

# THE VOICE OF REAL ESTATE<sup>TM</sup> IN

*Abilene*

# NEWSLETTER



# JANUARY 2026

## 2025 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)
- Karlana 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

## 2025 Officers

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



# **AAOR** CALENDAR OF EVENTS

## *January*

January 6<sup>th</sup> @ 8:30 AM  
Membership Committee

January 6<sup>th</sup> @ 8:30 AM  
Commercial Meeting

January 6<sup>th</sup> @ 11:45 AM  
Program Luncheon

January 8<sup>th</sup> @ 8:30 AM  
Budget Committee

January 8<sup>th</sup> @ 8:30 AM  
New Member Orientation Day 1

January 9<sup>th</sup> @ 8:30 AM  
New Member Orientation Day 2

January 13<sup>th</sup> @ 12 PM  
Lunch & Learn (Women's Council Luncheon)

January 19<sup>th</sup> @ 8:30 AM  
Executive Meeting

January 20<sup>th</sup> @ 11:45 AM  
Business Luncheon

January 22<sup>nd</sup> @ 8:30 AM  
Board of Directors

January 22<sup>nd</sup> @ 8:30 AM  
Housing Opportunities Meeting

January 22<sup>nd</sup> @ 1 PM  
Virtual Broker Open

January 28<sup>th</sup> @ 10 AM  
DEI Committee

# **AAOR** CALENDAR OF EVENTS

## *February*

February 3<sup>rd</sup> @ 8:30 AM  
Membership Committee

February 3<sup>rd</sup> @ 9 AM  
Commercial Meeting

February 3<sup>rd</sup> @ 11:45 AM  
Program Luncheon

February 5<sup>th</sup> @ 8:30 AM  
New Member Orientation Day 1

February 6<sup>th</sup> @ 8:30 AM  
New Member Orientation Day 2

February 10<sup>th</sup> @ 11:45 AM  
Women's Council Luncheon

February 11<sup>th</sup> @ 1 PM  
Virtual Broker Open

February 12<sup>th</sup> @ 8:30 AM  
Budget Committee

February 16<sup>th</sup> @ 8:30 AM  
Executive Meeting

February 19<sup>th</sup> @ 8:30 AM  
Board of Directors

February 19<sup>th</sup> @ 8:30 AM  
Housing Opportunities Meeting

February 25<sup>th</sup> @ 10 AM  
DEI Committee

February 28<sup>th</sup> @ 10 AM  
Home Buying Seminar



# Membership Changes

## NEW REALTORS®

Misti Andress  
Real Broker

Randy Kinnison (Secondary)  
Premier Ranch Properties, LLC

Skylar Williams  
KW Synergy

## TRANSFERS

Terri Collum:  
Epique Realty LLC  
to  
Coldwell Banker Apex

## NEW BROKERS

Lee Lin (Secondary) Rockhood Inc. - RH Advisors  
Joachim Vu (Secondary) Premier Ranch Properties, LLC  
Kay Spiva Spiva Real Estate

## NEW AFFILIATES

Rogelio Gamboa  
First Response Home Inspections

## NEW BROKERAGES

Rockhood Inc. - RH Advisors Lee Lin (Secondary)  
Premier Ranch Properties, LLC Joachim Vu (Secondary)  
Spiva Real Estate Kay Spiva

## INACTIVE MEMBERS

Laurie McAdams	Coldwell Banker Apex
Jessica Reynolds	EXP Realty
Patrick Keely	EXP Realty
Brian Hall	EXP Realty
Julie Poer	EXP Realty

## OVERALL NUMBER OF MEMBERS AS OF JANUARY 6<sup>TH</sup>, 2026

**Brokers: 183**

**REALTORS®: 639**

**Secondary: 89**

**TOTAL REALTORS®: 726**

**TOTAL AFFILIATES: 199**

*Thank you &  
Welcome to the*  
**ABILENE AOR**

**NEW MEMBER  
ORIENTATION  
FEBRUARY  
5<sup>th</sup> & 6<sup>th</sup>**

# *January* **BIRTHDAYS**

JANET BATISTE 1-1  
SHELBY THOMAS 1-2  
SHANA HINYARD 1-4  
KARIE ZONKER 1-5  
JOSH RADER 1-7  
CHRISTINA ROSAS 1-8  
ANN CARR 1-8  
CHRISTOPHER ARNETT 1-10  
LAUREN MESSINA 1-10  
CONNOR SMITH 1-10  
ALEX WHITTEN 1-11

