 · SHOP THE LENDER

Get a Loan Estimate from two or three lenders on the same day. Page one shows the rate, page two the fees and points. A low rate with heavy points is a different loan than it looks.

3 · CREDIT AND DOWN PAYMENT MOVE THE RATE

Loans are priced in tiers. Ask a lender exactly what would move you up one. Our lender partner also does credit repair.

4 · THE LOAN TYPE MATTERS

Conventional, FHA and VA loans price differently. If you've served, ask about VA first. More on that on page 14.

5 · BUY THE PAYMENT, NOT THE FORECAST

If the payment works today, the house works today. If it doesn't, the answer isn't to hope. It's a different price range, a different loan, or a few more months of preparation.

Rates, programs and loan limits change often. This is general information, not financial advice. Confirm every number with a licensed lender.

Run your own numbers.

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LET'S TALK IT THROUGH

OUR LENDER PARTNERS ›

NEIGHBORHOOD SPOTLIGHT

KINGWOOD
THE LIVABLE FOREST

A master-planned community built around its trees rather than in spite of them, beside the San Jacinto River and Lake Houston.

BY VICKY ROYSTER

Drive into Kingwood for the first time and the thing you notice is what you can't see. Houses sit back behind pine and hardwood, the streets curve, and the trails disappear into green between the neighborhoods. That was the plan from the start.

Kingwood was a joint project of Friendswood Development Company, then an Exxon subsidiary, and King Ranch, built beginning in the 1970s on about 14,000 acres in far northeast Harris County, reaching into Montgomery County. The greenbelts were part of the original design, not something added later, and the community has gone by the same nickname ever since: the Livable Forest.

It grew as a collection of neighborhoods its residents call villages, each with its own character and era of homes, all stitched together by the trail system. In 1996, the City of Houston annexed Kingwood, which is why a community that feels like a small town has a Houston address.

ABOUT THE WATER

Kingwood sits beside Lake Houston and the San Jacinto River, and that is part of its beauty and part of its history. In 2017, Hurricane Harvey brought severe flooding and evacuations to parts of the community. Since then the City of Houston has worked on improving the Lake Houston dam spillway, a project whose second phase includes eleven new gates on the dam's east side. If you're looking here, as anywhere near water, ask for the property's flood history and the seller's disclosure, and check the flood maps for the exact lot.

Walk one of the greenbelt trails on a cool November morning before you look at a single house. You'll understand the place faster.

VICKY

KINGWOOD AT A GLANCE

1970s
Development begins, by Friendswood Development and King Ranch

~14,000
acres in northeast Harris County

~75 miles
of greenbelt trails, with five trail associations helping maintain them

1996
Annexed by the City of Houston

1976
Kingwood Service Association founded; it keeps up the three main entrances



Sources: Texas State Historical Association, Handbook of Texas; City of Houston, Super Neighborhood 43; Community Impact (Lake Houston, Humble & Kingwood). Trail mileage varies by source.

Curious about Kingwood?

ASK US ABOUT ANY NEIGHBORHOOD
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EXPLORE THE AREA
OUR NEIGHBORHOODS ›



VETERANS DAY · NOVEMBER 11

YOU EARNED IT. USE ALL OF IT.

The home benefits Texas veterans most often leave on the table, and the one question to ask about each.

BY VICKY ROYSTER, MILITARY RELOCATION PROFESSIONAL

It happens more often than it should. A veteran buys a house years ago with a conventional loan because nobody asked whether they'd served. Or pays full property taxes for years on a home that should have been partly or fully exempt. Thank-yous are nice. Here is something more useful.

THE VA HOME LOAN

Eligible buyers can purchase with no down payment and no monthly mortgage insurance, and the benefit can be used more than once over a lifetime. It is not a one-time gift. **Ask:** "What's my entitlement, and can I use it again?"

THE FUNDING FEE EXEMPTION

Most VA loans carry a one-time funding fee. Veterans who receive VA compensation for a service-connected disability are generally exempt, and some who paid the fee before their rating came through may qualify for a refund. **Ask:** "Does my Certificate of Eligibility show me as exempt?"

TEXAS PROPERTY TAX EXEMPTIONS

Texas exempts the full value of the homestead of a veteran rated 100% disabled or unemployable, and a surviving spouse who hasn't remarried can keep it. Lower ratings qualify for a partial exemption. None of it is automatic. **Ask** your county appraisal district which form applies to you.

THE TEXAS VETERANS LAND BOARD

Texas runs its own veterans home and land loan programs through the Veterans Land Board, separate from the VA. Some buyers use both together. **Ask** a lender who works with VLB loans whether it fits.

Sources: U.S. Department of Veterans Affairs; Texas Comptroller of Public Accounts, residence homestead exemptions; Texas General Land Office, Veterans Land Board. Rules and limits change. Confirm your eligibility with the VA, your county appraisal district and a licensed lender.

