

THE VOICE OF REAL ESTATE TM IN *Abilene* NEWSLETTER



FEBRUARY 2026

2026 Directors

- Cheyenne Toliver, Place 8 (2024-2026)
- Suzanne Fulkerson, Place 9 (2024-2026)
- Tina Irias, Place 1 (2025-2027)
- Pam Yungblut, Place 2 (2025-2027)
- Shelly Brooks, Place 3 (2025-2027)
- Rebecca Huff, Place 4 (2026-2028)
- Karlena Brooks, Place 5 (2026-2028)
- Phil Hill, Place 6 (2026-2028)
- Staci Boren, Immediate Past President 2025
- Cristy Vines, WCR President
- Tammy Kister, 2026 MLS Chair/
NTREIS President
- Gary Bone, Region 2 RVP
- Kay Spiva FPC Jodey Arrington Liaison
TR Director

2026 Officers

- Maegan Brest, President
- Steve Stovall, President-Elect
- Terri Scott, Membership VP
- Rob Cunningham, Secretary
- Beki Kofoed, Program VP



February

February 3rd @ 8:30 AM
Membership Committee

February 3rd @ 9 AM
Commercial Meeting

February 3rd @ 11:45 AM
Program Luncheon

February 5th @ 8:30 AM
New Member Orientation Day 1

February 6th @ 8:30 AM
New Member Orientation Day 2

February 10th @ 11:45 AM
Women's Council Luncheon

February 11th @ 1 PM
Virtual Broker Open

February 12th @ 8:30 AM
Budget Committee

February 16th @ 8:30 AM
Executive Meeting

February 16th @ 10 AM
Farm & Ranch Committee Meeting

Women's Council
Governing Board Meeting
February 18th @ 10 AM

February 19th @ 8:30 AM
Board of Directors

February 19th @ 8:30 AM
Housing Opportunities Meeting

February 25th @ 10 AM
DEI Committee

February 26th @ 5 PM
AAOR Favorite Things Membertine
Party-ACC Wine Room

February 28th @ 10 AM
Home Buying Seminar

March

March 3rd @ 8:30 AM
Membership Committee

March 3rd @ 8:30 AM
Commercial Meeting

March 3rd @ 11:45 AM
Program Luncheon

March 5th @ 8:30 AM
New Member Orientation Day 1

March 6th @ 8:30 AM
New Member Orientation Day 2

March 10th @ 10:45 AM
Women's Council Luncheon

March 11th @ 1 PM
Virtual Broker Open

March 12th @ 8:30 AM
Budget Meeting

March 16th @ 8:30 AM
Executive Meeting

March 17th @ 11:45 AM
Business Luncheon

March 19th @ 8:30 AM
Board of Directors

March 19th @ 8:30 AM
Housing Opportunities Meeting

March 25th @ 10 AM
DEI Committee

March 28th @ 10 AM
Home Buying Seminar



Membership Changes

NEW REALTORS® (*Secondary)

- James Mcintosh - EXP Realty
- Chris Brooks - KW Synergy
- Alysa Adare - KW Synergy
- James Driscoll - KW Synergy
- Joshua Daniel - Ekdahl Real Estate
- Brayden Wieson - Trinity Ranch Land
- Brenda Davis - Stone River Realty
- Tonya Kitchens - Real Broker
- Jill Myers - KW Synergy
- *Dana Sparks - SMS Appraisals
- Parker Grudt - McCullar Properties
- *David Diaz - Texas Home Town Real Estate
- *Chase Richardson - Lone Star Hunt and Legacy

TRANSFERS

NEW BROKERS (*Secondary)

- *Quince Summers - Summers Real Estate
- *Loya Harrison Cobb - Stone River Realty
- *Brodie Calley - Texas Home Town Real Estate

NEW AFFILIATES

Glen Pugh
Lone Star Tactical Services

Megan Lublin
Wesley Court

NEW BROKERAGES (*Secondary)

- *Summers Real Estate - Quince Summers
- *Stone River Realty - Loya Harrison Cobb
- *Texas Home Town Real Estate - Brodie Calley
- *Lone Star Hunt and Legacy - Blake Truett

