

FRONT PORCH JOURNAL

SEPTEMBER 2026

A Local Perspective. A Brighter Tomorrow.

HOMES / NEIGHBORS / A STRONGER OKC

FALL STARTS HERE

Homes. Local life. A fresh season in OKC.

INSIDE THIS ISSUE

OKC
Market Update

Parade
of Homes

State Fair

Plaza Fest

Home Value

Local Living

SAME NEIGHBORS. BRIGHTER TOMORROWS.

**OKC METRO GROUP**
PEOPLE · HOMES · A STRONGER OKC

WELCOME TO SEPTEMBER

Connect with Doug & Ronnie

September in Oklahoma always feels like a fresh start. The pace shifts, routines settle back in, and people start asking the same big questions: Is this the right time to move? What is my home worth? What neighborhoods should we be watching?

That is exactly why we created Front Porch Journal — to give you useful local insight, real estate perspective, and a better feel for what is happening around OKC.

In this issue, you will find our market update, Parade of Homes highlights, fall events, local living ideas, and practical resources to help you make smart moves this season.

If you are thinking about buying, selling, downsizing, relocating, or just planning your next step, we are here when you need us.

Most real estate agents focus on the transaction. We focus on the relationship.

Doug Arnett

Doug Arnett

Ronnie Jordan

Ronnie Jordan

OKC METRO GROUP



*Same
Neighbors.
Brighter
Tomorrows.*



INSIDE THE SEPTEMBER ISSUE

Homes. Local life. Fresh moves in OKC.

- | | | | |
|----|-------------------------------|----|-----------------------------------|
| 01 | Cover | 11 | September Comfort Recipe |
| 02 | Welcome | 12 | Plaza District |
| 03 | Table of Contents | 13 | Plaza Fest |
| 04 | OKC Market Update | 14 | Private Real Estate Conversations |
| 05 | Home Value | 15 | Luxury Living |
| 06 | September Homeowner Checklist | 16 | Moving to Oklahoma City |
| 07 | New Construction | 17 | Ask Doug & Ronnie |
| 08 | Parade of Homes | 18 | When a Listing Needs a Relaunch |
| 09 | Life Transitions | 19 | September Around OKC |
| 10 | Oklahoma State Fair | 20 | Back Cover |



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Brighter Tomorrows.*



OKC MARKET UPDATE

*A clear look at today's market,
so you can move forward with confidence.*

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WHAT MATTERS THIS MONTH

Fall often brings more balanced conditions, motivated movers, and great opportunities in OKC. It's a smart time to revisit your goals.



FOR SELLERS

Serious buyers are active this season. Well-prepared homes continue to stand out, and fall can be a great time to make your move.



FOR BUYERS

More options, less summer competition, and motivated sellers can create real opportunities. The right home is out there — and we're here to help you find it.



OUR TAKE

OKC remains a strong, stable market with long-term potential. Whether you're buying, selling or just exploring, we're here to be your trusted resource — no pressure, just guidance.



SHOULD YOU SELL THIS FALL?

Or does waiting make more sense?

September can be an excellent time to sell when the timing is right and the home is ready. Serious buyers are still active, the market is often less crowded than summer, and fall curb appeal can do a lot of work for you.

The key is strategy. Price honestly, prepare carefully, and make the first impression count.

- **SERIOUS BUYERS**
- **LESS COMPETITION**
- **CURB APPEAL**
- **GOOD TIMING**

Active buyers this time of year tend to be motivated.

Fewer competing listings can help you stand out.

Warm fall color makes a strong first impression.

A thoughtful plan can beat waiting for perfect conditions.

START WITH A SELLER PLAN



THE FALL HOME RESET

A simple checklist for a more comfortable home.

A seasonal reset is one of the easiest ways to make a house feel cared for. Focus first on the small things that affect comfort, safety, and the way the home feels when you walk in.

If a move may be coming, these are also the kinds of details that help a property photograph and show better.