GREG VALENTINE 1-12  
DYLAN BURNETT 1-14  
BRITTANY BINDER 1-17  
BRANNON BARNES 1-17  
CHELSEA SIQUEIROS 1-17  
KRISTEN KYKER 1-18  
ERIK JOHNSON 1-18  
MATTHEW MUZECHENKO 1-19  
VALARIE KENNEDY 1-19  
DARRELL MEISSNER 1-20  
DAWN SHAFER 1-21  
MIRANDA SIMON 1-22

PHILIP RIDLEY 1-23  
DEREK PETERSON 1-24  
STACY GARCES 1-24  
KAYLA GOODMAN 1-25  
MATTHEW STOVALL 1-28  
CHRIS COLLINS 1-29  
CHARLIE THYNE 1-29  
SHELLY BROOKS 1-29  
AMY DUGGER 1-29  
JENNIFER LEVRETS 1-29  
KAITLYN HARBIN 1-31

# February BIRTHDAYS

JESSICA GUTIERREZ 2-5  
PATRICK KEELY 2-17  
JAMIE KELLEY 2-6  
CORTENEY ARMSTRONG 2-18  
JAMIE ARNOLD 2-7  
KELSEY HOLSON 2-18  
BRANDI SMITH 2-7  
KAY SPIVA 2-18  
LAURA GILMORE 2-7  
STEPHEN EVANS 2-21  
JUSTIN ENGLEMAN 2-8  
JESSICA BRIGMAN 2-21  
GREGORY RAY 2-8  
KAYLA GARCIA BUSH 2-22  
BECKY SPIVEY 2-9  
RHONDA HATCHETT 2-23  
MARITZ O'CONNOR 2-12  
JENNA DAHLBERG 2-23  
JUDITH MANSKE 2-13  
KYLE MOORE 2-23  
PAULA BEALL 2-14  
SHELLEY CHILDRESS 2-24  
TIFFANY GUTIERREZ 2-14  
CHAR GLIDDEN 2-25  
JAMIE DALZELL TAYLOR 2-14  
DEBRA JONES 2-26  
SHELLEY WATSON 2-15  
TERESA VILLARREAL 2-28  
GEORGIA GOWDY 2-15  
JOSE QUINENEZ 2-28  
KIM PECK 2-17

TAI ANN McCLENDON 2-1  
ANGELA TOMLIN 2-2  
RICHARD BARTO 2-2  
AUDREY STALLINGS 2-2  
DAVID ROBINSON 2-2  
CHARLES FERGUSON 2-2  
ANDREW FOX 2-3  
LUKE HARWELL 2-3  
GARRETT IRVIN 2-3  
NICHOLAS FALLECKER 2-3  
KATHLEEN WOOD 2-3  
JACK KISER 2-4  
KEITH TURNER 2-4  
JEANINE WEISE 2-4  
JIM BAKER 2-4  
LUCY BISHOP 2-5



# Taylor County Housing Report

## December 2025



### Median price

\$250,000

↓ **6%**

Compared to December 2024

### Price Distribution



### Active listings

↓ **41.7%**

375 in December 2025



### Closed sales

↑ **69.2%**

225 in December 2025



### Days on market

Days on market 58

Days to close 37

**Total 95**

7 days less than December 2024



### Months of inventory

**1.9**

Compared to 4.1 in December 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.