INACTIVE MEMBERS

- | | |
|------------------|----------------------------------|
| Tana Dubose | Ann Carr Realtors |
| Angelica Johnson | KW Synergy |
| Laci Hays | Coldwell Banker Apex |
| Christian Wells | Abilene Electronics Installation |

OVERALL NUMBER OF MEMBERS AS OF JANUARY 6TH, 2026

- Brokers: 186
- REALTORS®: 640
- Secondary: 89
- TOTAL REALTORS®: 726
- TOTAL AFFILIATES: 201

*Thank you &
Welcome to the*
ABILENE AOR

**NEW MEMBER
ORIENTATION
MARCH
5th & 6th**

February

BIRTHDAYS

JESSICA GUTIERREZ 2-5
PATRICK KEELY 2-17
JAMIE KELLEY 2-6
CORTENEY ARMSTRONG 2-18
TAI ANN McCLENDON 2-1
JAMIE ARNOLD 2-7
KELSEY HOLSON 2-18
ANGELA TOMLIN 2-2
BRANDI SMITH 2-7
KAY SPIVA 2-18
RICHARD BARTO 2-2
LAURA GILMORE 2-7
STEPHEN EVANS 2-21
AUDREY STALLINGS 2-2
JUSTIN ENGLEMAN 2-8
JESSICA BRIGMAN 2-21
DAVID ROBINSON 2-2
GREGORY RAY 2-8
KAYLA GARCIA BUSH 2-22
CHARLES FERGUSON 2-2
BECKY SPIVEY 2-9
RHONDA HATCHETT 2-23
ANDREW FOX 2-3
MARITZ O'CONNOR 2-12
JENNA DAHLBERG 2-23
LUKE HARWELL 2-3
JUDITH MANSKE 2-13
KYLE MOORE 2-23
GARRETT IRVIN 2-3
PAULA BEALL 2-14
SHELLEY CHILDRESS 2-24
NICHOLAS FALLECKER 2-3
TIFFANY GUTIERREZ 2-14
CHAR GLIDDEN 2-25
KATHLEEN WOOD 2-3
JAMIE DALZELL TAYLOR 2-14
DEBRA JONES 2-26
JACK KISER 2-4
SHELLEY WATSON 2-15
TERESA VILLARREAL 2-28
KEITH TURNER 2-4
GEORGIA GOWDY 2-15
JOSE QUINENEZ 2-28
JEANINE WEISE 2-4
KIM PECK 2-17
JIM BAKER 2-4
LUCY BISHOP 2-5



