

The Voice of Real Estate™ in Abilene

APRIL 2025



Dates to Remember:



- April 1st at 8:30 AM GRI Contracts
- April 1st at 9:00 AM Commercial Committee
- April 1st at 11:45 AM Program Luncheon
- April 1st at 1:00 PM Membership Committee
- April 2nd at 9:00 AM Forms You Need to Know
- April 3rd & 4th at 8:30 AM New Member Orientation
- April 7th at 10:00 AM Education Committee
- April 8th & 9th at 8:30 AM GRI Business Skills
 - April 8th at 11:30 AM WCR
- April 9th at 11:30 AM Virtual Broker Open
- April 9th at 1:00 PM Virtual Broker Open
- April 9th at 1:30 PM MLS Committee
- April 10th at 8:30 AM Budget Committee
- April 11th & 14th at 9:00 AM Legal 1 & Legal 2
- April 14th at 8:30 AM Executive Committee
- April 15th & 16th at 8:30 AM GRI Business Skills
 - April 15th at 11:45 AM Business Luncheon
- April 16th at 10:00 AM Farm & Ranch Committee
 - April 17th at 11:45 AM TREPAC
- April 17th at 2:00 PM Fair Housing: Here's Where We Are
- April 22nd at 12:00 PM Property Committee
- April 24th at 8:30 AM Board of Directors
- April 24th at 9:00 AM Avoiding Common Contract Mistakes
 - April 24th at 2:00 PM Housing Committee
- April 25th at 9:00 AM Get to Know the 1400 & 1500 Forms
- April 25th at 1:00 PM Get to Know the Texas 2400 & 2500 Forms
- April 26th at 11:00 AM Home Buying Seminar
- April 28th at 9:00 AM Do You Know Your 1-4 Contract Addendums?
 - April 30th at 10:00 AM DEI Committee



The Abilene AOR Office will be closed on April 18th in observance of **Good Friday.**

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

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

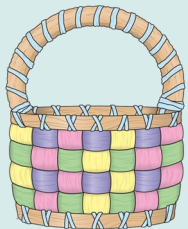
NEW AFFILIATES

Kaylena Bruce	Kaylena Bruce Photography
Mandy Scott	Scott Pro Home Inspections

**Overall
Number of
Members as of
April 1, 2025**

**Brokers: 173
REALTORS®: 649
Secondary: 75
TOTAL
REALTORS®: 732
AFFILIATES: 161**

**Thank
you
&
Welcome
to
AAOR!**



New Member


Orientation:

April

3 & 4

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
Hayden Griffin 4-3
Brady Horn 4-5
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
John Brown 4-8
Donovan Ledder 4-8



Samantha Severa 4-8
Hattie Day 4-8
Roberta Borlovan 4-12
Pamela Ward 4-12
Becky Gonzalez 4-14
Tosha Evans 4-15
Connie Rose 4-17
April Bennett 4-19
Shelly Woods 4-19
Paige Robinson 4-20
Rachel Russell 4-21
Joseph Borges 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