- **CLEAN GUTTERS** Clear leaves before fall rain becomes a problem.
- **SERVICE HVAC** A quick seasonal check can prevent surprises.
- **CHANGE FILTERS** Fresh filters help systems work efficiently.
- **CHECK WEATHERPROOFING** Doors and windows should seal cleanly.
- **TEST DETECTORS** Smoke and CO detectors deserve a quick check.

GET THE HOME PREP GUIDE



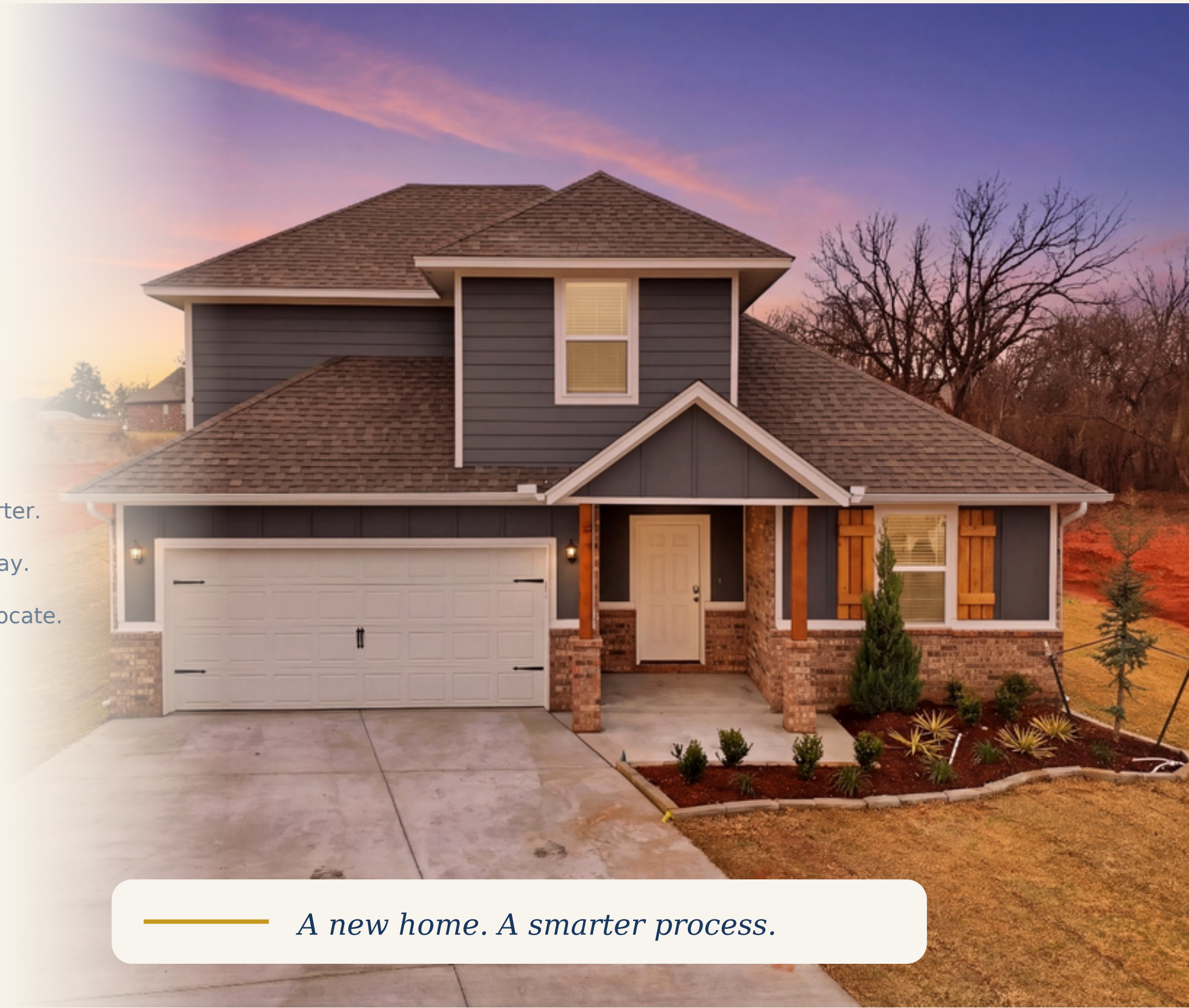
CRAFT HOMES

Thoughtful design. Lasting value.

