



2026 Home Design Trends

A Market Brief — Where Design Is Heading in Dallas–Fort Worth

How design moves from coast to Dallas–Fort Worth — and what's arriving next.

PREPARED FOR
Q HOME PLANS

www.QHomePlans.com · 817.987.3622

Executive Summary

Dallas–Fort Worth does not originate residential design trends — it imports, adapts, and scales them. This brief maps the pipeline: how design moves from coastal and international sources into the DFW ultra-luxury tier first, then down-market over the following two to four years, and what that means for the homes being planned today.

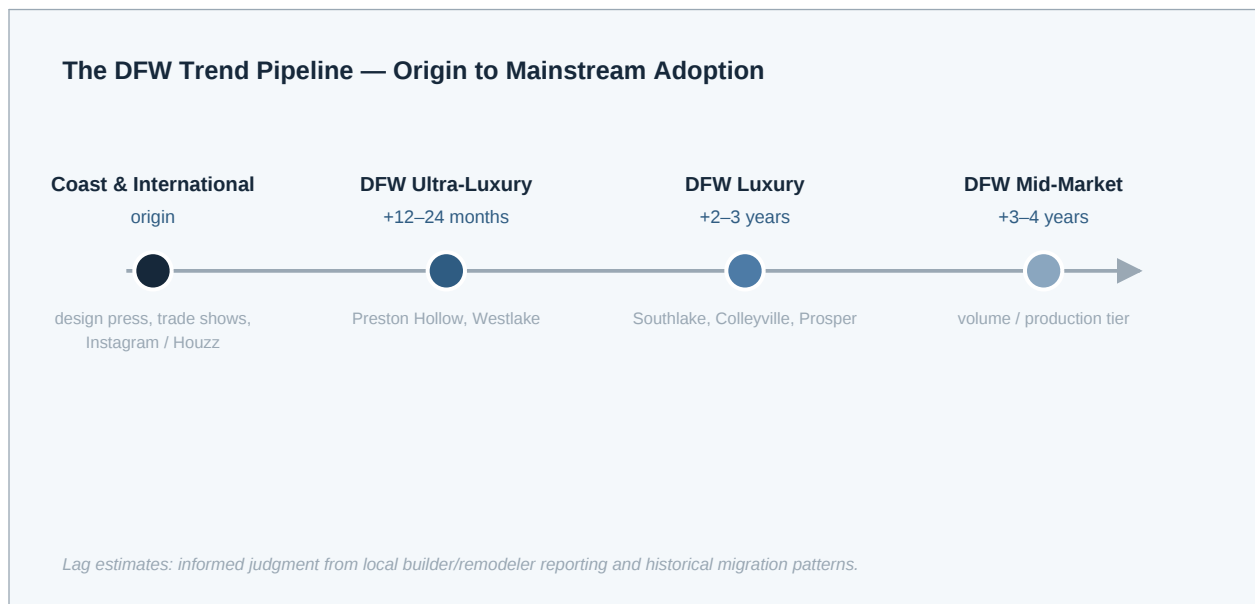
The defining shift underway is a rotation away from stark white modern farmhouse and cold minimalism toward warmth — modern-cottage and updated-traditional exteriors, earthy palettes, mixed natural materials, semi-open zoned floor plans, prep kitchens and sculleries, wellness rooms, multigenerational suites, and invisible technology. At the volume end, the market is right-sizing sharply: roughly half of all stock plans sold nationally in 2025 measured 1,000–1,999 square feet. **The single most consequential plan shift is the move from open concept to zoned openness — the “broken plan.”** It is also the only feature in this cycle with a documented resale signal: homes offering at least two acoustically private zones have been observed selling for **4–6% more** than strictly open-concept homes in the same ZIP code, and searches for “acoustic privacy” are up roughly 40%. The data behind each of these movements follows.

1. The Trend Pipeline: Where DFW Design Comes From

Origin markets, transmission channels, and adoption lag

CONFIDENCE MEDIUM

Design reaches DFW along a consistent path. Understanding the sequence — and its timing — is the closest thing the market has to a forecast.



The origin markets, in rough order of influence:

- **California / West Coast** — indoor-outdoor living, disappearing glass walls, warm minimalism, and the 'smaller-but-better' philosophy (shrinking square footage, higher cost per foot, premium finishes). Texas markets are now explicitly following the California efficiency-and-finish playbook.
- **Mountain West resort (Park City, Aspen, Jackson)** — sculptural stone-and-timber 'mountain modern' and spa/wellness suites, feeding DFW ultra-luxury through second-home owners.
- **Nashville / Southeast** — the refined 'new traditional': painted brick, English-cottage influence, collected-not-themed interiors. Culturally closest to DFW taste and the shortest adoption lag.
- **Japan** — wabi-sabi imperfection and shou sugi ban charred timber (also practical for fire and insect resistance); quiet material honesty, arriving in US luxury now.
- **Australia / Europe / UK** — courtyard plans with full-width sliding glass, joinery mirrored inside and out, and expressive glazing as architecture. UK influence is directly feeding the post-farmhouse exterior wave.

