The Voice of Real Estate™ in Abilene
January-February 2025

ABILENE ASSOCIATION of REALTORS®

Dates to Remember

January 16th at 8:30 am Board of Directors

January 16th at 6 PM Home Buying Seminar

January 20th Abilene Association of Realtors Closed for MLK Day

January 21st at 11:30 AM Business Luncheon

January 23rd at 9 AM Housing Opportunities Committee

January 24th at 9 AM Code of Ethics 9-12 CE

January 28 at 12 PM Property Committee

January 31st at 9 AM Broker Responsibility

January 31st at 10 AM DEI Committee

February 3rd at 10 AM Education Committee

February 4th at 9 AM Commercial Committee

February 4th at 11:45 AM Program Luncheon

February 4th at 9 AM Membership Committee

February 6th at 9 AM New Members Orientation Day 1

February 7th at 8:30 AM New Members Orientation Day 2

February 11th at 11:30 AM WCR

February 12th 11:30 AM Virtual Broker Open

February 12th at 1:30 PM MLS Committee

February 13th at 8:30 AM Budget Committee

February 13th AT 11:45 AM TREPAC

February 17th at 8:30 AM Executive Committee

February 18th at 11:45 AM Business Luncheon

February 18th at 6 PM WCR Event

February 19th at 10 AM Farm & Ranch Committee

February 20th at 8:30 AM Board of Directors

February 20th at 6 PM Home Buying Seminar

February 25th at 12 PM Property Committee

February 26th at 10 AM DEI Committee

February 27th at 12 PM Housing Committee

2025 OFFICERS

- Staci Boren, President
- Maegan Brest, President-Elect
- Beki Kofoed, Membership Vice President
- Paige Walton, Program, Vice President
- Terri Scott, Recording Secretary

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 January 2025

Brokers: 171
REALTORS®: 647
Secondary:74
TOTAL R® REALTORS®: 721
AFFILIATES: 126

Thank you And Welcome to AAOR!

New Member Orientation:

February 6, 7

Membership Changes for January 2025

January 7, 2025

NEW REALTORS®

Wesley Bicknell	Coldwell Banker Apex
Andrew Jean	Fathom Realty
Ann Michelle LeBlanc (Secondary)	Realty One Group Optima
Sebastien Edmond	KW Synergy
Kendall Cooper (Appraiser)	Recon Real Inspection

NEW BROKER

Amber Merkel Ludwinek (Secondary)	Realty One Group Optima

INACTIVE REALTORS®

Sheree Anaya	RE/Max Trinity
James Rutledge	Coldwell Banker Apex
Brenda Davis	AMRR Property Management
Sharla Harris	Ekdahl Nelson
Melissa Ballesteros	EXP Realty
James Burk	Fathom Realty
Stephen Johnson	KW Synergy
Christopher Cabrera	KW Synergy
Trent Hunter	KW Synergy
Sean Fitzgerald	Real Broker
Gia Jones	Real Broker
Samuel Bilderback (Secondary)	Spring Creek Appraisal
Mark McCullough	US Appraisal Services
Michael Gray	Trinity Ranch Land

TRANSFERS

Ashley Berry	Epique Realty to Ekdahl Nelson
Whitney Holcombe	Epique Realty to Ekdahl Nelson

NEW AFFILIATES

720 Inspections	David Lindley
Simply Insured LLC	Elizabeth Arellano Young

INACTIVE AFFILIATES

Nelson Goldsmith	Legacy Inspections Group LLC

Taylor County Housing Report

December 2024

Median price

$262,500

▲ 16.7%

Compared to December 2023

Price Distribution



Active listings

▲ 16.9%

649 in December 2024

Closed sales

▲ 10.8%

133 in December 2024

Days on market

Days on market	69
Days to close	33
Total	102

18 days more than December 2023

Months of inventory

4.1

Compared to 3.4 in December 2023

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.

TEXAS REALTORS

TEXAS A&M UNIVERSITY Texas Real Estate Research Center

ABILENE ASSOCIATION of REALTORS®

Abilene Housing Report

December 2024

Median price

$237,000

↑ 12.9%

Compared to December 2023

Price Distribution



Active listings

↑ 18.6%

524 in December 2024

Closed sales

↑ 10.1%

109 in December 2024

Days on market

Days on market	61
Days to close	34
Total	95

11 days more than December 2023

Months of inventory

4.0

Compared to 3.3 in December 2023

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Jones County Housing Report

December 2024

Median price

$165,000

↑ 132.4%

Compared to December 2023

Price Distribution



Active listings

↑ 18.2%

65 in December 2024

Closed sales

↑ 12.5%

9 in December 2024

Days on market

Days on market	109
Days to close	27
Total	136

50 days more than December 2023

Months of inventory

6.2

Compared to 4.4 in December 2023

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Callahan County Housing Report

December 2024

Median price

$195,250

↑ 20.2%

Compared to December 2023

Price Distribution



Active listings

↑ 10%

55 in December 2024

Closed sales

↑ 66.7%

10 in December 2024

Days on market

Days on market	67
Days to close	36
Total	103

82 days less than December 2023

Months of inventory

4.6

Compared to 4.1 in December 2023

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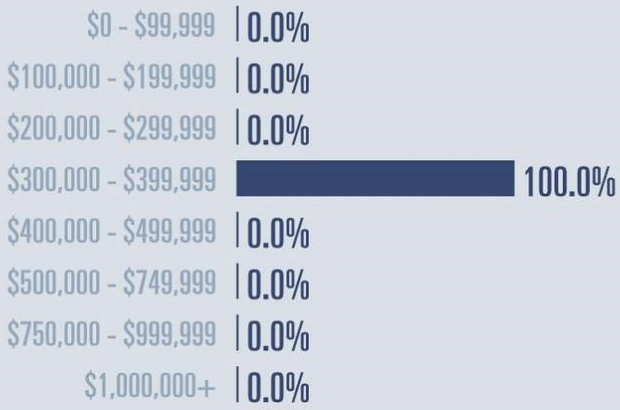
Shackelford County
Housing Report
December 2024

Median price
$360,000

↑ 100%

Compared to December 2023

Price Distribution



Active listings
↑ 150%

15 in December 2024

Closed sales
↑ 100%

1 in December 2024

Days on market

Days on market	3
Days to close	44
Total	47

47 days more than December 2023

Months of inventory
15.0

Compared to 3.4 in December 2023

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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
Total	95

13 days more than 2023

Months of inventory

4.1

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ABILENE ASSOCIATION of REALTORS®

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
Total	92

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
Total	120

20 days more than 2023

Months of inventory

6.2

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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
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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ABILENE ASSOCIATION of REALTORS®

January 7, 2025

Luncheon



DISTINGUISHED ABILENIAN OF THE YEAR RECIPIENT

Shea Hall





Hendrick Home for Children

CEO

Erin Seaborne

January 7, 2025

Luncheon