New construction is about more than choosing a floor plan. The best decision considers the builder, the homesite, the financing, the warranty, the neighborhood, and how the home will live five or ten years from now.

We help buyers compare the whole picture before they commit.

- **MOVE-IN READY** A fast path to a new home with current incentives.
- **UNDER CONSTRUCTION** Some choices may still be open while the timeline is shorter.
- **TO-BE-BUILT** More personalization, more decisions, and a longer runway.
- **YOUR OWN GUIDE** The builder has a sales team. You deserve your own advocate.



A new home. A smarter process.

EXPLORE NEW CONSTRUCTION

Parade of Homes

Inspiration for the Next Chapter.

The Parade of Homes is more than a tour — it's a front-row look at the latest in home design, innovative features and the exceptional craftsmanship found across the Oklahoma City metro. Whether you're dreaming, planning or getting ready to make a move, it's the perfect way to gather ideas and see what's possible.

New ideas. Fresh perspectives. A brighter tomorrow starts at home.

*Same Neighbors.
Brighter
Tomorrows.*



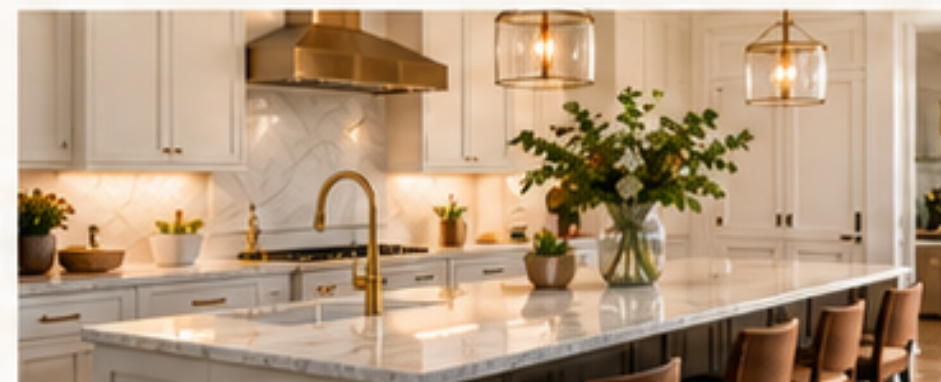
Make the parade work for you

The Parade of Homes is a chance to explore real homes, real ideas and real possibilities. Come with an open mind and a wish list — you'll be amazed at what inspires you.



Before you go

Check the dates, hours and locations, and map out the homes you want to see. Make a list of must-haves, nice-to-haves and questions to ask along the way.



While you tour

Take notes, snap photos and pay attention to the details — floor plans, finishes, storage solutions and features that fit your lifestyle. Talk with builders and ask questions.



Afterward

Review your notes, revisit your favorite ideas and think about how they fit your goals. When you're ready for the next step, we're here to help turn inspiration into a plan.

SEE THE PARADE GUIDE →

THE GREAT RIGHTSIZING QUESTION

Do I really need all this house anymore?

Rightsizing is not about giving something up. It is about choosing a home that fits life now. Less upkeep, fewer unused rooms, better accessibility, and a simpler routine can create more freedom.

The real estate plan should follow the life plan, not the other way around.

- **LESS TO CLEAN** Spend less time maintaining rooms you barely use.
- **LESS TO MAINTAIN** A simpler property can mean fewer weekend projects.
- **MORE FREEDOM** Travel, hobbies, family, and time become easier to protect.
- **BETTER FIT** Comfort and convenience matter more than square footage.

