

The Voice of Real Estate™ in Abilene

February 2025



Dates to Remember

February 18th at 8:30 AM Executive Committee

February 18th at 11:45 AM Business Luncheon

February 18th at 6 PM WCR Bunco Night Event

February 19th at 8:30 AM Legal I & II

February 19th at 10 AM Farm & Ranch Committee

February 20th at 8:30 AM Board of Directors

February 20th at 9:00 AM TREPAC Committee

February 20th at 5:00 PM Member Appreciation

February 21st at 9:00 AM NAR Code of Ethics

February 25th at 9 AM The One to Four Residential Contract

February 25th at 12 PM Property Management Committee
Judge Harriett Haag (guest speaker)

February 26th at 10 AM DEI Committee

February 27th at 12 PM Housing Committee

February 28th 8:30 AM Broker Responsibility



2025 OFFICERS

- Staci Boren, President
- Maegan Brest, President-Elect
- Beki Kofoed, Membership Vice President
- Paige Walton, Secretary
- Terri Scott, Program Vice President

2025 DIRECTORS

- Tina Irias, Place 1 (2025-2027)
- Simone Hester, Place 2 (2025-2027)
- Shelly Brooks, Place 3 (2025-2027)
- Shay Senter, Place 4 (2023-2025)
- Clay McCullar, Place 5 (2023-2025)
- Rob Cunningham, Place 6 (2023-2025)
- Paige Robinson, Place 7 (2024-2026)
- Cheyenne Toliver, Place 8 (2024-2026)
- Suzanne Fulkerson, Place 9 (2024-2026)
- Gary Bone, Immediate Past President 2024
- WCR President
- Tammy Kister, MLS Chairman NTREIS Vice President 2025
- Gary Bone TR Director
- Jamie Dalzell Region 2 RVP
- Kay Spiva FPC Jodey Arrington Liaison

Membership Changes for February 2025

**Overall
Number of
Members as of
February 2025**

**Brokers: 172
REALTORS®: 651
Secondary: 74
TOTAL
REALTORS®: 725
AFFILIATES: 127**

**Thank
you
&
Welcome
to
AAOR!**



**New Member
Orientation:
February
6th & 7th**

February 11, 2025

NEW REALTORS®

Becca Sivley	Sendero Properties, LLC
Brittany Lewallen	Re/Max Big Country
Jennifer Moore	Copper Leaf Property Mgt.
Dayna Simmons	KW Synergy
Brandi Wiesen	Sendero Properties, LLC
Gia Jones	Coldwell Banker Apex