MAY

Birthdays

Donnie Perry 5-1

Kate Haney 5-2

Sabrina Pippin 5-3

Abby Walla 5-3

Becca Sivley 5-14

Kara Taylor 5-5

Angela Rodall 5-6

Billy Wilson 5-6

Hilary Pippin 5-7

Jessica Bell 5-11

Ashley Kershner 5-8

Jennifer Ledder 5-11

Mandy Brooks 5-12

Mendy Hill 5-13

James Batiste 5-15

Calvin Cox 5-15

Amy Brumley 5-15

Kimberly Smith 5-17

Britni McBride 5-17

Ashley Hooper 5-17

Bubba Weckwerth 5-17

Kelley Clay 5-18

Brittany Davis 5-22

Jayden O'Dell 5-23

Duke Mansur 2-24

Charles Dennis 5-24

Avery Barney 5-24

Becky Guernsey 5-26

Phillip Bruce 5-14

Colton Black 5-29

Lisa Terrell 5-29

Mendy Baird 5-30

Sam McLellan 5-31

Rick Porras 5-31

Taylor County Housing Report

March 2025



Median price

\$249,900

↑ **2%**

Compared to March 2024

Price Distribution



Active listings

↑ **9.5%**

647 in March 2025



Closed sales

↑ **4.1%**

180 in March 2025



Days on market

Days on market 68

Days to close 34

Total 102

3 days more than March 2024



Months of inventory

4.0

Compared to 3.7 in March 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

March 2025



Median price

\$235,950

↑ **7.3%**

Compared to March 2024

Price Distribution



Active listings

↑ **7.2%**

506 in March 2025



Closed sales

↑ **14.8%**

155 in March 2025



Days on market

Days on market 66

Days to close 34

Total 100

7 days more than March 2024



Months of inventory

3.7

Compared to 3.6 in March 2024

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Callahan County Housing Report

March 2025



Median price

\$231,000

↑ **55.6%**

Compared to March 2024

Price Distribution



Active listings

↑ **27.5%**

65 in March 2025



Closed sales

↑ **40%**

14 in March 2025



Days on market

Days on market 77

Days to close 40

Total 117

18 days more than March 2024



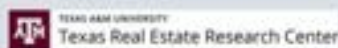
Months of inventory

5.5

Compared to 4.1 in March 2024

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Eastland County Housing Report

March 2025



Median price

\$184,200

↑ **40.1%**

Compared to March 2024

Price Distribution



Active listings

↑ **28.4%**

131 in March 2025



Closed sales

↑ **133.3%**

14 in March 2025



Days on market

Days on market 134

Days to close 26

Total 160

78 days more than March 2024



Months of inventory

11.1

Compared to 8.9 in March 2024

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Heartland Association of REALTORS®

Jones County Housing Report

March 2025



Median price

\$170,000

↑ **28.3%**

Compared to March 2024

Price Distribution



Active listings

↑ **12.9%**

70 in March 2025



Closed sales

↓ **21.4%**

11 in March 2025



Days on market

Days on market	87
Days to close	34
Total	121

6 days more than March 2024



Months of inventory

6.6

Compared to 5.1 in March 2024

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Shackelford County Housing Report

March 2025



Median price

Flat **0%**

Compared to March 2024

Price Distribution

\$0 - \$99,999	0.0%
\$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

↑ **20%**

12 in March 2025



Closed sales

Flat **0%**

0 in March 2025



Days on market

Days on market	0
Days to close	0
Total	0

Unchanged from March 2024



Months of inventory

9.6

Compared to 7.1 in March 2024

About the data used in this report

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**March
Luncheons**





**Don Green, A.A.E.
& Elizabeth Smyser
with the
Abilene Regional Airport**







**FAIR HOUSING
MONTH
PROCLAMATION**



**Weldon Hurt
Abilene Mayor**





Anthony Williams
Former Abilene Mayor



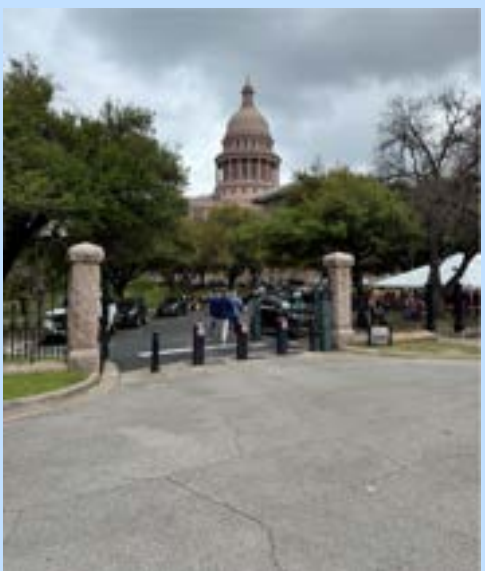
Michael Dean
Field Representative for
Congressman Jody Arrington



REALTOR DAY at the TEXAS STATE CAPITOL











Mark Your Calendars



Happy HOUR

YPN
MEET-UP
PEACOCK PATIO
536 HICKORY STREET
ABILENE, TEXAS 79601

APRIL 17, 2025
5 PM - 7 PM

YPN

LET'S GET TOGETHER!