Transmission channels: design press (Dezeen, Dwell, Livingetc), Houzz's annual predictions, KBIS and IBS trade shows, Instagram and Pinterest, and the national production builders who standardize what luxury pioneers. **Typical lag:** coasts to DFW ultra-luxury runs 12–24 months; ultra-luxury to DFW mid-market a further 2–4 years.

Sources & method: Dezeen, Dwell, Livingetc, Sotheby's / Christie's International Realty 2026 forecasts; Houzz 2026 predictions; NAHB. Adoption-lag figures are informed judgment from local builder reporting and historical migration patterns, not measured sales data.

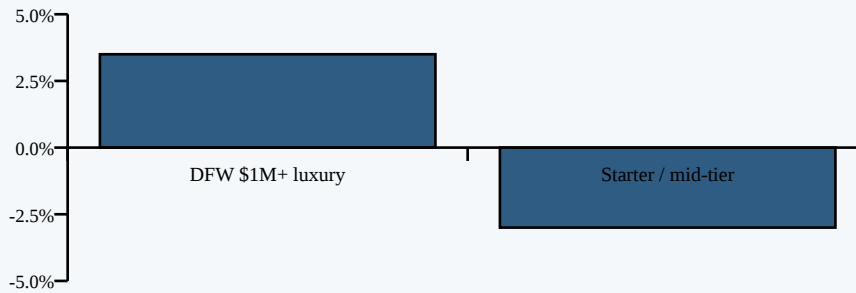
2. What Is Peaking in DFW Now

CONFIDENCE HIGH

- **Quiet luxury** — subtle and calm over showroom-flash; buyers explicitly asking for longevity over statement.
- **Warm earthy palettes** — mushroom brown, clay, terracotta, muted sage, dusty blue; the white/grey farmhouse palette now reads as dated.
- **Semi-open floor plans** — fully open concept is retreating; zoned layouts with defined sleeping, working, and living areas are winning.
- **Wellness spaces** — saunas, cold plunge, glass-walled gyms, spa primary baths; no longer rare requests in DFW custom work.
- **Outdoor living as standard** — covered patios, outdoor kitchens, and large sliders are table stakes at every price band in Texas.

The luxury tier is also where the money is moving. In 2025 the DFW \$1M-plus segment gained roughly 3.5% while the starter/mid tier fell about 3%. DFW accounts for approximately 39% of all Texas \$1M-plus sales — near 4,992 homes and \$8.5 billion in volume.

DFW Market Movement by Segment, 2025 (YoY)



DFW = ~39% of all Texas \$1M+ sales (~4,992 homes, ~\$8.5B). Source: Briggs Freeman Sotheby's.

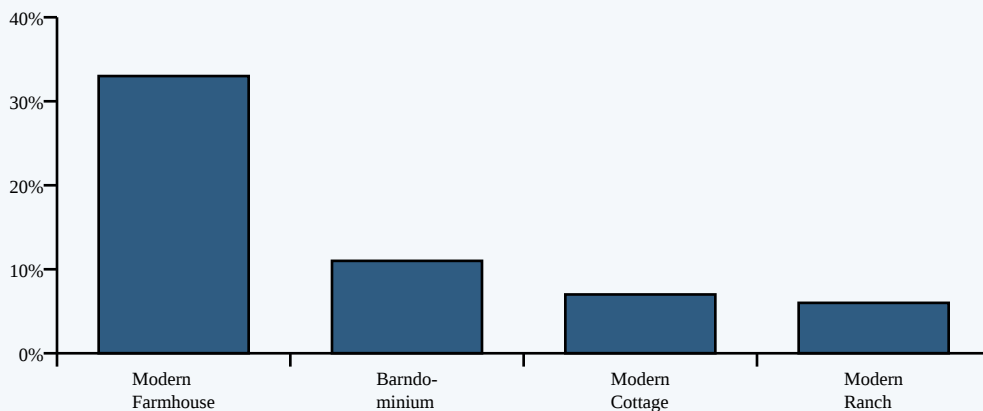
3. Arriving in the Next 12–24 Months

Exteriors, plans, technology

CONFIDENCE HIGH

Exterior aesthetics. Modern farmhouse is flattening while its successors climb. Modern-cottage plans rose from 6% to 7% of national sales in a single year; barndominiums jumped from 8% to 11%.

