The Voice of Real Estate™ in Abilene MAY 2025



Dates to Remember:

May 1st & 2nd at 8:30 AM New Member Orientation

May 5th at 10:00 AM Education Committee

May 6th at 9:00 AM Commercial Meeting

May 6th at 11:45 AM Program Luncheon

May 6th at 1:00 PM Membership Committee

May 7th at 10:00 AM Fair Housing: Here's Where We Are

May 8th at 8:30 AM Budget Committee

May 12th at 8:30 AM Executive Committee

May 13th at 8:30 AM GRI Brokerage

May 14th at 8:30 AM GRI Brokerage-Day 2

May 14 at 9:00 AM Do You Know Your 1-4 Contract Amendments?

May 14th at 1:00 PM Virtual Broker Open

May 14th at 1:00 PM Virtual Broker Open

May 14th at 1:30 AM MLS Committee

May15th at 9:00 AM Legal 1 & Legal 2

May15th at 8:30 AM Board of Directors

May 15th at 11:45 AM TREPAC

May 15th at 1:45 PM Disclosure: What You Can & Can't Say

May 19th at 9:00 AM YPN Meet-Up

May 20th at 8:30 AM GRI Brokerage-Day 3

May 20th at 11:45 AM Business Luncheon

May 21th at 8:30 AM GRI Brokerage-Day 4

May 21st at 10:00 AM Farm & Ranch Committee

May 22nd at 8:30 AM Housing Opportunities Committee

May 24th at 8:30 AM Housing Opportunities Committee

May 24th at 10:00 AM Home Buying Seminar

May 27th at 12:00 PM Property Committee

May 28th & 29th at 9:00 AM Legal 1 & 2

May 28th at 10:00 AM D.E.I. Committee

May 29th at 2:00 PM Housing Opportunities Committee

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

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:

May

1 & 2

Membership Changes for APRIL 2025

April 1, 2025

NEW REALTORS®

Christopher Cabrera KW Synergy

Josh Rader McCullar Properties Group

Chelsea Sigueiros Sendero

Kayla Bush KW Synergy

Kelly Bodine (Secondary)

Aycock Realty Group LLC

Jessica Brigman Re/Max Big Country

Brian Easterling Re/Max Big Country

Maxim Son (Secondary) Real Broker

Mitch Barnett & Hill Property Mgt.

TRANSFERS

Amy Quintana

Exit Realty Frontier to Copperleaf Properties

Karis Crawford

Coldwell Banker Apex to JPAR

Christine McDonald

Re/Max Big Country to Coldwell Banker Apex

Tiara Shields

EXP Realty to Copperleaf Properties

Heather Nicole Thompson

Epique Realty to Bray Real Estate Group

Stran Blair

KW Synergy to Real Broker

NEW AFFILIATES

Christina Martinez Roadrunner Financial Coaching LLC

Allison Morrow All American Mortgage Group

Zach Rollins Rocking 5R LLC (Inspector)



MAY

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 Birtholays

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

April 2025

Median price

Compared to April 2024

Price Distribution





671 in April 2025



192 in April 2025



Days on market

Days on market 65 Days to close 36

Total 101

15 days more than April 2024



Months of inventory

Compared to 4.1 in April 2024

About the data used in this report

Data used in this report come from the Texas REALTON® 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

April 2025

Price Distribution



Median price

\$210,500

+9.4[%]

Compared to April 2024



Active listings

6.3

527 in April 2025



163 in April 2025



Days on market

Days on market 57
Days to close 35

Total 92

6 days more than April 2024



Months of inventory

3.8

Compared to 3.8 in April 2024

About the data used in this report

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Callahan County Housing Report

April 2025



Median price

\$209,000

† 13.6[%]

Compared to April 2024

Price Distribution





67 in April 2025



17 in April 2025



Days on market

Days on market 94
Days to close 31

Total 125

37 days more than April 2024



Months of inventory

5.7

Compared to 4.2 in April 2024

About the data used in this report

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Eastland County Housing Report