March BIRTHDAYS



CHRISTOPHER GRIMES 3-1

NATALIE BUSELL 3-3

MANDY PAGE 3-3

HAYLEY UNDERWOOD 3-4

NIKKI KERBY 3-5

SIMONE HESTER 3-5

MORGAN BRIGHAM 3-6

CASSANDRA AARON 3-6

KIMBERLY MORENO 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

JORDAN NICHOLS 3-11

KERRY MOORE 3-12

JOHN FANNING 3-14

SHANDI MAYNARD 3-14

TOMMY FOSTER 3-15

MANDY DIXON 3-15

TISH FERRY 3-17

HOLLY BRYAN 3-18

BROOKE BENNETT 3-18-

BRIAN DOREMUS 3-18

AMBER KIMMEL 3-19

REBECCA WILSON 3-19

KELLYE CRAWFORD 3-19

ERIC ROBIRDS 3-19

PAM YUNGBLUT 3-20

JANE LANE 3-20

RONALD HARMON 3-21

MORGAN HARRIS 3-21

CHEYENNE TOLIVER 3-21

SHERRY HAWKS 3-22

TRACI TOWNSEND 3-23

JOSEPH EVANS 3-24

JULIE HAGIN 3-24

RONNA HARRELL 3-24

MADISON DELEON 3-25

CHELSEA PEMBERTON 3-26

SHARON JOHNSON 3-27

STACY DOBY 3-27

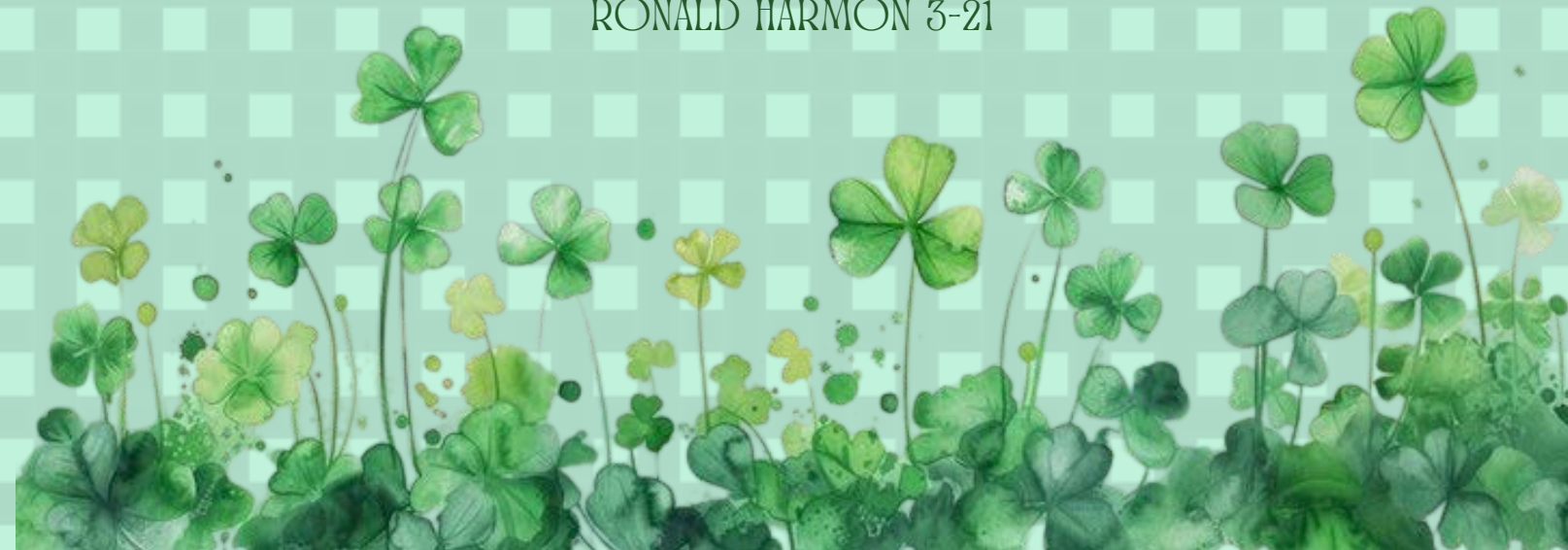
JAY SLOAN 3-28

CELESTE BORGES 3-31

TAMARA BRISCOE 3-31

WALT MAY 3-31

JANESCA MONTEMAYOR 3-31



Taylor County Housing Report

January 2026



Median price

\$275,350

↑ **13.6%**

Compared to January 2025

Price Distribution



Active listings

↓ **42.1%**

362 in January 2026



Closed sales

↑ **32.3%**

164 in January 2026



Days on market

Days on market 47

Days to close 44

Total 91

23 days less than January 2025



Months of inventory

1.8

Compared to 3.9 in January 2025

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

January 2026



Median price

\$255,000

↑ **18%**

Compared to January 2025

Price Distribution



Active listings

↓ **50.1%**

250 in January 2026



Closed sales

↑ **46.9%**

141 in January 2026



Days on market

Days on market 45

Days to close 44

Total 89

15 days less than January 2025



Months of inventory

1.4

Compared to 3.8 in January 2025

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Callahan County Housing Report

January 2026



Median price

\$247,987

↑ **3.3%**

Compared to January 2025

Price Distribution



Active listings

↓ **30%**

49 in January 2026



Closed sales

↑ **110%**

21 in January 2026



Days on market

Days on market 73

Days to close 36

Total 109

6 days less than January 2025



Months of inventory

3.3

Compared to 5.8 in January 2025

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Eastland County Housing Report