Share of National Stock-Plan Sales by Style, 2025



Source: Houseplans.com 2025 plan-sales data. Farmhouse flattening; cottage 6%→7% and barndo 8%→11% rising YoY.

■ **Modern cottage** — the heir to modern farmhouse: softer rooflines, authentic materials, less decoration.

■ **English / updated traditional** — brick and classic proportion; strong fit for Southlake/Colleyville-type markets.

■ **Mixed materials** — fiber cement plus natural stone plus warm wood is the most-requested exterior combination; monochrome white farmhouse is out.

■ **'Modern heritage'** — brick, refined trim, and classic proportion with contemporary interiors; already named in Dallas custom work.

Room layout and plan design.

■ **Prep kitchen / scullery** — the single most-requested new luxury kitchen feature nationally; migrating to mid-market as an outfitted walk-in pantry (sink, fridge, coffee/wine station).

■ **Dual primary suites** — two equivalent main-floor primaries, up sharply in luxury, driven by multigenerational living and extended-stay guests.

■ **Multigen suites & casitas** — roughly 18–20% of Americans now live multigenerationally. Detached 400–800 sq ft casitas and main-floor suites with kitchenette and private entry. Texas SB 673 now limits municipal ADU restrictions and forces 60-day permit decisions — a structural tailwind.

■ **Sculptural stairs & curves, wellness rooms as a named plan category, and expressive glazing** (Australian/European courtyard influence) round out the luxury-tier movement.

Technology and materials. Quiet tech (invisible speakers, embedded charging, retractable screens) now reads as premium while visible gadgetry reads as cheap; solar-ready roofs and battery storage are standard in luxury builds — resonant with Texas grid concern; shou sugi ban, reclaimed wood, and stone composites express material honesty.

4. The Market by Price Band

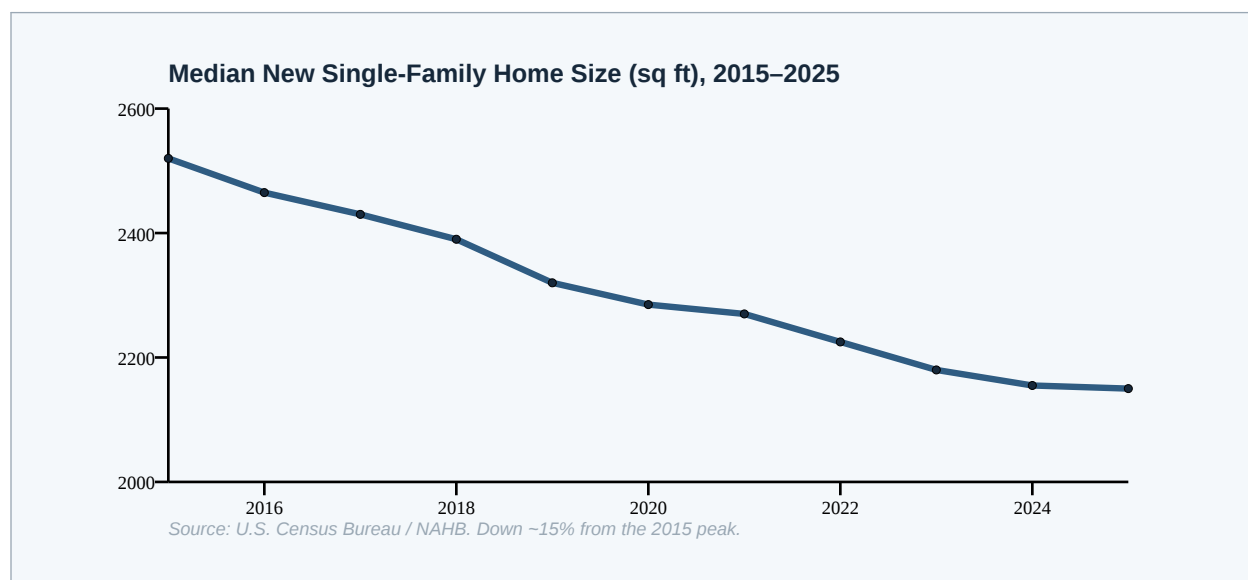
CONFIDENCE VERY HIGH

Each tier adopts on its own clock and rewards a different program. The reference map:

Tier	\$ / sq ft	Buyer sweet spot	Defining features
Ultra-luxury	\$400–600+	~3,000–5,000+ sq ft	Sculptural stairs, full sculleries, wellness wings, expressive glazing, casitas, site-specific architecture
Luxury	\$250–400	Large & medium	Modern-cottage & English exteriors, prep kitchens, dual primaries, multigen suites, semi-open zoned plans, quiet-tech
Cost-efficient	\$180–260	1,800–2,400 sq ft	Right-sized 3bd/2.5ba, flex rooms, drop zones, EV-ready garages, covered outdoor living

DFW price-band reference. Ultra-luxury examples: Preston Hollow, Westlake. Luxury: Southlake, Colleyville, Prosper, Trophy Club.