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Texas Real Estate Research Center

**ABILENE**   
ASSOCIATION of REALTORS®

# Taylor County Housing Report

## 2025



Median price

\$247,990

↓ **0.8%**

Compared to 2024

### Price Distribution



Active listings

↓ **12.3%**

577 in 2025



Closed sales

↑ **27.1%**

2,403 in 2025



Days on market

Days on market 59

Days to close 37

Total 96

1 day more than 2024



Months of inventory

**1.9**

Compared to 4.1 in 2024

#### About the data used in this report

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# Abilene Housing Report

## December 2025



Median price

\$244,497

↑ **2.4%**

Compared to December 2024

### Price Distribution



Active listings

↓ **49.5%**

262 in December 2025



Closed sales

↑ **77.3%**

195 in December 2025



Days on market

Days on market 53

Days to close 38

Total 91

3 days less than December 2024



Months of inventory

**1.5**

Compared to 3.9 in December 2024

#### About the data used in this report

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# Abilene Housing Report

## 2025



Median price

\$235,000

↓ 0.6%

Compared to 2024

### Price Distribution



Active listings

↓ 14.9%

439 in 2025



Closed sales

↑ 28.2%

2,029 in 2025



Days on market

Days on market 55

Days to close 36

Total 91

1 day less than 2024



Months of inventory

1.5

Compared to 3.9 in 2024

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# Callahan County Housing Report

## December 2025



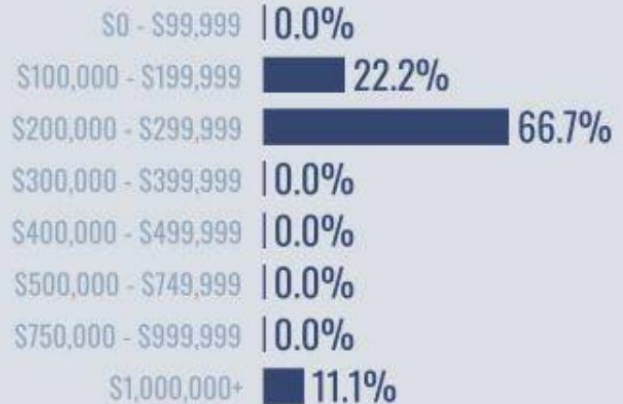
Median price

\$234,488

↑ **20.1%**

Compared to December 2024

### Price Distribution



Active listings

↓ **3.6%**

53 in December 2025



Closed sales

↓ **10%**

9 in December 2025



Days on market

Days on market 107

Days to close 53

Total 160

57 days more than December 2024



Months of inventory

**3.9**

Compared to 4.6 in December 2024

#### About the data used in this report

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# Callahan County Housing Report

## 2025



### Median price

\$225,000

↑ **10.6%**

Compared to 2024

### Price Distribution



### Active listings

↑ **19.3%**

68 in 2025



### Closed sales

↑ **15.5%**

164 in 2025



### Days on market

Days on market 86

Days to close 42

Total 128

23 days more than 2024



### Months of inventory

**3.9**

Compared to 4.6 in 2024

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# Eastland County Housing Report

## December 2025



### Median price

\$149,498

↓ **18.1%**

Compared to December 2024

### Price Distribution

\$0 - \$99,999	7.1%
\$100,000 - \$199,999	85.7%
\$200,000 - \$299,999	0.0%
\$300,000 - \$399,999	0.0%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	7.1%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



### Active listings

↑ **12.9%**

114 in December 2025



### Closed sales

Flat **0%**

14 in December 2025



### Days on market

Days on market 161

Days to close 39

Total 200

65 days more than December 2024



### Months of inventory

**8.8**

Compared to 9.2 in December 2024

#### About the data used in this report

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Heartland Association of REALTORS®