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

Register Today!





Mark Your Calendars



Want to know more about
buying a home?

Learn more at the

Free **Home Buying Seminar** 

April 26th

**BUDGET PLANNING
& HOUSE HUNTING**



ABILENE 
ASSOCIATION of REALTORS®

**THE OFFER, LOAN,
CONTRACT & DEAL**



**MOVING IN &
MAINTAINING YOUR HOME**

Saturday, April 26th
10:00 a.m. - 11:00 a.m. at the
Abilene Association of Realtors
626 S. Pioneer Drive
Abilene, TX 79605
325-692-9821

www.abileneaar.com



Mark Your Calendars



Women's Council of
REALTORS[®]
Abilene

UPCOMING EVENTS

2025

	Date & Event	Location & Time
March	March 11 - BUNCO NIGHT Diamond Level Sponsor : Wood Group of Fairway Mortgage	AAOR 6pm - 9pm
April	April 8 - CE Class - Inspections Diamond Level Sponsor - MacGuyver Home Inspections Silver Level Sponsor - Security Title	AAOR 11:00am - 1:00pm
May	May 13 - Lending Diamond Level Sponsor - First Financial Bank	AAOR 11:45am - 1:00pm
June	June 10 - Bingo Purse Fundraiser	6pm - 10pm
July	July 18 - Insurance Diamond Level Sponsor - Moutray Insurance	AAOR 11:45am - 1:00pm
August	August 12 - Potluck Learn about WCR & hear from Agents long in the business	AAOR 6pm - 9pm
September	September 9 - Joint Meeting Speaker: Cathy Hashmet	ACC 11:45am - 1:00pm
October	October 14 - Strategic Partners Panel Diamond Level Sponsors	AAOR 11:45am - 1:00pm
November	November 11 - Strategic Partner Appreciation Lunch & Auction	ACC 11:45am - 1:00pm



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)



Mark Your Calendars



2025 TREPAC GOLF TOURNAMENT SPONSORSHIP MENU

<p>TITLE SPONSOR \$2,000</p> 	<p>Become the official tournament sponsor - 1 spot available</p> <ul style="list-style-type: none"> • 4 entries into the tournament • Company logo included on 2 flag banners and all marketing materials • Logo included on all email blasts, social media posts and web content • Logo displayed on golf carts • Sign with your name at 3 strategically chosen holes • Recognition on the sponsor board • Two-minutes of speaking time during reception • Acknowledgment on the AAOR newsletter <p>SOLD OUT</p>
<p>WINNERS' PRIZE SPONSOR \$1,500</p>	<p>Sponsor the tournament awards reception - 1 spot available</p> <ul style="list-style-type: none"> • 4 entries into the tournament • Company logo included on 2 flag banners and all marketing materials • Logo included on all email blasts, social media posts and web content • Logo showcased on the prize table • Logo displayed on golf carts • Acknowledgment in the AAOR newsletter
<p>BEVERAGE CART SPONSOR \$1,500</p> 	<p>Sponsor a beverage cart on the course - 1 spot available</p> <ul style="list-style-type: none"> • 4 entries into the tournament • Company logo included on 2 flag banners and all marketing materials • Logo included on all email blasts, social media posts and web content • Logo sign included on one beverage cart • Beverage cart stocked with company-branded koozies provided by the sponsor • Acknowledgment in the AAOR newsletter <p>SOLD OUT</p>
<p>BREAKFAST/LUNCH SPONSOR \$1,000</p>	<p>Sponsor breakfast or lunch - 4 spots available</p> <ul style="list-style-type: none"> • 2 entries into the tournament per sponsorship • Logo included on all email blasts, social media posts and web content • Business name/banner prominently displayed at the food table • Logo on the sponsor board • Acknowledgment in the AAOR newsletter
<p>DRIVING RANGE SPONSOR \$750</p>	<p>Sponsor the driving range - 1 spot available</p> <ul style="list-style-type: none"> • 1 entry into the tournament per sponsorship • Logo included on all email blasts, social media posts and web content • Logo prominently placed at the driving range • Logo on the sponsor board • Acknowledgment in the AAOR newsletter