Right-sizing dominates the volume market: 1,000–1,999 sq ft was roughly half of all national plan sales in 2025, and the buyer sweet spot sits at 1,800–2,400 sq ft. Median new single-family size has fallen about 15% from its 2015 peak.



5. Zoned Openness — the “Broken Plan”

The most consequential plan shift of the cycle

CONFIDENCE VERY HIGH

The fully open concept is over, but buyers have not asked for walls back. The industry term now settling in is the **broken plan**: living, dining, and kitchen still flow, but architectural devices carve defined zones — pocket doors, half-walls, arches, ceiling shifts, level changes, and flooring transitions. Convertible architecture (large pocket doors, sliding glass partitions, rotating panels) lets a reading nook, homework alcove, or intimate dining room close off instantly without losing the airy feel.

This is the rare design trend with a measurable resale signal. Searches for “**acoustic privacy**” are up **roughly 40%**, and homes offering at least two acoustically private zones have been observed selling for **4–6% more** than strictly open-concept homes in the same ZIP code. Luxury listing agents now market “acoustic privacy” and “soundproofed primary suites” as named features rather than construction details.

Quiet has become a measurable commodity — and the first plan feature of this cycle with a documented price premium.

ZONED OPENNESS / BROKEN PLAN: COMPARATIVE STATES

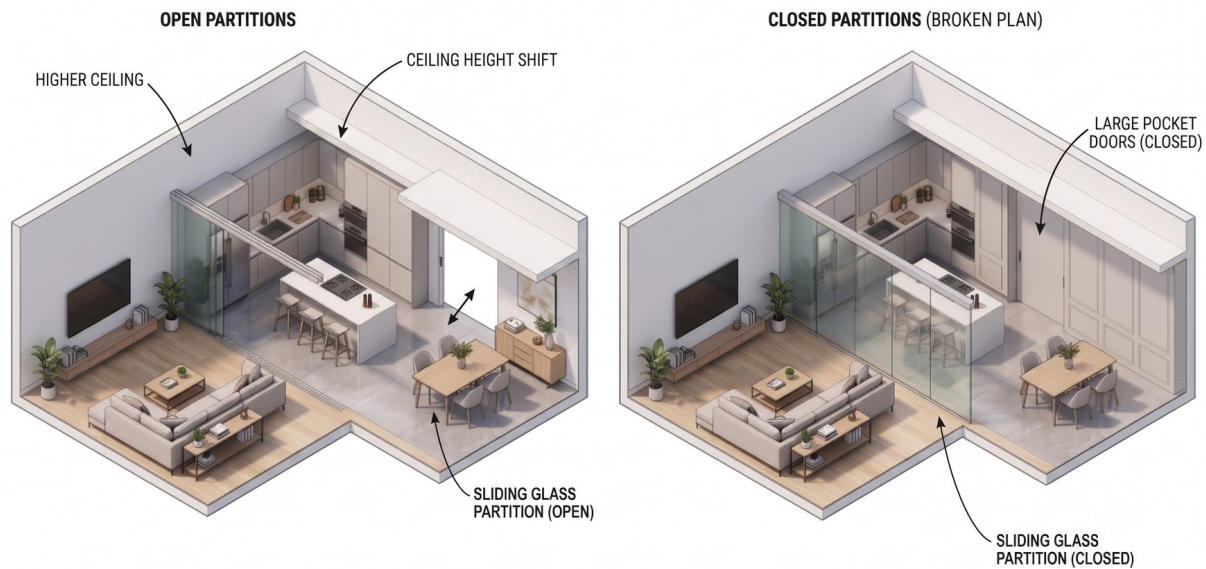


Figure. The same living/kitchen/dining volume in both states — partitions open, then closed. Ceiling shift, flooring change and full-height glazing do the zoning work without adding walls.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: ReadyNow Remodeling (Dallas) open-concept analysis; Kukun 2026 zoned-living cost study; World Property Journal, acoustic design as a 2026 luxury standard; Decorilla broken-plan design.

6. The Lifestyle Mudroom & Pet Spa

CONFIDENCE VERY HIGH

The mudroom has become the operational hub of the home — a decontamination and staging zone rather than a hallway. Two forces drive it: pet ownership and hobby gear.