TRANSFERS

Hillary Pippin
Epique Realty to Ekdahl Real Estate

Rhonda Hatchett
Re/Max Fine Properties to Arnold Realtors

Tessa Pace
Whitten Properties to Augusta Realtors

Andrew Fox
Berkshire Hathaway/Stovall to KW Synergy



January

Gregg Valentine 1-12

Kayce Chambers 1-14

Brannon Barnes 1-17

Kristen Kyker 1-18

Erik Johnson 1-1

Matthew Muzechenko 1-19

Valerie Kennedy 1-19

Darrell Meissner 1-20

Miranda Simon 1-22

Philip Ridley 1-23

Derek Peterson 1-24

Stacy Garces 1-24

Kayla Goodman 1-25

Claudia Ingle 1-27

Matthew Stovall 1-28

Charlie Thyne 1-29

Shelly Brooks 1-29

Amy Dugger 1-29

Jennifer Levrets 1-29

Angela Zuyus 1-1

Janet Batiste 1-1

Shelby Thomas 1-2

Shana Hinyard 1-4

Karie Zonker 1-5

Christina Rosas 1-8

Ann Carr 1-8

Rhonda Smith 1-8

Alex Whitten 1-1



FEBRUARY

Tai Ann McClendon 2-1

Angela Tomlin 2-2

Richard Barto 2-2

David Burke Robinson 2-2

Charles Ferguson 2-2

Andrew Fox 2-3

Luke Harwell 2-3

Jack Kiser 2-4

Keith Turner 2-4

Jeanine Weise 2-4

Jim Baker 2-4

Lucy Bishop 2-5

Jamie Kelley 2-6

Jamie Arnold 2-7

Brandi Smith 2-7

Laura Gilmore 2-7

Justin Engleman 2-8

Gregory Ray 2-8

Becky Spivey 2-9

Judith Manske 2-13

Christina Rainey 2-13

Paula Beall 2-14

Tiffany Gutierrez 2-14

Jamie Dalzell Taylor 2-14

Shelley Watson 2-15

Georgia Gowdy 2-15

Kim Peck 2-17

Patrick Kelley 2-17

Kay Spiva 2-18

Cortney Armstrong 2-18

Kelsey Holson 2-18

Jacky Reynolds 2-19

Rhonda Hatchett 2-23

Jenna Dahlberg 2-23

Kyle Moore 2-23

Shelley Childress 2-24

Char Glidden 2-25

Debra Jones 2-26

Teresa Villarreal 2-28



B

I

R

T

H

D

A

Y

S

MARCH

Birthdays

John Fanning 3-14

Shandi Maynard 3-14

Mandy Page 3-3

Hayley Underwood 3-3

Nikki Kerby 3-3

Simone Hester 3-5

Cassandra Aaron 3-6

Chris Barnett 3-7

Sarah Kate Knight 3-7

Samantha Wilburn 3-8

Thomas Darby 3-8

Laura Davis 3-9

Judith Puryear 3-10

Kerry Burrow 3-12

Tommy Foster 3-15

Mandy Dixon 3-15

Tish Ferry 3-17

Amber Kimmel 3-19

Kellye Crawford 3-19

Eric Robirds 3-19

Rickie Willis 3-19

Pam Yungblut 3-20

Jane Lane 3-20

Ron Harmon 3-21

Cheyenne Toliver 3-21

Sherry Hawks 3-22

Traci Townsend 3-23

Julie Hagin 3-24