April 2025



Median price

\$167,000

+37%

Compared to April 2024

Price Distribution





Active listings

28.2

141 in April 2025



Closed sales

18.2

13 in April 2025



Days on market

Days on market 80
Days to close 34

Total 114

63 days less than April 2024



Months of inventory

11.8

Compared to 10.2 in April 2024

About the data used in this report

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





Heartland Association of REALTORS®

Jones County Housing Report

April 2025

Price Distribution Median price

\$198,450

Compared to April 2024

40.0% \$0 - \$99,999 10.0% \$100,000 - \$199,999 25.0% \$200,000 - \$299,999 \$300,000 - \$399,999 20.0% \$400,000 - \$499,999 5.0% \$500,000 - \$749,999 0.0% \$750,000 - \$999,999 0.0% \$1,000,000+ 0.0%

Active listings

64 in April 2025



Closed sales

20 in April 2025



Days on market

Days on market Days to close

122 Total

24 days more than April 2024



Months of inventory

Compared to 5.7 in April 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.







Shackelford County Housing Report

April 2025



Median price

Compared to April 2024

Price Distribution

\$8 - \$99,999 0.0%

\$100,000 - \$199,999 0.0%

0.0%

\$300,000 - \$399,999

\$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

11 in April 2025



Closed sales

100.0%

1 in April 2025



Days on market

Days on market 123 Days to close

173 Total

59 days more than April 2024



Months of inventory

Compared to 7.8 in April 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 REALTOR® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.





Texas Real Estate Research Center





...In the Lead & Leading it Home!



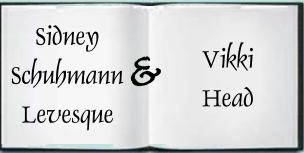








The
Abilene
Cultural Affairs
Council





















Endorsed Candidate

Mr. Miguel Espinoza

for

Abilene City Council

Place 6





Endorsed Candidate

Mr. Travis Carver

for

Abilene City Council

Place 5









PLACE 5

Abilene
City Council

PLACE 6

Travis Craver Spinoza Miguel Espinoza

GENERAL ELECTION MAY 3, 2025









































\$2,225.00

THE ABILENE REALTORS FOUNDATION

Thanks You!

Thank you for your generous donation to the ABILENE REALTORS FOUNDATION. Together we raised over \$2,200!! Our mission is to help children and families in our community, and your generous donation played an important part in that through our ABILENE GIVES campaign.

Monies raised will....



provide shoes for underprivileged children in the Abilene area through our flagship program, Walk With Pride:



help kids succeed in school and in their lives through contributions made by the Foundation to the Abilene Homeless Student Program; and



bring timely assistance to families in need within our community.

Thank you so much for helping us make a difference in the lives of children and families in our community,

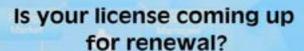
Sincerely, THE ABILENE REALTORS FOUNDATION











Do you need CE credits?



CHECK OUT THESE CLASSES

Do You Know Your 1-4 Contract Addendums? May 14th 9 a.m. - 12 p.m.



Visit the <u>Events Calendar</u> at www.abileneaor.com for details, pricing & updates FAIR
HOUSING:
Here's Where
We Are
May 7th
10 a.m. - 12 p.m.

DISCLOSURE
What You Can &
Cannot Say
May 15th
1 p.m. - 3 p.m.



WECOMING CE CLASSES

& TRAININGS

MAY CLASSES

RI Brokerage
May 13th, 14th, 20th, & 21st,
8:30 a.m. to 5:00 p.m.

Fair Housing Here's Where We are May 7th 10:00 a.m. to 12:00 p.m.

Do You Know your 1-4

Contract Addendums

May 14th 9:00 a.m. to 12:00 p.m.

n Disclosure: What you
Can & Can't Say
May 15th 1:00 p.m. to 3:00 p.m.

Acy 28th 9:00 a.m. to 1:00 p.m.

Legal II
May 29th
9:00 a.m. to 1:00 p.m.

