

# The Voice of Real Estate™ in Abilene

## MARCH 2025



March 11th at 11:30 AM WCR Committee

March 11th at 6:00 PM WCR Bunco Night

March 12th at 11:30 AM Virtual Broker Open

March 12th at 1 PM Virtual Broker Open

March 12th at 1:30 PM MLS Committee

March 13th at 8:30 AM Budget Committee

March 14th at 4:00 PM The T-47 (Who, What, When, Where & Why)

March 17th at 8:30 AM Legal 1 & 2

March 17th at 8:30 AM Executive Committee

March 18th at 11:45 AM Business Luncheon

March 19th at 10 AM Farm and Ranch Committee

March 20th at 8:30 AM Board of Directors

March 20th at 11:45 AM TREPAC Committee

March 24th & 25th at 8:30 AM GRI Contracts

March 25th at 12:00 PM Property Committee

March 26th 5 AM Departure REALTOR DAY at the State Capitol

March 26th 10 AM DEI Committee

March 27th at 2 PM Housing Committee

March 28th at 9 AM Broker Responsibility

March 31st & April 1st at 8:30 AM GRI Contracts

### 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 March 2025

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

**Brokers: 173  
REALTORS®: 648  
Secondary: 76  
TOTAL  
REALTORS®: 731  
AFFILIATES: 129**

**Thank  
you  
&  
Welcome  
to  
AAOR!**



**New Member  
Orientation:  
March  
6 & 7**

March 3, 2025

## NEW REALTORS®

Charles Dennis	Copperleaf Properties
Paul Herrera	Barnett & Hill
Dylan Barnett	Tommy Simmons
Jessica Bell	Real Broker
Christina Price	Trinity Ranch Land
Doug Berry	Better Homes & Gardens Real Estate/Senter
Holly Bryan	Abilene Diamond Properties

## NEW BROKER

Samuel McClellan     Sammac, LLC

## NEW BROKERAGE

Sammac, LLC     Samuel McClellan

## TRANSFERS

Connor McClellan  
Hatchett & Company Real Estate to Sammac, LLC  
  
Debra Hollingsworth  
Re/Max Big Country to Coldwell Banker Apex

Alex Mange  
Epique to Bray Realty Group

## NEW AFFILIATES

Kaylena Bruce	Kaylena Bruce Photography
Mandy Scott	Scott Pro Home Inspections



# 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





# April Birthdays

Bill Beam 4-1  
Zachary O'Bosky 4-1  
Jonathan Camp 4-2  
Shawna Abernathy 4-2  
Michael Pritchard 4-2  
Jan McCaslin 4-2  
Mitch Barnett 4-3  
Jennie Gerard 4-3  
Thomas Willis 4-5  
Anna Hughes 4-6  
Randall Whiten 4-6  
Tiffany Gilliam 4-6  
Harold Elledge 4-7  
Kathy Sanders 4-7  
Derrick Long 4-7  
Beth Worrell 4-7  
Samantha Severa 4-8

Hattie Puckett 4-8  
Roberta Borlovan 4-12  
Pamela Ward 4-12  
Becky Gonzalez 4-14  
Connie Rose 4-17  
Shelly Woods 4-19  
Paige Robinson 4-20  
Rachel Russell 4-21  
Gina Chaney 4-23  
Brian Bedingfield 4-24  
Jody Seay 4-25  
Susana Hughes 4-25  
Colt Massey 4-26  
Rebecca Huff 4-26  
Diana Duncan 4-27  
Catherine Lochot 4-28  
Robert Johnson 4-29



# Taylor County Housing Report

## February 2025



Median price

\$239,000

↓ **9.1%**

Compared to February 2024

Price Distribution



Active listings

↑ **8.7%**

637 in February 2025



Closed sales

↑ **31.2%**

164 in February 2025



Days on market

Days on market 68

Days to close 35

**Total 103**

7 days more than February 2024



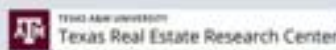
Months of inventory

**3.9**

Compared to 3.7 in February 2024

**About the data used in this report**

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.





# Abilene Housing Report

## February 2025



Median price

\$231,995

↓ **6.5%**

Compared to February 2024

Price Distribution



Active listings

↑ **10.3%**

502 in February 2025



Closed sales

↑ **47.4%**

143 in February 2025



Days on market

Days on market 66

Days to close 34

**Total 100**

12 days more than February 2024



Months of inventory

**3.7**

Compared to 3.5 in February 2024

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 **TEXAS REALTORS**

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

# Callahan County Housing Report

## February 2025



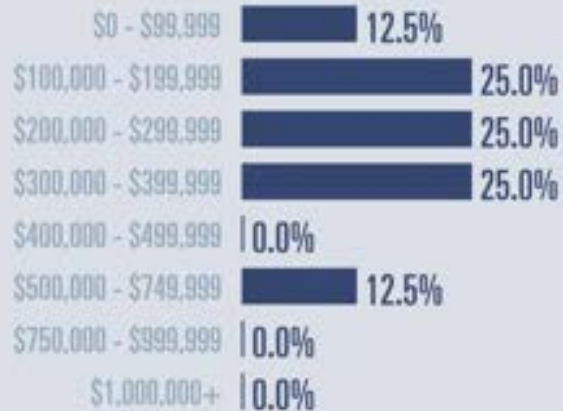
Median price

\$230,000

↑ **31.4%**

Compared to February 2024

### Price Distribution



Active listings

↑ **43.8%**

69 in February 2025



Closed sales

↓ **38.5%**

8 in February 2025



Days on market

Days on market 92

Days to close 34

Total 126

22 days more than February 2024



Months of inventory

**6.0**

Compared to 3.8 in February 2024

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# Eastland County Housing Report