Ronna Harrell 3-24

Chelsea Pemberton 3-26

Sharon Johnson 3-27

Stacy Doby 3-27

Jay Sloan 3-28

Paul Johnson 3-29

Tamara Briscoe 3-31

Walt May 3-31





Taylor County Housing Report

January 2025



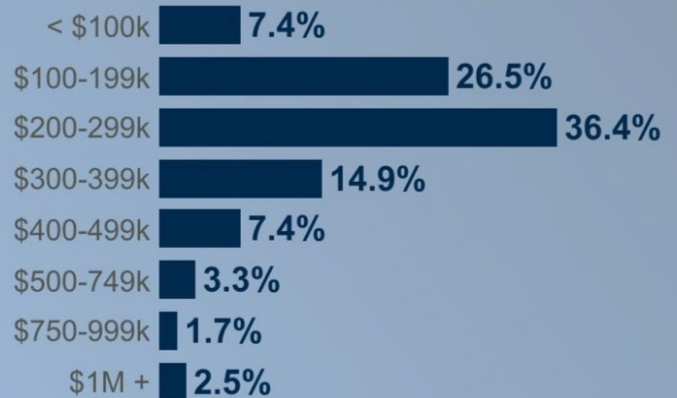
Median Price

\$245,000

▼ **-2.9%**

Compared to
January 2024

Price Distribution



Active Listings

▲ **10.8%**

634 in
January 2025

Closed Sales

▲ **20.6%**

123 in
January 2025



Days on Market



Days on Market 77

Days to Close 35

Total 112

7 days less than January 2024

Months Inventory



4.0

▲ 0.5 from
January 2024

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ABILENE

ASSOCIATION of REALTORS®





Abilene Housing Report

January 2025



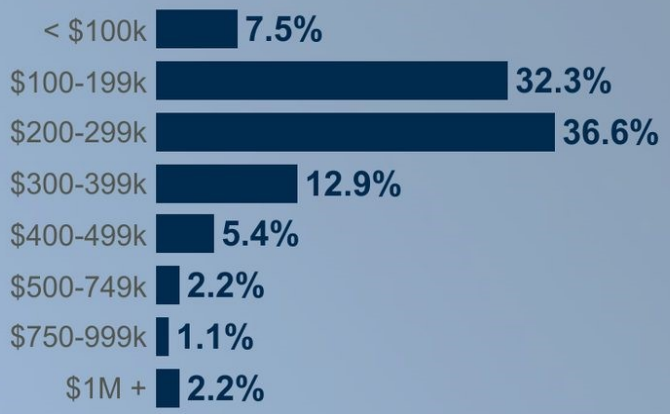
Median Price

\$217,184

▼ **-9.5%**

Compared to January 2024

Price Distribution



Active Listings

▲ **13.4%**

507 in January 2025

Closed Sales

▲ **4.4%**

94 in January 2025



Days on Market

Days on Market 68
Days to Close 34

Total 102

11 days less than January 2024

Months Inventory

3.8

▲ 0.5 from January 2024



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Callahan County Housing Report

January 2025



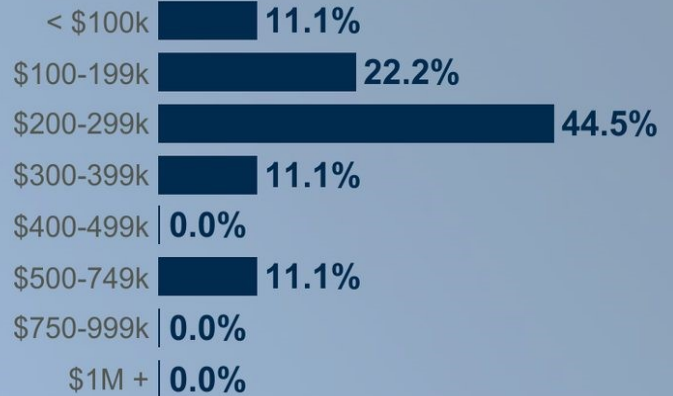
Median Price

\$260,000

▲ **20.4%**

Compared to
January 2024

Price Distribution



Active Listings

▲ **52.2%**

70 in
January 2025

Closed Sales

▲ **12.5%**

9 in
January 2025



Days on Market

Days on Market **75**

Days to Close **43**

Total 118

11 days more than January
2024

Months Inventory

5.9

▲ 2.2 from
January 2024



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Jones County Housing Report

January 2025



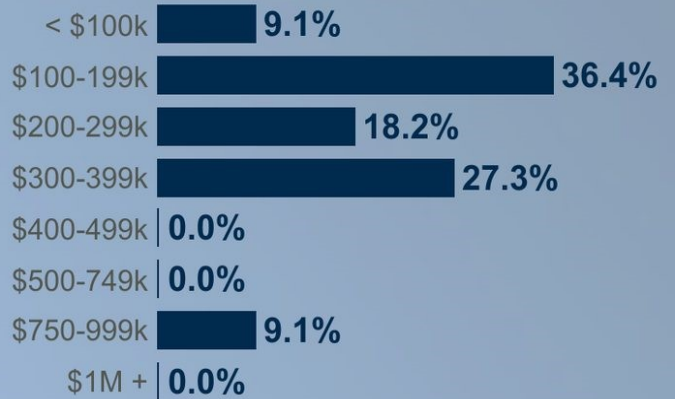
Median Price

\$200,000

▼ **-40.5%**

Compared to
January 2024

Price Distribution



Active Listings

▼ **-1.5%**

68 in
January 2025

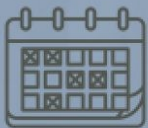
Closed Sales

▲ **57.1%**

11 in
January 2025



Days on Market



Days on Market **137**

Days to Close **39**

Total 176

100 days more than January
2024

Months Inventory



6.3

▲ 0.8 from
January 2024

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Shackelford County Housing Report