- **The pet spa** — elevated tiled dog-wash basins, commercial-grade pull-down sprayers, hand-held wands, built-in grooming surfaces, and dedicated drying storage. What began as an ultra-luxury feature has moved mainstream.
- **Gear storage, tailored to the household** — ventilated drying cabinets, secure sports-equipment storage, and charging bays for e-bikes; boot dryers now appear with UV-C sanitizing.
- **Supporting systems** — touchless sanitizing stations, package lockers, charging drawers, and laundry adjacency.

The numbers: functional entryways and mudrooms are rated **essential or desirable by more than 80% of buyers** (NAHB), and roughly **70% of U.S. households own a pet**. Professional installation of a mudroom dog-wash runs about **\$3,500–\$7,500** including waterproof tile, a dedicated plumbing line, and a high-arc sprayer — inexpensive square footage with an outsized emotional close.

Regional note: the national trend literature emphasizes ski and snow gear. In Dallas–Fort Worth the equivalent programs are golf, hunting, lake and boat equipment, youth sports, and pet gear — the storage logic holds, the contents change.

PHOTOREALISTIC ISOMETRIC MUDROOM & PET SPA

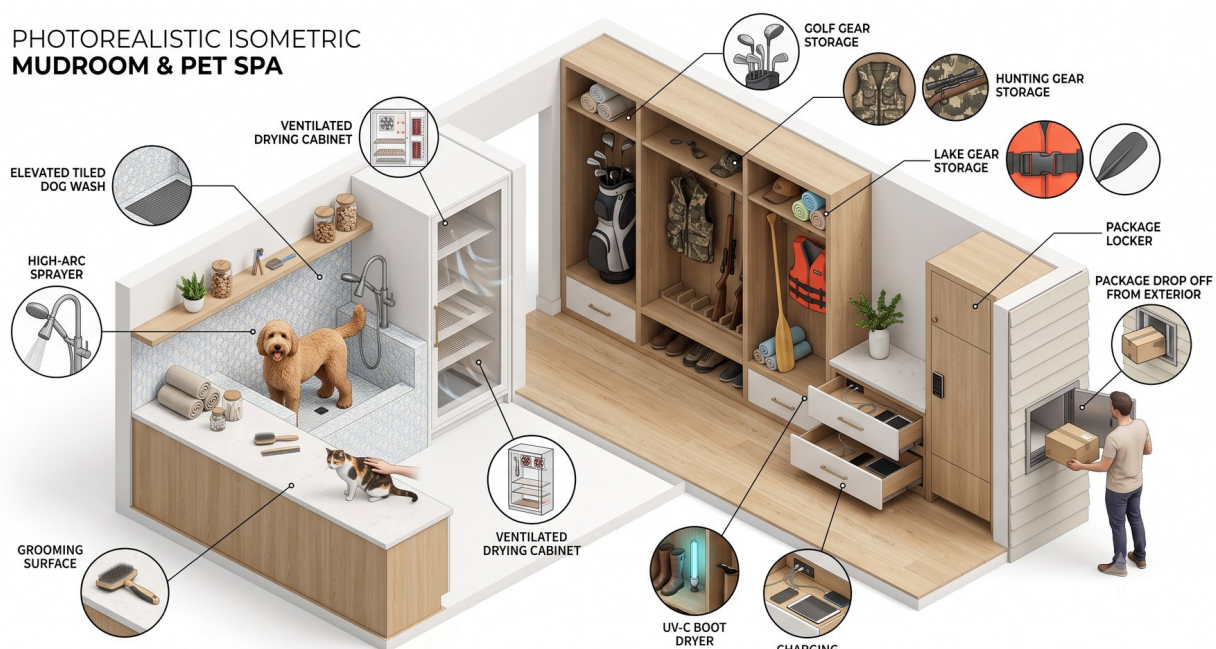


Figure. Program inventory for a lifestyle mudroom: elevated tiled dog wash, ventilated drying cabinet, UV-C boot dryer, charging drawers, exterior package drop, and regional gear storage.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: NAHB buyer-preference data; Kukul 2026 entryway analysis; Livingetc and Houzz dog-wash design surveys; Laurysen Kitchens trend reporting.

7. All-Season Outdoor Pavilions

From patio to engineered architectural wing

CONFIDENCE HIGH

Indoor-outdoor living has matured from a covered patio with a grill into a fully engineered wing. The specification stack that defines it:

- **Motorized retractable glass walls** spanning wide openings, dissolving the boundary between living room and pavilion.
- **Radiant heat** — overhead infrared and radiant floor systems beneath tile or stone.
- **Motorized screens** handling wind, insects, UV, and privacy without blocking light or airflow when retracted.
- **Smart integration** — app control with Matter, HomeKit, Google Home, and Alexa compatibility now standard on current-generation systems.
- **Climate-controlled thresholds** — dual-zone HVAC positioned at the opening to generate an air curtain, holding interior temperature stable even with the glass fully retracted. The technique is well established commercially and is appearing in high-end residential custom work; published residential performance data remains thin, so specification and efficiency claims should be builder- and manufacturer-verified. *(Item confidence: Low.)*

Layering shading, screening, and infrared heat in sequence has been shown to **extend usable outdoor season by up to three months**. Retractable glass systems price at roughly **\$800–\$1,500 per linear foot** installed — the single largest line item in the assembly.