Individual \$175 and Teams \$600

Registration 7:30AM- Shotgun Start 8:30AM | June 11, 2025 | Abilene Country Club North

Questions? Contact Cathi or Sheila



Mark Your Calendars



2025 TREPAC GOLF TOURNAMENT SPONSORSHIP MENU

GOLFERS' LOUNGE SPONSOR

\$1,000



Same benefits as breakfast and lunch sponsor

1 spot available

- **Luxurious Lounge Area:** Transform a dedicated space into a luxurious lounge area where golfers can unwind and recharge.
- **Refreshments:** Offer a delightful selection of refreshments to keep our golfers hydrated and energized throughout the day. From refreshing beverages to nutritious snacks, your sponsorship will ensure that our participants stay fueled for peak performance.
- **Entertainment:** Provide entertainment options that add an extra layer of enjoyment to the tournament. Consider including live music, games, or activities that create a vibrant and fun atmosphere for both golfers and spectators.
- **Branded Lounge Decorations:** Your sponsorship includes the opportunity to adorn the lounge area with your company's branding, creating a visually appealing space that reinforces your presence and support for the event.

HECKLE HOLE

\$750



Same benefits as Driving range sponsor

1 spot available

A Heckle Hole is a designated hole on the golf course where players are encouraged to heckle each other in a fun and friendly manner. It's a great way to add excitement and engagement to the game, making it a memorable experience for all participants.

- Needs to be manned at all times

GOODY BAG SPONSOR

\$500



1 spot available

- 1 entry into the tournament
- Logo included on all email blasts, social media posts and web content
- Bring your item to the AAOR office by February 29.
- Acknowledgment in the AAOR newsletter

SOLD OUT

HOLE SPONSOR

\$350



18 spots available - 15 holes left

- Logo placement at one hole on the course
- Acknowledgment in the AAOR newsletter



Individual \$175 and Teams \$600

Registration 7:30AM- Shotgun Start 8:30AM | June 11, 2025 | Abilene Country Club North

Questions? Contact Cathi or Sheila



Mark Your Calendars



UPCOMING CE CLASSES & TRAININGS



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

APRIL CLASSES

-  **Forms You Need to Know:
The New 1-4 Residential Contract**
April 2nd. 9:00 a.m. to 12:00 p.m.
-  **GRI Business Skills**
April 8, 9, 15, 16 SAE Credit
-  **Legal I & II**
April 11th 9:00 a.m. to 1:00 p.m.
April 14th 1:00 p.m. to 5:00 p.m.
-  **Fair Housing Here's Where we Are**
April 17th 2:00 p.m. 4:00 p.m.
-  **Avoiding Common Contract Mistakes**
April 24th 9:00 a.m. to 11:00 a.m.
-  **Get to know the Texas 1400 & 1500 Forms**
April 25th 9:00 a.m. to 12:00 p.m.
-  **Get to Know the Texas 2400 and 2500 Forms**
April 25th 1:00 p.m. to 4:00 p.m.
-  **Get to Know Your 1-4 Contract Addendums**
April 28th 9:00 a.m. to 12:00 p.m.



Visit the Events Calendar at
www.abileneaar.com
for details, pricing & updates



Mark Your Calendars



ABILENE REALTORS® FOUNDATION

ABILENE GIVES



Walk With Pride is our flagship program through which we raise funds and gather support to provide shoes for underprivileged children in the Abilene area.



Our Foundation contributes to the **Abilene Homeless Student Program**, helping kids succeed in school and in their lives.



Our Foundation makes timely and needed donations to families in the community as the needs arise.



MAY 6, 2025

8:00AM - 8:00PM



Donate at
www.abilenegives.org
or with the QR Code





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.