January 2025



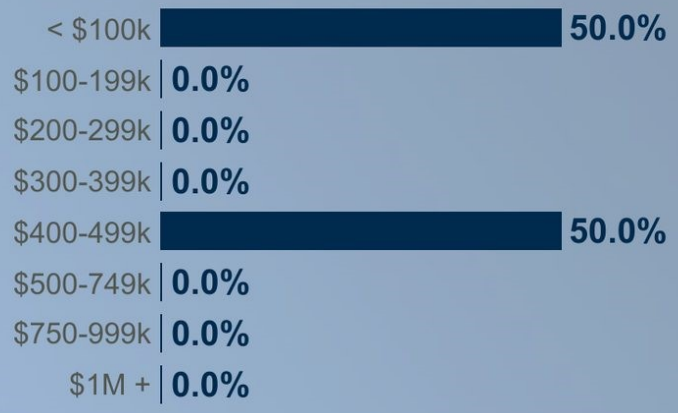
Median Price

\$237,000

▲ **100.0%**

Compared to
January 2024

Price Distribution



Active Listings

▲ **87.5%**

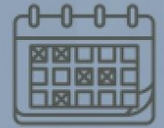
15 in
January 2025

Closed Sales



▲ **100.0%**

2 in
January 2025



Days on Market

Days on Market 104
Days to Close 38

Total 142

104 days more than January
2024

Months Inventory



12.9

▲ 7.5 from
January 2024

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Taylor County Housing Report

2024



Median price

\$249,900

↑ **6.3%**

Compared to 2023

Price Distribution



Active listings

↑ **27%**

659 in 2024



Closed sales

↓ **2.7%**

1,886 in 2024



Days on market

Days on market 60

Days to close 35

Total 95

13 days more than 2023



Months of inventory

4.1

Compared to 3.4 in 2023

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Abilene Housing Report

2024



Median price

\$235,000

↑ **5.4%**

Compared to 2023

Price Distribution



Active listings

↑ **31.4%**

519 in 2024



Closed sales

↓ **1.7%**

1,578 in 2024



Days on market

Days on market	57
Days to close	35
Total	92

12 days more than 2023



Months of inventory

4.0

Compared to 3.3 in 2023

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TEXAS A&M UNIVERSITY
Texas Real Estate Research Center



Jones County Housing Report

2024



Median price

\$194,800

↑ **21.8%**

Compared to 2023

Price Distribution



Active listings

↑ **27.8%**

69 in 2024



Closed sales

↓ **16.1%**

125 in 2024



Days on market

Days on market	81
Days to close	39
Total	120

20 days more than 2023



Months of inventory

6.2

Compared to 4.4 in 2023

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Callahan County Housing Report

2024



Median price

\$203,500

↑ **6.5%**

Compared to 2023

Price Distribution



Active listings

↑ **23.9%**

57 in 2024



Closed sales

↓ **4.1%**

142 in 2024



Days on market

Days on market 63

Days to close 42

Total 105

18 days more than 2023



Months of inventory

4.6

Compared to 4.1 in 2023

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Shackelford County Housing Report

2024



Median price

\$275,000

↑ **66.7%**

Compared to 2023

Price Distribution



Active listings

↑ **100%**

12 in 2024



Closed sales

↓ **42.9%**

12 in 2024



Days on market

Days on market 70

Days to close 46

Total 116

22 days more than 2023



Months of inventory

15.0

Compared to 3.4 in 2023

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 **TEXAS REALTORS**

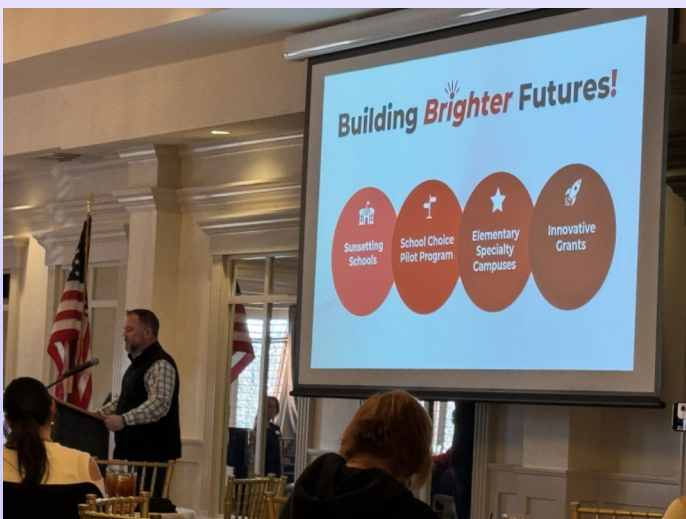
 **TEXAS A&M UNIVERSITY**
Texas Real Estate Research Center