TALK THROUGH YOUR NEXT STEP



Oklahoma STATE FAIR

Big Fun. Hometown Roots.

The Oklahoma State Fair is more than an event — it's a September tradition. From thrilling rides and live entertainment to classic fair food and agricultural shows, it brings our community together to celebrate what makes Oklahoma special.

Good food. Great people. Unforgettable memories.



A SEPTEMBER TRADITION

Generations of Oklahomans have made the State Fair a fall favorite. It's where classic traditions, new experiences and community pride come together year after year.



MAKE A DAY OF IT

Thrilling rides, livestock shows, live music, shopping, unique eats and family friendly activities — there's something for everyone at the State Fair.



LOCAL LIFE MATTERS

The State Fair showcases the best of Oklahoma — our people, our agriculture and our creativity. It's a reminder of what makes our state and our neighborhoods so special.

[Get Fair Details →](#)

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OKLAHOMA
PROUD

OKLAHOMA
STATE FAIR

CORN DOGS



FIRST TASTE OF FALL

Brown butter apple crisp with salted caramel.

Warm apples, crisp oat topping, brown butter, and a little salted caramel. This is the kind of dessert that makes the whole house smell like September.

INGREDIENTS

- 6 apples, sliced
- 1/2 cup brown sugar
- 1 teaspoon cinnamon
- 1 cup old-fashioned oats
- 3/4 cup flour
- 1/2 cup butter, browned
- Salted caramel for serving

Serve warm with vanilla ice cream.

A simple fall dessert that looks impressive without being fussy.



Neighborhood Spotlight: PLAZA DISTRICT

*Local shops. Great food. Creative energy.
A one-of-a-kind OKC neighborhood.*

The Plaza District is where creativity, culture and community come together. With independent shops, local restaurants, colorful murals and a welcoming, walkable atmosphere, it's a neighborhood that truly reflects the heart of Oklahoma City.



Why people love it

Unique local businesses, incredible restaurants, public art and a genuine sense of community make the Plaza District a favorite for locals and newcomers alike.



The vibe

Eclectic, creative and welcoming. The Plaza has a laid-back energy where neighbors gather, artists thrive and there's always something new to discover.



Real estate lens

A mix of historic homes, charming bungalows and modern infill properties makes the Plaza District one of OKC's most desirable and dynamic places to call home.



Our favorite way to visit

Grab a coffee, stroll the shops, enjoy lunch on a patio, take in the murals and end the day with dinner or live music. It's the perfect day (or evening) out in OKC.

EXPLORE THE PLAZA →

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Tomorrows.*



PLAZA FEST

Art. People. A More Vibrant OKC.

Plaza Fest is one of Oklahoma City's most beloved traditions — a celebration of local art, music, food, and community in the heart of the Plaza District. Each fall, the streets come alive with creativity, color, and neighbors supporting neighbors.



A neighborhood celebration

Plaza Fest brings together local artists, small businesses, musicians, and families for a weekend that showcases what makes OKC special.



Go for the day

Browse hundreds of local artists, enjoy live music on multiple stages, taste amazing local food and drinks, and explore one of OKC's most vibrant neighborhoods.



Why it belongs in this magazine

Plaza Fest is more than an event — it's a reflection of stronger communities, creative people, and the local spirit that makes Oklahoma City home.

[See Plaza Fest Details →](#)



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WHEN LIFE CHANGES, REAL ESTATE GETS COMPLICATED

Clarity matters when the decision is personal.

Divorce, separation, retirement, inheritance, and relocation can turn one property decision into several connected decisions. The goal is not to rush. It is to put the choices in the right order and keep communication calm.

A thoughtful real estate plan can reduce pressure when everything else already feels like a lot.

- **KNOW YOUR OPTIONS** Understand what can happen before deciding what should happen.
- **UNDERSTAND THE PROPERTY** Value, condition, title, and timing all matter.
- **KEEP IT CALM** Clear communication protects everyone involved.
- **BUILD THE SEQUENCE** Put the decisions in the right order before urgency takes over.