January 2026



Median price

\$158,997

↓ **27.1%**

Compared to January 2025

Price Distribution



Active listings

↓ **12.9%**

108 in January 2026



Closed sales

↓ **26.7%**

11 in January 2026



Days on market

Days on market 172

Days to close 36

Total 208

68 days more than January 2025



Months of inventory

8.5

Compared to 10.6 in January 2025

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Jones County Housing Report

January 2026



Median price

\$145,000

↓ **27.5%**

Compared to January 2025

Price Distribution



Active listings

↓ **14.9%**

57 in January 2026



Closed sales

↑ **36.4%**

15 in January 2026



Days on market

Days on market 86

Days to close 49

Total 135

41 days less than January 2025



Months of inventory

4.3

Compared to 6.2 in January 2025

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TEXAS REALTORS

TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

ABILENE ASSOCIATION of REALTORS®

Haskell County Housing Report

January 2026



Median price

\$254,100

↑ **100%**

Compared to January 2025

Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	33.3%
\$200,000 - \$299,999	33.3%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	33.3%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↓ **16.7%**

20 in January 2026



Closed sales

↑ **100%**

3 in January 2026



Days on market

Days on market 199

Days to close 31

Total 230

230 days more than January 2025



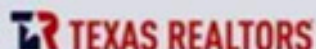
Months of inventory

4.1

Compared to 6.0 in January 2025

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ABILENE 
ASSOCIATION of REALTORS®

Shackelford County Housing Report

January 2026



Median price

\$125,000

↓ **47.3%**

Compared to January 2025

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

↓ **80%**

3 in January 2026



Closed sales

Flat **0%**

2 in January 2026



Days on market

Days on market 212

Days to close 48

Total 260

118 days more than January 2025



Months of inventory

1.7

Compared to 12.9 in January 2025

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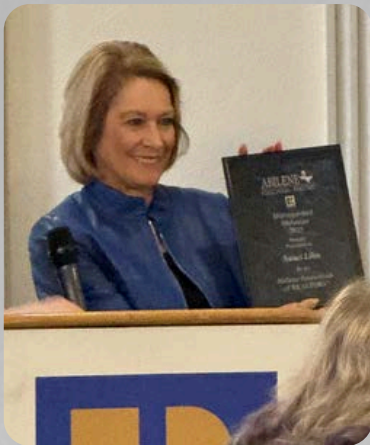
Opening Doors



ABILENE ASSOCIATION of REALTORS®



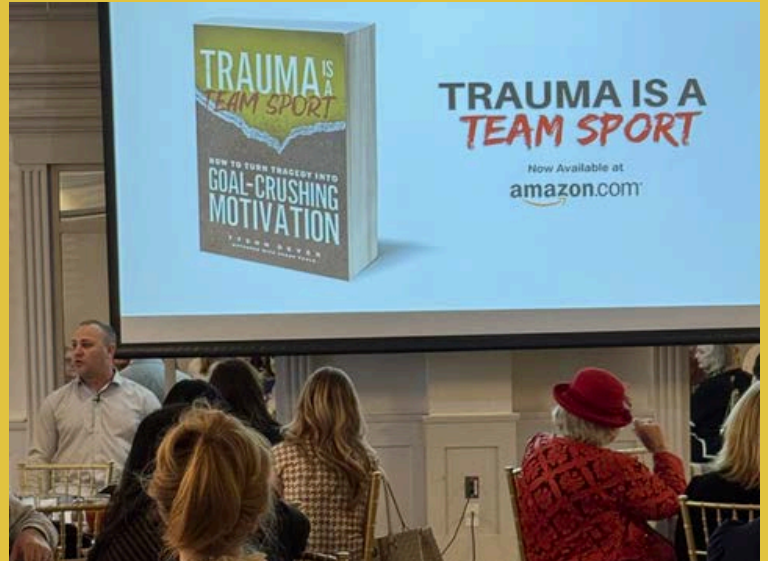
Distinguished Abilenian Award



NANCY LYLES



GOAL-CRUSHING MOTIVATION



TYSON DEVER

- Author
- Athlete
- Coach
- Avid Outdoorsman
- Motivational Speaker
- Lender
- Survivor-THRIVER
- GOAL CRUSHER!