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



www.abileneaor.com

for details, pricing & updates







2025

Date & Event

Location & Time

Thank
you! FOR
ATTENDING
Thank
upu! FOR

ATTENDING

May

June

Date G Locale

March 11 - BUNCO NIGHT
Diamond Level Sponsor: Wood Group of Fairway
Mortgage

April 8 - CE Class - Inspections

Diamond Level Sponsor - MacGuyver Home Inspections Lunch proveded by Silver Level Sponsor - Security Title

May 13 - Lending

Diamond Level Sponsor - First Financial Bank Lunch provided by

June 12 - Bingo Purse Fundraiser

July 3 - Insurance

Diamond Level Sponsor - Moutray Insurance Lunch provided by Steak Express

August 20 - Potluck

Learn about Women's Council Abilene & hear from Agents long time in the business

September 9 - Joint Meeting

Speaker: Cathy Hashmet

October 14 - Strategic Partners Panel

Diamond/Gold/Silver Level Sponsors

November 11 - Strategic Partner Appreciation Lunch & Auction AAOR

6pm - 9pm

AAOR

11:00am - 1:00pm

AAOR 11:45am - 1:00pm

5:30pm - 9:30pm

AAOR

11:45am - 1:00pm

AAOR

11:45am - 1:00pm

ACC

11:45am - 1:00pm

AAOR

11:45am - 1:00pm

ACC

11:45am - 1:00pm

November

September

October





Guest Speaker:

Justin Winters

Justin Winters, AVP NMLS 1576934 Citizens Bank NMLS 408162 4201 S. Treadway Blvd. Abilene, TX 79602 Ph 325-695-3000 Fax 325-691-1628

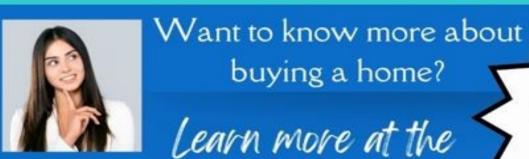
Website: www.citizensbank-texas.com / Discuss Real Estate Email: jwintersecitizensbank-texas.com

LET'S GET TOGETHER!

- Meet & Greet
- Enjoy a hot beverage
- Network
- Learn







Home Buying Seminar

BUDGET PLANNING & HOUSE HUNTING



ABILENE ASSOCIATION & REALTORS®

THE OFFER, LOAN,
CONTRACT & DEAL

MOVING IN &

MAINTAINING YOUR HOME

Saturday, May 24th 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.abileneaor.com







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)





SPONSORSHIP MENU

TITLE SPONSOR \$2,000



Become the official tournament sponsor - 1 spot available

- · 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

SOLD OUT



Sponsor the tournament awards reception - 1 spot available

- 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

SPONSOR \$1,500



Sponsor a beverage cart on the course - 1 spot available

- · 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

SOLD OUT



BREAKFAST/LUNCH SPONSOR

\$1,000

Sponsor breakfast or lunch - 4 spots available

- BREAKFAST/LUNCH 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

DRIVING RANGE SPONSOR

\$750

Sponsor the driving range - 1 spot available

- · 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

Ouestions? Contact Cathi or Sheila





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. SOLD OUT



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

FIRST FINANCIAL BANK

1 spot available

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

SOLD OUT



HOLE SPONSOR

\$350





18 spots available - 13 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

JUNE 7TH 2025 3:00 PM



APPETIZERS PROVIDED



TOURNAMENT

5PM AT MULLIGAN'S



\$50 PER PLAYING COUPLE [\$25 TO TREPAC & \$25 TO WINNER]

Register NOW!



Scan the QR Code to register, or call Cathi or Sheila at the Abilene AOR

325-692-9821

www.abileneaor.com



ABILENE

ASSOCIATION of REALTORS®

FARM & RANCH SYMPOSIUM 2025

Guest Speaker

Dr. Blake Bennett

Associate Professor & Extension Economist Department of Agricultural Economics

> 8 a.m. - 5 p.m. Farm & Ranch Classes

Course # 4488II Farm & Ranch Contract

Course # 51394
Nuances of the Rural Land
Real Estate Deal



Register with the QR Code, or go to www.abileneaor.com

Breakfast & Lunch are included \$50 for AAOR Members \$100 for Non-members



JUNE 19, 2025
AT THE
ABILENE
COUNTRY CLUB

AGRILIFE EXTENSION





FARM & RANCH SYMPOSIUM SPONSORSHIP 2025 LEVELS

June 19, 2025 Abilene Country Club

Platinum Level Sponsorship \$1500

1Year Complimentary AAOR Affiliate Membership Logo Placement on Sponsor Board 30 Minute Speaking Opportunity during Lunch

Gold Level Sponsorship \$1000

1 Year Complimentary AAOR Affiliate Membership Logo Placement on Sponsor Board 20 Minute Speaking Opportunity during Lunch

Silver Level Sponsorship \$500

Logo Placement on Sponsor Board 15 Minute Speaking Opportunity during Break

Bronze Level Sponsorship \$250

Logo Placement on Sponsor Board 10 Minute Speaking Opportunity during Lunch

Beverage Sponsorship S500

Logo Placement on Sponsor Board

TEXAS A&M GRILIFE EXTENSION





Register with the QR Code, or go to

www.abileneaor.com



"Attention members of Abilene Association of REALTORS!
Grab your spot now for our much-anticipated
Farm & Ranch Symposium.