To everyone who served:

THANK YOU. WE'LL WALK YOU THROUGH IT.

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FOR VETERANS

VETERANS & VA LOANS ›

LIFE STAGES

ONE MORE HOLIDAY HERE?



For a lot of empty nesters, Thanksgiving is when the question finally gets asked out loud. Here is how to answer it with clear eyes.

BY PETER ROYSTER

It usually happens around the second helping. The kids are home, every bedroom is full for exactly four nights, and somebody says it: do you two really need all this house anymore? Then everyone goes back to the pie, and nobody brings it up again until next year.

We'd like to suggest a better way to use the holiday. Don't decide anything at the table. Treat this Thanksgiving as a test, and pay attention.

COUNT THE ROOMS YOU ACTUALLY USED

Not the rooms that were full on Thursday. The rooms you used the other 361 days. If the answer is the kitchen, the den and your bedroom, that's useful information. If you used every one of them, that's useful too.

WATCH HOW THE HOUSE WORKS ON THE BIG DAY

Who carried the folding chairs down from the attic? How many trips up the stairs did it take to make the guest beds? Did the turkey come out of an oven you had to bend all the way down to reach? A house that was easy at forty can be a lot of house at sixty-five. Notice it this year while everyone is there to help.

ASK WHAT THE HOUSE COST YOU THIS YEAR

Taxes, insurance, the roof, the yard you now pay someone else to mow, the pool nobody swims in. Add it up once, using the list below. The number is often bigger than people expect, and it's the real price of keeping the big house for the holidays.

PRICE THE NEXT HOUSE TOO

Smaller doesn't always mean cheaper. A newer, single-story home can cost as much as the one you're in, and a different HOA or tax rate changes the monthly math. Look at the two houses side by side before you assume the move saves money. Sometimes it does. Sometimes the win is time and stairs, not dollars.

ASK THE KIDS WHERE THEY'D COME HOME TO

Most families say the same thing when someone finally asks. It's you they come home to, not the address. A guest room and a big table in a smaller house can hold the holiday just fine.

AND IF THE ANSWER IS STAY

Then stay, and enjoy it without the question hanging over the table. Not every empty nester should sell. Some homes fit for twenty more years. The point isn't to move. It's to choose on purpose.

THE ADD-IT-UP LIST

Property taxes · homeowner's and flood insurance · utilities for rooms you don't use · yard and pool service · the repair you've been putting off · the hours you spend keeping it up

> It's you they come home to, not the address.

Thinking about it?

WE'LL RUN THE NUMBERS BOTH WAYS

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JUST THE NUMBERS

WHAT'S MY HOME WORTH ›

A MOVE LIVE LOVE TX TEAM™ TRADITION

THE GREAT PUMPKIN CONTEST WINNERS

A stack of very serious pumpkins and some very hard decisions. Here are this season's champions.

AGES 4–6



Courtney

PUMPKIN PATCH PALS · FIRST PLACE

AGES 7–9



Molly

TRICK-OR-TREAT CREW · FIRST PLACE

Thank you to every family who sent in a page. Every entry was judged without names, so it stayed about the art.

Our thanks again to Matt Brown of Encompass Lending Group for helping sponsor this season's prizes. First place in each group takes home a $25 Target gift card, a themed craft kit and a Coloring Champion Certificate.

Next season

Christmas Color and Cheer is our next coloring contest. Entries open Friday, November 27, and close Friday, December 18. Winners are announced Sunday, December 20. Details at the Little Artists Club.

Dream. Create. Be you.

FREE TO ENTER, NO PURCHASE NECESSARY

713-805-6247 · homes@movelivelovetx.com

CB&A, Realtors

FOR YOUNG ARTISTS

LITTLE ARTISTS CLUB ›

FIVE THINGS WORTH DOING

November, from the bay to the pines.

The lights go up, the parade comes back, and the mornings finally feel like fall. Here's what we'd actually leave the house for this month.



SALUTE TO MILITARY SERVICE & FIRST RESPONDERS

The Kemah Boardwalk spends a weekend thanking the people who serve. Bring the family down to the water and say it in person too.

NOV 7–8 · KEMAH BOARDWALK

LIGHTING OF THE DOVES

The Woodlands kicks off its holiday season at Town Green Park, with live music, ice carvers, Santa's arrival and fireworks over the Waterway.

SAT NOV 21 · 3–8PM · THE WOODLANDS

HOLIDAY IN THE GARDENS

Moody Gardens lights up its seaside trail for the season, with an ice attraction and a holiday show. Value nights run Sunday through Thursday, November 30 to December 17.

NOV 21 – JAN 2 · NIGHTLY 6–10PM · GALVESTON

H-E-B THANKSGIVING DAY PARADE

The 77th parade fills downtown with balloons, floats and marching bands. Get there early with a thermos and a folding chair.