100% COMMITTED



ABILENE ASSOCIATION of REALTORS®



Panel of Appraisers



KARIS CRAWFORD



DINA GRIFFIN



ROB CUNNINGHAM

FYI Q&A





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

UPCOMING CLASSES & TRAININGS



❖ DEATH ON A PROPERTY

January 19th 1:00 p.m. – 4:00 p.m. CE: 3 Hours \$ 45.00

❖ THE FORMS YOU NEED TO KNOW

January 23rd 1:00 p.m. – 4:00 p.m. CE: 3 Hours \$ 45.00

❖ UNDERSTANDING CONTINGENCY SITUATIONS

February 3rd 1:00 p.m. – 4:00 p.m. CE: 3 Hours \$ 45.00

❖ REAL ESTATE ETHICS & REALTOR CODE OF ETHICS

February 17th 9:00 a.m. – 12:00 p.m. CE: 3 Hours \$ \$45.00

❖ TREC LEGAL UPDATE I & II

February 23rd & 24th 9:00 a.m. – 1:00 p.m. CE: 8 Hours \$ 90.00

*These classes may be taken via ZOOM, or in person
at the AAOR office.*

Visit the events calendar at www.abileneaor.com
for class registration, details, pricing & updates



YOU'RE INVITED TO A
**AAOR Favorite
Things Membertine
PARTY**

February **26** At 5 pm

Bring 5 of the same item you love, unwrapped, and you'll leave with 5 new favorite things. Items are typically around \$10–\$20 each, but bring what feels comfortable to you. Appetizers and beverages will be provided.

Abilene Country Club – Wine Room

If you have any questions, please call Maegan 325.280.3393



KATIE WELLS
NMLS#1958093



The Mortgage Lender Texans Trust



KEN ROBERTS
NML2772414

**PLEASE JOIN US FOR
A**

VALENTINE'S DAY

Virtual-Video Broker Open House

SHOWASE YOUR LISTING AND
HELP OTHERS WITH FEEDBACK

**THURSDAY
FEBRUARY**

12

**11:30-1:00
STARTS @11:50**



AAOR 626 Pioneer Dr Abilne TX

**RSVP Just TEXT "RSVP" or
"VIDEO" to Katie 325-899-2848**

LUNCH PROVIDED BY MOUTRAY INSURANCE

MARK YOUR CALENDAR!
Don't miss this opportunity!!

HOW TO MAKE **CHATGPT** WORK FOR YOU



SET IT UP, TRAIN IT, AND ACTUALLY USE IT IN YOUR REAL ESTATE BUSINESS

Wednesday February 25, 2026

9:00-10:00

2026

4400 Buffalo Gap Rd – Basement conference room

Light Breakfast Provided

RSVP to KEN 940-923-3890





THIS OUT!

Realtors
Join US!



NMLS #2289

UNDERSTAND THE MORTGAGE BAICS
**VA, FHA &
CONFORMING**

- ✓ Mortgage Options
- ✓ Down Payments
- ✓ Credit Requirements
- ✓ Property Guidelines

- ✓ Down Payment Assistance Programs

MORE

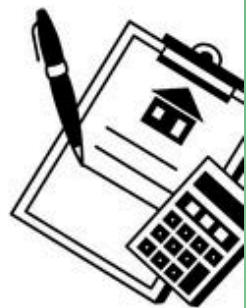
**TUESDAY March 10, 2026
11:00 AM-12:30PM**

Fairway Office: 162 Caddo Dr. Suite 120, Abilene

Lunch Provided

RSVP 325-899-2848

KATIE WELLS NMLS 1958093



BRUH... YOU IN?



2026 AAOR BOWLING TOURNAMENT

📅 APRIL 23, 2026 ✦ 6:00-9:00 PM PrimeTime

◆◆ THE DEAL ◆◆

- ◆ 4 people per team
- ◆ Team names required
- ◆ Costumes strongly encouraged

◆◆ TOP PRIZES ◆◆

- 🏆 Bowling Champs
- 🏆 Top Score Player
- 🎉 Lowest Score Player
- 👕 Best Dressed Team

⚠️ IMPORTANT BUT FUN DISCLAIMERS ◆◆

- ⚠️ BYOB responsibly
- ⚠️ Trash talk must stay friendly
- ⚠️ Adults may embarrass themselves