Gain insights from our esteemed speaker, Dr. Blake Bennett.

Don't miss out on this chance to broaden you real estate knowledge!"















SUPRA TROUBLESHOOTING



Make sure your phone's

BlueTooth is turned ON

(You may need to

turn OFF the BlueTooth

on your vehicle.)

Then tap the UPDATE

at the bottom of the

SUPRA screen on your
app.



If the UPDATE did not fix the problem, select MORE at the bottom right of the app dashboard.

Tap ABOUT eKEY APP.

Tap RESET AUTORIZATION

Select I HAVE AN

AUTHORIZATION CODE.

Call the AAOR & ask for & enter the AUTHORIZATION CODE.



the problem, call SUPRA
ekEY APP SUPPORT.
To locate the number,
Tap MORE. Tap ABOUT
eKEY APP. Tap the
blue phone number
under eKEY APP
SUPPORT for assistance.

New Authorization Code from AAOR

ABILENE 4
ASSOCIATION - REALTORS*
325-692-9821

eKEY APP SUPPORT

Supra

877-699-6787

Check BlueTooth & Update





Texas REALTOR® Member Benefits

AAA Texas

24-hour roadside assistance starting at \$55/year

Active&Fit Direct

Access online workout videos, fitness centers, and lifestyle coaching.

Advice for REALTORS®

A blog offering legal updates, legislative information, and business tips to enhance your career.

Advocacy

Engagement in political, legislative, and regulatory activities to protect private-property rights and the real estate industry.

AKKO

Receive a 20% discount on technological device protection services.

Beneplace

Access a variety of discounted products and services exclusively for Texas REALTORS®.

The CE Shop

Engaging, interactive educational courses with exclusive discounts to support every step of your career.

Discount Drug Network (Prescription Discount Card)

Save up to 80% on prescriptions at participating pharmacies.

DocuSign

A robust digital signature solution available at a 20% discount, integrating seamlessly with zipForm.

Enterprise or National Car Rentals

Save on car rentals with major-brand companies.

Everlance

Automatic mileage and expense tracker to simplify documentation of self-employed tax deductions.

FloorPlanOnline

Free virtual tours with up to 15 photos, slideshows with music, mobile companion sites, and PDF flyers.

Forms

Access to over 125 exclusive forms tailored for Texas REALTORS®.

Healthcare Member Benefit Program Comprehensive healthcare program available to all members.

Log into your member portal at: www.texasrealestate.com/members/member-benefits

Hotel Planner

Save up to 65% at over 1,000,000 hotels worldwide for business or leisure.

Legal Hotline

Consult with Texas real estate attorneys to get your legal questions answered.

License Plates

Showcase your status with specialty Texas REALTOR® license plates.

Logos

Download free Texas REALTOR® logos to enhance your branding.

Market Viewer

Exclusive access to accurate market data to better understand and share market statistics with clients.

Me on File

A secure digital filing cabinet to store important documents for peace of mind.

ODP Business Solutions

Save up to 55% on office products, tech equipment, furniture, and printing services.

· Paperless Agent

Stay updated with the latest technology and marketing strategies to effortlessly acquire listings and leads.

realestate Domains

Enhance your online presence with a realestate domain at a 15% discount to boost SEO and capture new leads.

RPR (Realtors Property Resource)

An invaluable, no-cost member benefit offering comprehensive property data and tools.

Fliers to Share with Consumers

Educational fliers for buyers, sellers, and renters that explain various aspects of real estate transactions while promoting the value of Texas REALTORS®.

ShareAble for Hires

Receive a 10% discount on quick and reliable employee background checks to streamline hiring.

SmartMove Tenant Screening

Discounts on TransUnion's SmartMove, an online system providing quick leasing recommendations for prospective tenants.

Tech Support from TechTeamOne

Free diagnostics, discounted service.





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.