START A PRIVATE CONVERSATION



Same Neighbors. Brighter Tomorrows.

LUXURY LIVING IN THE OKC METRO

Extraordinary Homes. A More Fulfilling Tomorrow.

Luxury in the OKC metro isn't just a price point — it's a lifestyle. From stunning modern estates to timeless traditional homes, our region offers extraordinary properties, welcoming communities, and a quality of life that makes luxury feel right at home.



LUXURY IS PERSONAL

For some, it's a chef's kitchen. For others, it's a quiet retreat, more space for family, or a view that takes your breath away. Luxury means something different to everyone — and that's the beauty of it.



THE OKC MARKET HAS RANGE

From gated neighborhoods and modern new builds to acreage properties and luxury condos, the OKC metro offers incredible options at every price point — with more value than many coastal markets.



MAYBE IT'S LIFESTYLE

Luxury living often means more time for what matters most — entertaining friends, spending time outdoors, and enjoying the best of what Oklahoma has to offer.



MAYBE IT'S DOWNSIZING

For many, luxury is also about simplifying. A beautifully designed, low-maintenance home can give you more freedom, more time, and more opportunity to enjoy the next chapter.

EXPLORE LUXURY HOMES →

Let's find a home that fits your next chapter.

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MOVING TO OKC?

Start with lifestyle, not zip codes.

The best relocation decisions begin with how you want to live. Commute, schools, lot size, neighborhood character, medical access, entertainment, and future resale all shape the right fit.

Tell us what matters most. We will help you compare communities honestly and narrow the search before you spend weekends driving in circles.

- **EDMOND** Broad housing choices, parks, retail, and north-metro access.
- **OKC CORE** Established neighborhoods, character, and central convenience.
- **YUKON + MUSTANG** Strong community identity and practical west-metro access.
- **NORMAN + MOORE** University energy, suburban options, and south-metro convenience.

[READ THE RELOCATION GUIDE](#)



ASK DOUG & RONNIE

No question is a bad question.

Real Questions. Real Answers.

Have a real estate question? We would love to feature it in a future issue. Ask about pricing, neighborhoods, buying, selling, downsizing, relocation, or anything that is keeping you from making the next move with confidence.

Q How early should I talk to an agent?

A Earlier than you think. Planning early usually creates more options.

EMAIL YOUR QUESTION



THE HOUSE THAT DID NOT SELL

Why good homes sometimes miss the market.

A failed listing does not automatically mean the home is the problem. Often the launch was weak, the price missed the market, the photography did not create interest, or the marketing never built momentum.

The solution is not simply putting the sign back in the yard. It is relaunching with a different strategy.

- **PRICE**
- **PHOTOGRAPHY**
- **PRESENTATION**
- **ACCESS**
- **MARKETING**
- **FOLLOW-UP**

The market notices an unrealistic price immediately.

Online first impressions have to earn the showing.

Clutter and deferred maintenance can distract buyers.

Hard-to-show listings lose momentum.

Exposure should be intentional, not passive.

Feedback and buyer interest should never go cold.

LET US RELAUNCH IT



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September Around OKC

*Local events. Brighter days.
A stronger community.*

From fall festivals and outdoor concerts to neighborhood gatherings and game days, September is a perfect time to get out and enjoy everything our city has to offer.



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Make September Local

Support local events, small businesses, and the people who make OKC feel like home. From festivals to farmers markets, there's always something worth showing up for.



Our Rule

Live local. Support local. Explore local. A stronger OKC starts with all of us showing up and investing in the community we love.



More Online

Our full September event calendar is online with even more local events, family-friendly activities, concerts, markets, and neighborhood happenings.



What to do next

Grab your calendar, mark your favorites, and make plans to get out and enjoy September in OKC. Let's make it a month to remember!

[See Full Event Calendar →](#)



YOUR NEXT MOVE STARTS WITH A CONVERSATION

*Most real estate agents focus on the transaction.
We focus on the relationship.*



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