Regional note: the national framing of this trend is winterization. In North Texas the binding constraint is the opposite — summer heat and insects. The DFW version of the four-season pavilion leads with deep shade, ceiling fans, misting, and motorized insect screens, with radiant heat as the January and February complement rather than the headline.

ALL-SEASON OUTDOOR LIVING

► INTEGRATED COMFORT SYSTEMS



Figure. Integrated comfort systems that convert a covered patio into conditioned season-extending space — retractable glass, radiant heat, motorized screens, and a dual-zone HVAC threshold.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: NanaWall retractable glass wall systems; Phantom Screens motorized screen specifications; Infinity Awnings 2026 outdoor comfort analysis; CHI Products.

8. The Independent Multigenerational Wing

CONFIDENCE VERY HIGH

The guest bedroom has been replaced at the luxury tier by a self-contained residence within the home. A complete wing now includes a private exterior entrance, a dedicated living area, a fully equipped kitchenette, and increasingly its own laundry — functioning as an apartment while remaining under one roof.

Invisible accessibility is the design discipline that makes it work: zero-threshold showers, wider doorways and corridors, and blocking in the walls for future grab bars — all specified so the space reads as high-end design rather than medical accommodation. Zero-threshold entries also serve strollers, luggage, and mobility devices.

The numbers: approximately **17% of home purchases** now involve a multigenerational arrangement — a record high — and 18–20% of Americans live multigenerationally. In Texas, SB 673 limits municipal ADU restrictions and forces 60-day permit decisions, adding regulatory tailwind to detached casita and ADU demand.

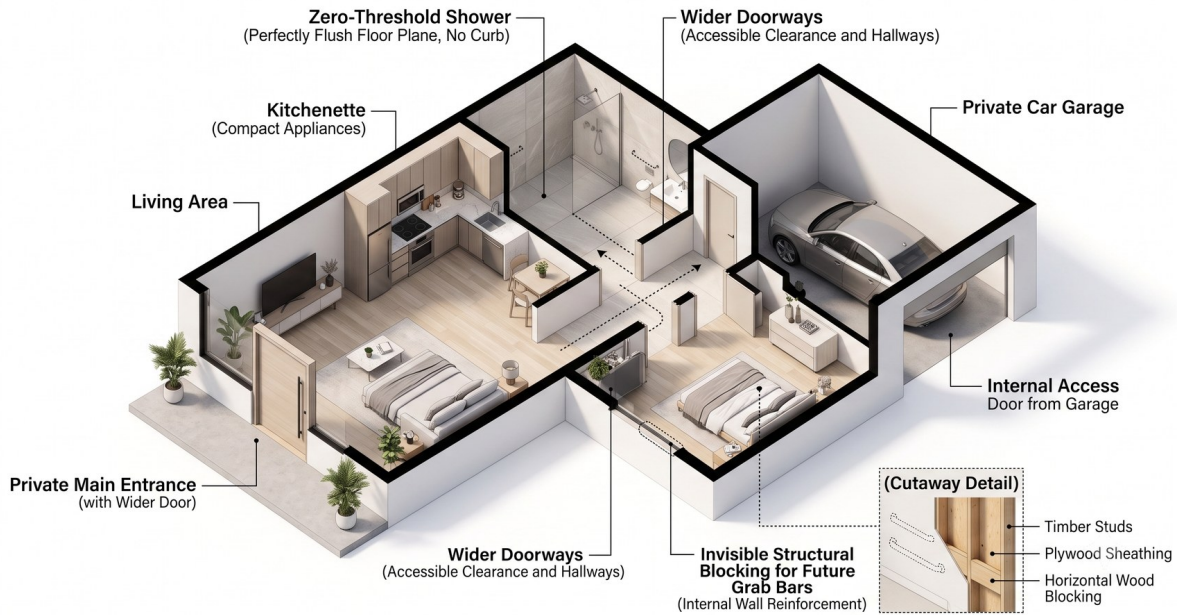


Figure. Attached wing with private entrance, kitchenette and dedicated garage access. Note the invisible accessibility: zero-threshold shower, wider doorways, and blocking for future grab bars.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

DETACHED CASITA / ADU & LUXURY CUSTOM HOME:



Figure. The detached alternative — a standalone casita/ADU of roughly 600 sq ft with independent entry, parking and utility connections to the main house.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: National Association of Realtors multigenerational purchase share; Miller & Smith and AFT Construction multigenerational design guides; Texas SB 673; Washington Post ADU coverage.