# Eastland County Housing Report

## 2025



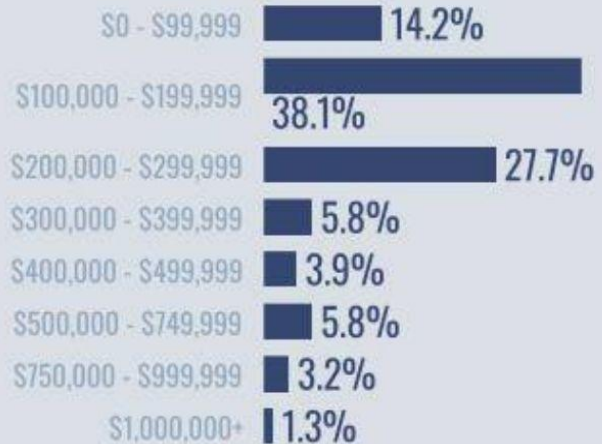
### Median price

\$190,000

↑ **4.1%**

Compared to 2024

### Price Distribution



### Active listings

↑ **27.9%**

133 in 2025



### Closed sales

↑ **17.4%**

155 in 2025



### Days on market

Days on market 103

Days to close 40

Total 143

16 days more than 2024



### Months of inventory

**8.8**

Compared to 9.2 in 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.

# Haskell County Housing Report

## December 2025



Median price

\$135,000

↑ **35 %**

Compared to December 2024

### Price Distribution

\$0 - \$99,999	33.3%
\$100,000 - \$199,999	33.3%
\$200,000 - \$299,999	16.7%
\$300,000 - \$399,999	16.7%
\$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

Flat **0 %**

25 in December 2025



Closed sales

↑ **50 %**

6 in December 2025



Days on market

Days on market 48

Days to close 34

Total 82

121 days less than December 2024



Months of inventory

**5.6**

Compared to 5.9 in December 2024

#### About the data used in this report

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# Haskell County Housing Report

## 2025



### Median price

\$119,950

↑ **26.9%**

Compared to 2024

### Price Distribution



### Active listings

↑ **4%**

26 in 2025



### Closed sales

↑ **5.9%**

54 in 2025



### Days on market

Days on market 90

Days to close 34

**Total 124**

29 days less than 2024



### Months of inventory

**5.6**

Compared to 5.9 in 2024

#### About the data used in this report

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# Jones County Housing Report

## December 2025



Median price

\$282,500

↑ **71.2%**

Compared to December 2024

### Price Distribution



Active listings

↓ **18.5%**

53 in December 2025



Closed sales

↑ **33.3%**

12 in December 2025



Days on market

Days on market 85

Days to close 37

Total 122

14 days less than December 2024



Months of inventory

**4.1**

Compared to 6.2 in December 2024

#### About the data used in this report

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# Jones County Housing Report

## 2025



### Median price

\$215,000

↑ **10.4%**

Compared to 2024

### Price Distribution



### Active listings

↓ **5.8%**

65 in 2025



### Closed sales

↑ **25.6%**

157 in 2025



### Days on market

Days on market 89

Days to close 43

Total 132

12 days more than 2024



### Months of inventory

**4.1**

Compared to 6.2 in 2024

#### About the data used in this report

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# Shackelford County Housing Report

## December 2025



Median price

\$265,000

↓ 26.4%

Compared to December 2024

### Price Distribution

\$0 - \$99,999	0.0%
\$100,000 - \$199,999	0.0%
\$200,000 - \$299,999	100.0%
\$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

↓ 66.7%

5 in December 2025



Closed sales

Flat 0%

1 in December 2025



Days on market

Days on market 221

Days to close 16

Total 237

190 days more than December 2024



Months of inventory

2.9

Compared to 15.0 in December 2024

#### About the data used in this report

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# Shackelford County Housing Report

## 2025



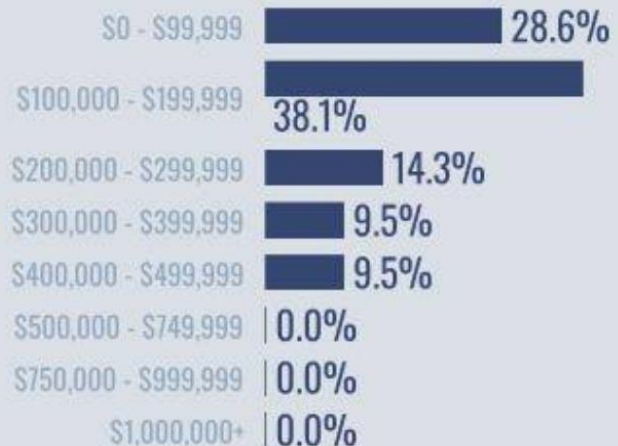
### Median price

\$152,000

↓ **44.7%**

Compared to 2024

### Price Distribution



### Active listings

↓ **16.7%**

10 in 2025



### Closed sales

↑ **75%**

21 in 2025



### Days on market

Days on market 113

Days to close 45

Total 158

42 days more than 2024



### Months of inventory

**2.9**

Compared to 15.0 in 2024

#### About the data used in this report

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*...in the Lead  
& Leading it Home!*