January 21, 2025

Luncheon



Dr. John Kuhn
A.I.S.D. Superintendent
of Schools



January 21, 2025

Luncheon



Raffle for WCR & Walk for Pride



January 21, 2025

Luncheon



January 21, 2025

Luncheon



ABILENE 
ASSOCIATION of REALTORS®



Mark Your Calendars UPCOMING EVENTS



YPN MEET-UP

MAD COFFEE & MORE

8049 US-63
ABILENE, TEXAS 79602

FEBRUARY 26, 2025
9 AM - 11 AM



Register
Today!



YPN LET'S GET TOGETHER!

- ✓ Meet & Greet
- ✓ Enjoy a hot beverage
- ✓ Network
- ✓ Learn
- ✓ Discuss Real Estate



Katie Wells

Loan Officer, NMLS 1958093
The Wood Group of Fairway
162 Caddo Drive, Ste 120
Abilene, TX 79602



325-899-2848

queenofmortgage.com

Read My Reviews!!



Mark Your Calendars UPCOMING EVENTS



AAOR PRESENTS

FEBRUARY 20, 2025

Member Appreciation Event

5:00 pm - 7:30 pm

FOOD, DRINKS & LIVE MUSIC
ABILENE COUNTRY CLUB WINE ROOM
4039 S. TREADAWAY

RSVP TO CATHI OR SHEILA 325-692-9821
OR REGISTER ONLINE WITH QR CODE





Mark Your Calendars
UPCOMING EVENTS



BUNCO NIGHT



**JOIN THE ULTIMATE
EVENING OF FUN AND EXCITEMENT!**



Register
Today!

**ABILENE ASSOCIATION OF REALTORS
626 S. PIONEER DRIVE**

**FOOD PROVIDED BY
WOOD GROUP OF FAIRWAY MORTGAGE**

MARCH 11, 2025

6 PM - 9 PM

RSVP TO CRISTY 325-668-3675

**FREE
FOR
MEMBERS**

**&
FOR FUTURE
MEMBERS**

**\$20 EA.
FOR RAFFLE
PRIZES!**

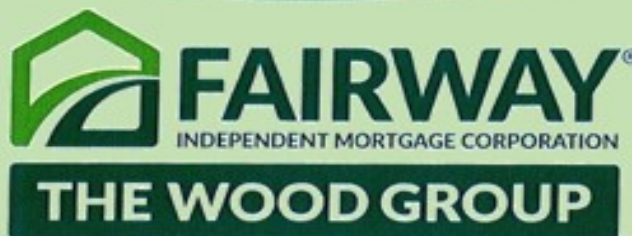


Mark Your Calendars
UPCOMING EVENTS

WEDNESDAY, MARCH 12

Virtual Broker Open House

11:30 – 1:00 AAOR OFFICE
RSVP AND UPLOAD DOCS HERE





Mark Your Calendars UPCOMING EVENTS

March 26, 2025



On March 26, 2025, Texas REALTORS® from around the state will unite at the Capitol to meet with their lawmakers, talk real estate, and eat some great barbeque.

Make plans now to attend the 2025 REALTOR® Day at the Texas Capitol...you don't want to miss the most important grassroots political event of the year!



The Abilene Association of Realtors will be taking a bus to the event. For a \$35 investment to TREPAC, members can enjoy a relaxing and educational ride to and from the Texas State Capitol. Breakfast & lunch will be provided, along with 1 hour of CE credit.