9. Dual Primary Suites

CONFIDENCE HIGH

Distinct from the multigenerational wing — and often confused with it — the dual primary layout provides **two equally appointed primary suites** rather than one primary plus a secondary apartment. Architects also refer to these as multigenerational pods.

The driver is parity: aging parents, adult children returning home, or long-term guests are not relegated to a room that reads as secondary. Both suites carry equivalent bath, closet, and often sitting-area programs. Adoption is strongest in ultra-luxury and moving into luxury, frequently paired with a main-floor placement for the second suite.



Figure. Two equal primary suites placed on opposite ends of the main level — the separation, not the finish level, is the defining feature.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: Own Luxury Homes dual-primary analysis; NAHB Best in American Living 2026; luxury plan-seller catalogs.

10. Biophilic Cores

CONFIDENCE MEDIUM

Rather than treating nature as something outside the envelope, 2026 plans increasingly pull it into the center of the footprint: glass-enclosed internal courtyards described as the home's “lungs,” interior living plant walls, and structures designed around existing mature trees. Retractable glass walls dissolve the remaining boundary.

The pattern is well established in design press and ultra-luxury work, and it pairs naturally with courtyard plans imported from Australian and European practice. Adoption below ultra-luxury is slower, and two practical constraints deserve flagging: interior living walls require irrigation, drainage, and lighting design or they fail within a season, and internal courtyards in North Texas need careful orientation and shade to avoid becoming heat traps for much of the year.

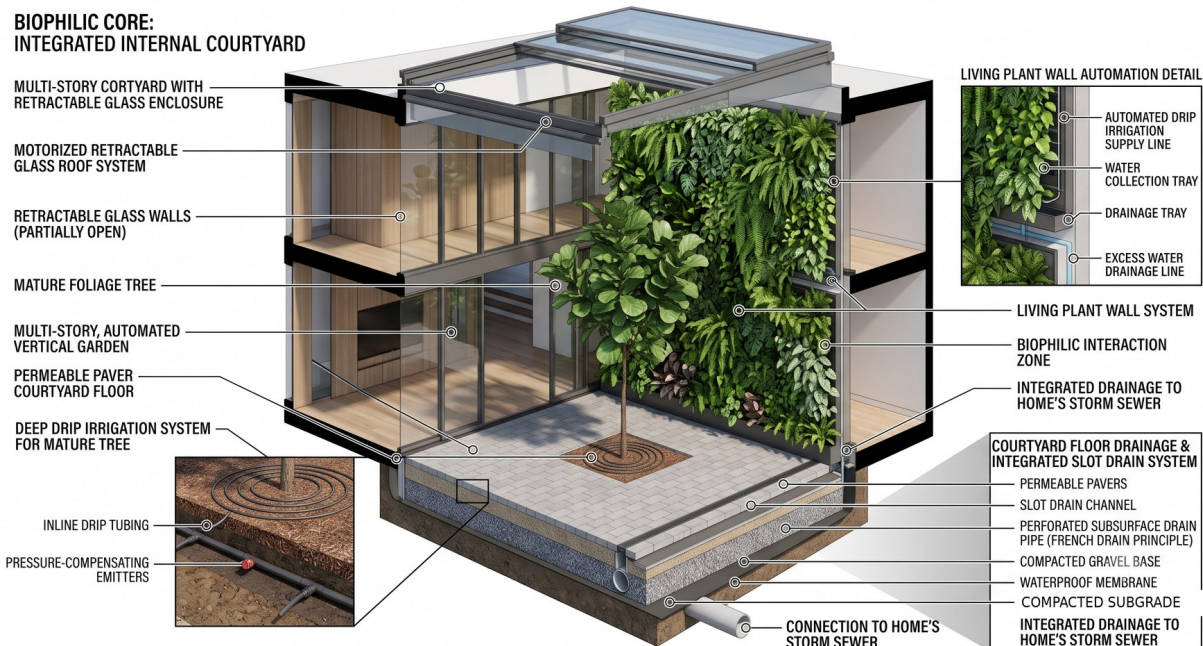


Figure. Internal courtyard with retractable glass roof and living plant wall. The irrigation and drainage details are the practical constraint builders raise first.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: 2026 architecture trend surveys (Accio, Grand Designs, Thursd); Bob Vila biophilic design; international courtyard-plan reporting.

11. The Library-Style Office & Hobby Suite

CONFIDENCE HIGH

The minimalist tech office has given way to warmth and tactile luxury. The 2026 executive office is styled as a moody library — book-matched walnut paneling, deep earthy color (forest green, aubergine), built-in shelving, and rolling ladders — while the technology hides inside the millwork.