THU NOV 26 · 9AM · DOWNTOWN HOUSTON

A MORNING ON THE KINGWOOD TRAILS

No ticket required. Walk a stretch of the greenbelt from page 13 on the first cool morning of the month, and get home before the turkey needs you.

ALL MONTH · KINGWOOD

MARK YOUR CALENDAR

- Kemah Salute · Nov 7–8
- Veterans Day · Nov 11
- Lighting of the Doves · Nov 21
- Moody Gardens lights · Nov 21
- Thanksgiving Parade · Nov 26
- Ren Fest final day · Nov 29

Dates and times confirmed on each organizer's own website in October 2026. Plans change, so check before you go.

> November is the month Houston finally gets to wear a jacket, and we all wear it a little too proudly.
>
> — *Vicky*

We live here.
We love it here.

MORE LOCAL, EVERY WEEK

Texas Roots Weekly lands each Friday with the weekend's best.

HOMES WE'RE SHOWCASING

Five doors worth opening this month.

GALVESTON TO CONROE.



FEATURED · HUMBLE

12542 Sabine Point Dr

HUMBLE, TX · BALMORAL, GATED SECTION

$315,000

A 2019 one-story with 3 bedrooms and 2 baths, and a fully paid-off Tesla solar system with two paid-off Powerwalls. Real energy savings, not a lease to take over. Minutes from Kingwood.

SEE THIS HOME ›

ALSO ON THE MARKET

18926 WILDROSE LN — $975,000
Tomball · Acreage and room to spread out, north of the Grand Parkway.
VIEW ›

2103 CARRIAGE RUN W — $480,000
Conroe · A well-kept home on a quiet run, minutes from the lake.
VIEW ›

7000 SEAWALL BLVD #324 — $230,000
Galveston · A Gulf-front condo on the seawall, with the beach right across the street.
VIEW ›

183 COUNTY ROAD 436 — $155,000
Dayton · Land with electric, a water well and septic already in. Build the thing you've been sketching.
VIEW ›

List prices current as of October 30, 2026 and subject to change. Each home links to its full page at movelivelovetx.com.

BUYING THIS WINTER?

With 5.5 months of inventory and homes averaging 58 days on the market, you have time to think and room to negotiate. Run the payment first.

Your next home starts here.

PETER & VICKY ROYSTER
713-805-6247 · homes@movelivelovetx.com
CB&A, Realtors · The Woodlands, TX

YOU ASKED

ASK PETER & VICKY

Four questions we hear all the time this time of year, answered the way we'd answer them at your kitchen table.

"SHOULD WE WAIT UNTIL AFTER THE HOLIDAYS TO BUY?"

Only if the holidays are the reason you can't focus. If you're ready and approved, December is a good month to shop. Fewer buyers are out, sellers who are still listed usually mean it, and you'll get more of an agent's attention than you will in April.

"IS A HOME WARRANTY WORTH IT?"

Sometimes. It can make sense on a house with older appliances and systems, especially in the first year. Read what it excludes before you count on it, and know it isn't a substitute for an inspection. When a seller offers one, it's a nice extra, not a reason to skip asking about the roof.



"WHAT EXACTLY IS THE OPTION PERIOD?"

It's the stretch of days, written into a Texas contract, when a buyer can walk away for any reason. You pay a small option fee for that right, which you don't get back, and if you terminate in time your earnest money is generally returned. It's when inspections and repair negotiations happen. Shortening it to win a bidding war made sense in 2021. In a market with 58 days on market, keep it long enough to do it properly.

"WE JUST BOUGHT. DO WE NEED TO DO ANYTHING ABOUT OUR PROPERTY TAXES?"

Yes, and it's easy to miss. If it's your primary home, apply for the homestead exemption with your county's appraisal district once you've moved in. It isn't automatic, and it lowers your taxable value. Each district's website has the form and the rules. And when your new appraisal notice comes in the spring, read it. You can protest a value you think is wrong.

Got a question?

Send it to **homes@movelivelovetx.com** and we'll answer it here next month, with first names only or anonymously if you'd rather. No question about your own house is too small, and we have genuinely never minded being asked.

Real questions. Real answers.

PETER & VICKY ROYSTER · CB&A, REALTORS
713-805-6247 · homes@movelivelovetx.com

ASK US ANYTHING

SEND A QUESTION ›



UNTIL NEXT MONTH

Let's Write Your Story

Whether you're moving this spring, three years from now, or simply like knowing what your house is worth, we're here, anywhere from Galveston to Conroe, and there's never a bill for a conversation.

28+	4.9	2004
YEARS COMBINED	GOOGLE RATING	HELPING HOUSTON SINCE

START A CONVERSATION ›

PETER & VICKY ROYSTER

The Move Live Love TX Team™ · CB&A, Realtors

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100% DIGITAL — NO PAPER, NO PRINTING, NO WASTE.