## February 2025



**Median Price**  
\$126,250  
**▼ -2.9%**  
Compared to  
February 2024

### Price Distribution

< \$100k	50.0%
\$100-199k	50.0%
\$200-299k	0.0%
\$300-399k	0.0%
\$400-499k	0.0%
\$500-749k	0.0%
\$750-999k	0.0%
\$1M +	0.0%



**Active Listings**  
**▲ 48.3%**  
132 in  
February 2025

### Closed Sales



**▼ -77.8%**  
2 in  
February 2025



**Days on Market**  
**Days on Market 53**  
**Days to Close 34**

### Months Inventory



**11.9**  
▲ 4.3 from  
February 2024

**Total 87**  
18 days less than February  
2024

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# Jones County Housing Report

## February 2025



### Median price

\$121,000

↓ **4%**

Compared to February 2024

### Price Distribution

\$0 - \$99,999	50.0%
\$100,000 - \$199,999	50.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



### Active listings

↑ **15.9%**

73 in February 2025



### Closed sales

↑ **50%**

6 in February 2025



### Days on market

Days on market 48

Days to close 33

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Total 81

57 days less than February 2024



### Months of inventory

**6.7**

Compared to 5.3 in February 2024

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# Shackelford County Housing Report

## February 2025



### Median price

\$30,000

↑ **100%**

Compared to February 2024

### Price Distribution

\$0 - \$99,999	100.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



### Active listings

↑ **75%**

14 in February 2025



### Closed sales

↑ **100%**

1 in February 2025



### Days on market

Days on market 142

Days to close 23

**Total 165**

165 days more than February 2024



### Months of inventory

**11.2**

Compared to 5.3 in February 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
<b>Total</b>	<b>95</b>

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
<b>Total</b>	<b>92</b>

12 days more than 2023



### Months of inventory

**4.0**

Compared to 3.3 in 2023

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# 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
<b>Total</b>	<b>120</b>

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

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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 Real Estate Research Center







# March Luncheons







# March Luncheons



T  
R  
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P  
A  
C







# March Luncheons



GUEST SPEAKERS  
**JESSE EOTTEBAUM &  
 DENAE DUESLER**  
**Abilene Zoo**



**New REALTORS  
 Certificates**



GUEST SPEAKERS  
**Stephanie Rocha**  
**Beyond Trafficking**



# Texas REALTOR® Leadership Program in Midland, Texas







*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

# Don't ya miss this!



**FAIRWAY**  
INDEPENDENT MORTGAGE CORPORATION  
**THE WOOD GROUP**

*Presents*  
**Virtual Broker Open House**  
March  
WEDNESDAY **12** AT 11:30 AM  
2025

AAOR Offices 7th & Pioneer  
Lunch will be Provided by

**SECURITY TITLE**  
A TEXAS TITLE COMPANY

RSVP and upload Videos here (link or QR)  
<https://forms.gle/set9c6GWHn78t3yw5>  
[www.queenofmortgage.com](http://www.queenofmortgage.com)



# 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®



6<sup>th</sup>  
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)*



*Mark Your Calendars*



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## UPCOMING CE CLASSES & TRAININGS

### CLASSES OFFERED THIS MONTH!

🏠 **The T-47 Who, What, When, Where, & Why**  
March 14<sup>th</sup> at 4:00 p.m. to 5:00 p.m.

🏠 **Legal I & Legal II**  
March 17<sup>th</sup> 8:30 a. m. to 5:00 p.m.

🏠 **GRI Contracts (SAE)**  
March 24<sup>th</sup>, 25<sup>th</sup>, 31<sup>st</sup>, and April 1<sup>st</sup>  
8:30 a.m. to 5:00 p.m.

### COMING SOON

🏠 **New Contracts (CE)**  
with Steve Stovall  
April 2<sup>nd</sup> Time TBA



*Unlock the  
door to  
success with  
classes at your  
AAOR!!*



Visit the Events Calendar at  
[www.abileneaor.com](http://www.abileneaor.com)  
for details, pricing & updates





# DID YOU KNOW?



## Reasons Why You Should Invest in TREPAC

### Protecting Property Rights:

TREPAC works tirelessly to safeguard real property rights. Recent legislative sessions have seen various proposals that could negatively affect property owners and the real estate market. Your investment helps ensure that we have a strong voice at the Texas Capitol to defend these rights.



### Promoting a Healthy Real Estate Market:

TREPAC supports candidates and elected officials who understand the importance of a robust real estate market. By investing, you help elect leaders who will champion policies that foster economic growth, reduce regulatory burdens, and create a favorable environment for real estate transactions.

### Influencing Legislation and Regulations:

Our industry is heavily influenced by laws and regulations at both the state and local levels. TREPAC actively engages in the legislative process, advocating for fair and effective policies. Your support empowers us to continue this crucial work, ensuring that our industry's interests are well-represented.



### Promoting a Healthy Real Estate Market:

Real estate professionals are integral to the growth and development of our communities. By investing in TREPAC, you help promote policies that enhance community development, improve infrastructure, and create opportunities for homeownership and investment.

### Ensuring Our Future:

Investing in TREPAC is an investment in the future of our profession. It ensures that we have the resources to address current challenges and seize future opportunities. Your investment today helps secure a thriving real estate industry for years to come. Sound policies supported today bolsters the foundation for a strong real estate market in the future.