Register Now!

Please R.S.V.P. by March 17, 2025, to Cathi or Sheila at the Abilene Association of Realtors at 325-692-9821, or via the QR code.





Mark Your Calendars



ABILENE 
ASSOCIATION of REALTORS®



6th

ANNUAL

2025 GOLF TOURNAMENT

Breakfast/Lunch & Awards



Save the Date!
June 11, 2025

9:00 a.m.

Abilene Country Club, North Course

Individual \$175 & Teams \$600

Sponsorships Available (TBA)

DISTRICT SNAPSHOT

2024-25

Abilene ISD is proud to offer unparalleled opportunities for innovative teaching and learning in Abilene and the Big Country! Our mission is to equip learners to make a positive impact in their world through relevant, innovative, and challenging learning experiences.



14,614

Students Enrolled in 2024-25



2,407

Employees



25

Campuses



30

Spoken Languages Represented

Choice Campuses

Holland Medical

A collaborative partnership with Hardin-Simmons University for high-school students interested in pursuing careers in the medical field.

Center for Innovation

A math and science magnet program at McMurry University for qualifying 5th-grade students.

ATEMS

The Academy for Technology, Engineering, Math, and Science for high-school students focused on technologically advanced STEM career outcomes.

The LIFT

The district's CTE facility (and home of ATEMS) where students participate in project-based learning in programs like robotics, culinary arts, electrical engineering, and more.



28

Advanced Placement Courses Offered



75

Dual Credit Courses Offered



30

Industry-Based Certifications Available

11.5

Average Years of Experience Among AISD Teachers

240

Teachers Holding a Graduate Degree

Financial Ratings

Aa2

Moody's Investor Rating

A

Texas FIRST Rating

Tax Rates

\$0.689

M&O

\$0.3034

I&S

Elementary Schools

Alcorta Elementary School	2650 S. 32nd St., Abilene, TX 79605
Austin Elementary School	3749 S. 23rd St., Abilene, TX 79605
Bassetti Elementary School	5749 U.S. 277, Abilene, TX 79606
Bonham Elementary School	717 Buccaneer Dr., Abilene, TX 79605
Bowie Elementary School	2034 Jeanette St., Abilene, TX 79602
Dyess Elementary School	6733 Jennings Dr., Abilene, TX 79606
Martinez Elementary School	1250 Merchant St., Abilene, TX 79603
Ortiz Elementary School	2550 Vogel St., Abilene, TX 79603
Purcell Elementary School	3633 N. 14th St., Abilene, TX 79603
Stafford Elementary School	1026 N. Pioneer Dr., Abilene, TX 79603
Taylor Elementary School	1719 N. 10th St., Abilene, TX 79601
Thomas Elementary School	1240 Lakeside Dr., Abilene, TX 79602
Ward Elementary School	3750 Paintbrush Dr., Abilene, TX 79606

Middle Schools

Clack Middle School	1610 Corsicana Ave., Abilene, TX 79605
Craig Middle School	702 S. Judge Ely Blvd., Abilene, TX 79602
Madison Middle School	3145 Barrow St., Abilene, TX 79605
Mann Middle School	2545 Mimosa Dr., Abilene, TX 79603

High Schools

Abilene High School	2800 North 6th St., Abilene, TX 79603
ATEMS	2034 Quantum Loop, Abilene, TX 79602
Cooper High School	3639 Sayles Blvd., Abilene, TX 79605
Woodson Center for Excellence	342 Cockerell Dr., Abilene, TX 79601

Early Childhood

Crockett Early Head Start	3282 S. 13th St., Abilene, TX 79605
Long Early Learning Center	3600 Sherry Lane, Abilene, TX 79603

Choice Campuses

Center for Innovation	1400 Sayles Blvd., Abilene, TX 79605
Holland Medical	2442 Cedar St., Abilene, TX 79601
The LIFT	2034 Quantum Loop, Abilene, TX 79602

www.abileneisd.org