# ABILENE & DYESS AFB *welcomes the B-21*



JOHN NICHOLS

MAJOR GENERAL,  
USAF (Retired)

Vice President,  
Military Affairs





*Congratulations to the  
2026  
ACAOR President,  
Maegan Brest!!*



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# Cindi Bulla

2020 Texas Realtors Chairman

2025 Texas Realtor of the Year



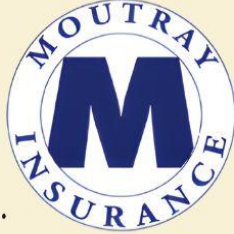


# Installation Banquet Sponsorships

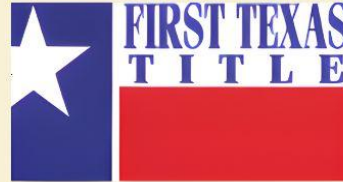
## Special thanks to our sponsors:

*High Roller Sponsor*

*Worth  
Moutray*



*Open Bar Sponsor*



*Royal Flush Sponsor*



*Valet Parking Sponsor*



*Photo Booth Sponsor*



*Lucky Seven Sponsors*



*Award Table Sponsor*





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

## UPCOMING CLASSES & TRAININGS



### ❖ UNDERSTANDING CONTINGENCY SITUATIONS

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

### ❖ REAL ESTATE ETHICS & REALTOR CODE OF ETHICS

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

### ❖ TREC LEGAL UPDATE I & II

February 19<sup>th</sup> 8:30 a.m. – 5:00 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.abileneaar.com](http://www.abileneaar.com)  
for details, pricing & updates



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

## UPCOMING CLASSES & TRAININGS



### ❖ TREC LEGAL UPDATE I & II

January 15<sup>th</sup> 8:30 a.m. – 5:00 p.m. CE: 8 Hours \$ 90.00

### ❖ BROKER RESPONSIBILITY

January 16<sup>th</sup> 9:00 a.m. CE: 6 Hours \$ 75.00

### ❖ DEATH ON A PROPERTY

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

### ❖ THE FORMS YOU NEED TO KNOW

January 24<sup>th</sup> 1:00 p.m. – 4:00 p.m. CE: 3 Hours \$ 45.00

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

Visit the events calendar at [www.abileneaar.com](http://www.abileneaar.com)  
for details, pricing & updates

Lunch provided by



## Lunch and Learn Tax & Investing

January 13, 2026

Cost - Free to members

\$35 non/future members

11:45am - 1:00pm

626 S. Pioneer Dr.



Kelley Hathorn, CPA



### Manager, Tax & Accounting Services

Kelley is an outstanding accountant and tax preparer with a tremendous knowledge of the U.S. Tax Code, who joined our team in 2013. As the Tax Manager for our co-located accounting and tax firm, Carter & Beard, P.C., she is focused on tax planning, the preparation of tax returns, and providing comprehensive accounting and payroll services to small business owners. She has a broad range of experience in both public and private accounting, including serving as the controller of a car dealership and assisting her husband in numerous business ventures.

Kelley's husband, Mark, is a recently retired tennis coach after many years at McMurry University and Wylie High School in Abilene. He now enjoys driving a bus, managing their sno-cone stands, and spending time with his family. They have three daughters, Amy, Madison, and Kaitlyn, and three grandchildren.

### EDUCATION

- Bachelor of Business Administration in Accounting (Summa Cum Laude), McMurry University

### LICENSES & CREDENTIALS

- Certified Public Accountant, State of Texas



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.

If you have any questions, please call Maegan 325.280.3393