- **Concealed broadcast capability** — professional lighting, cameras, and monitors integrated into cabinetry for high-stakes video meetings and media appearances.
- **Engineered acoustics** — wood slat and grooved panels now specified for measurable NRC performance *and* visual warmth, a reversal from the era when acoustic treatment was hidden.
- **Adjacent hyper-niche leisure** — climate-controlled art or car galleries, golf simulators, listening rooms, and private libraries attached to the work suite.

The underlying driver is the same one powering broken-plan design: hybrid work turned the home into an office, conference room, and studio simultaneously, and acoustic performance became a purchase criterion.

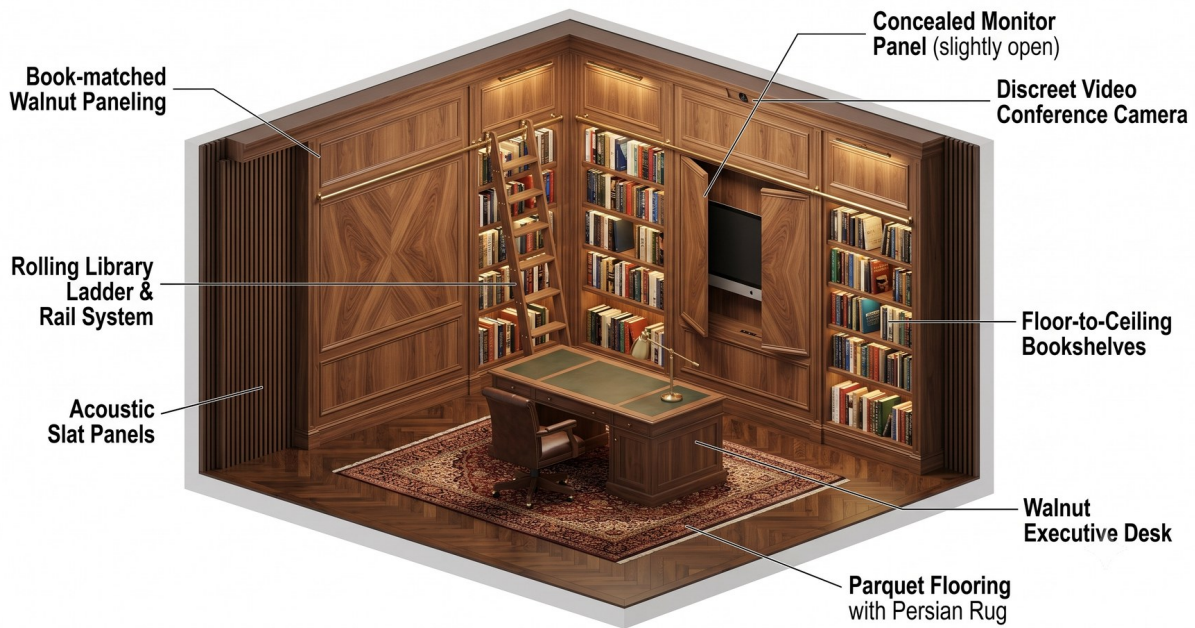


Figure. Book-matched walnut paneling, rolling ladder, concealed monitor and camera, and acoustic slat panels — a work room designed to read as a room, not an office.

From the Q Home Plans 2026 Design Guide — guide.qhomeplans.com

Sources & method: World Property Journal, acoustic design as 2026 luxury standard; Second Skin Audio and acoustic-panel industry reporting; 2026 home-office trend surveys.

Confidence & Methodology

National trend direction is **High** confidence — consistent across NAHB, Houzz, national plan sellers, and design press. DFW-specific adoption timing is **Medium** — based on local builder and remodeler reporting and historical migration patterns rather than hard local sales data. Trend-lag estimates (12–24 months coast-to-DFW) are informed judgment. The largest data gap is actual DFW plan-sales figures by style and size band. Next review: January 2027, aligned to the semi-annual design-press cycle.

Sources & method: NAHB 2026 Home & Design Trends; Houseplans.com Top 10 House Plan Trends 2026; The House Designers; Briggs Freeman Sotheby's North Texas Luxury 2025/26; CultureMap Dallas (Houzz 2026); brick&batten and Westlake Royal Building Products exterior trends; Washington Post ADU / SB 673 coverage.

This brief was prepared for **Q Home Plans**, a residential architectural design firm serving Dallas–Fort Worth. Explore the interactive 2026 Design Guide and full house-plan library:

www.QHomePlans.com · 817.987.3622



« [Return to Q Home Plans Builder Hub](#)