

The Voice of Real Estate™ in Abilene

Newsletter for DECEMBER 2023



Dates to Remember

AAOR Office will close at 12:00 p.m. on December 22nd and we will return on December 27th at 8:00 a.m.

New Member Orientation January 4th and 5th

TBD 9:00 Membership Committee

January 16th Program Luncheon

January 11th at 8:30 am Budget Committee

January 15th at 8:30 am Executive Committee

January 18th at 8:30 am Board of Directors

January 23rd Business Luncheon

January 25th at 1:00 pm Housing Opportunities



2023 OFFICERS

- Judith Puryear, President
- Gary Bone, President-Elect
- CJ Chaney Membership Vice President
- Maegan Brest, Program Vice President
- Staci Boren, Recording Secretary

2023 DIRECTORS

- Vikki Head, Place 1
(2022-2024)
- Cristy Vines, Place 2
(2022-2024)
- Tonya Harbin, Place 3
(2022-2024)
- Shay Senter, Place 4
(2023-2025)
- Clay McCullar, Place 5
(2023-2025)
- Chase Elmore, Place 6
(2023-2025)
- Debbie Staggs, Place 7
(2021-2023)
- Shawna Abernathy, Place 8
(2021-2023)
- Becky Spivey, Place 9
(2021-2023)
- Jay Sloan, Immediate Past President
(2022)
- Roberta Borlovan, WCR President
(2023)
- Tammy Kister, MLS Chairman
(2023-2024)
- Pam Redman TAR Director
- Julie Hagin NTREIS President 2023 Liaison
- Kay Spiva FPC Jodey Arrington Liaison

MEMBERSHIP CHANGES FOR DECEMBER 2023

December 11, 2023

OVERALL
NUMBER OF
MEMBERS AS OF
DECEMBER 2023

Brokers: 159

REALTORS®: 644

TOTAL R® MEMBERS: 803

AFFILIATES: 119

THANK
YOU
AND
WELCOME
TO
AAOR!

NEW REALTORS®

Lacy Lopez

Austin Smith

Ronald Elza

Gena Fleming

Kane Harris (Secondary)

Kristyn Kimbrell

Adam Thompson

Haley Kaczyk

Joseph Evans

Jim Rosson

New Brokerage

Beverly McCleery (Secondary)

Kristy Bennett

Traci Nicodemus

Bandi Smith `

Janet Batiste

Tommy Simons

Jayden Harris

Charlie Thyne

Brian Aycock

Berkshire Hathaway/Stovall

Real Broker

KW Synergy

KW Synergy

Coldwell Banker Legacy

Ekdahl Nelson Real Estate

Fathom Realty

Atkins Realty

KW Synergy

Aycock Realty Group (Secondary)

Coldwell Banker Legacy

Kristy Bennett

ReMax Trinity (Secondary)

Remax Big Country

JMAX Realty Group LLC

Tommy Simons Office

Conestoga Overland LLC

Charlie Thyne Inc.

Aycock Realty Group (Secondary)

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January 4th and 5th

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New Broker

Beverly McCleery (Secondary)	Coldwell Banker Legacy
Kristy Bennett	Kristy Bennett
Traci Nicodemus	ReMax Trinity (Secondary)
Bandi Smith `	Remax Big Country
Janet Batiste	JMAX Realty Group LLC
Tommy Simons	Tommy Simons Office
Jayden Harris	Conestoga Overland LLC
Charlie Thyne	Charlie Thyne Inc.
Brian Aycock	Aycock Realty Group (Secondary)

TRANSFERS

Melinda McCarty Diamond Property to EXP Realty LLC
Joe Ortiz Keller Williams to Coldwell Banker Apex
Becky Spivey Re/Max of Abilene to Arnold Realtors
Angela Degering Coldwell Banker Apex to Fathom Realty
Tino Martinez Re/Max of Abilene to Hatchett & Company
Rhonda Smith Berkshire Hathaway/Stovall to Real Broker
Bonnie Phillips Berkshire Hathaway/Stovall to Real Broker
Valarie Kennedy Re/Max of Abilene to Remax Trinity
Michael England Re/Max of Abilene to KW Synergy
Heather Jones Roberts Fathom Realty to KW Synergy
Diana Duncan Re/Max of Abilene to Arnold Realtors
Brant Johnston Fathom Realty to Remax Big Country
Christine McDonald Re/Max of Abilene to Remax Big Country

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TRANSFERS CONT.

Whitney Allumbaugh Re/Max of Abilene to Remax Big Country

Georgia Gowdy Re/Max of Abilene to Remax Big Country

Jordan Nichols Re/Max of Abilene to Remax Big Country

Edna Core Re/Max of Abilene to Remax Big Country

Rick Porras Re/Max of Abilene to Remax Big Country

Debra Hollingsworth Re/Max of Abilene to Remax Big Country

Stephanie (Kimi) Bruno Re/Max of Abilene to Remax Big Country

Kandi Wood Re/Max of Abilene to Remax Big Country

Kayla Couch Re/Max of Abilene to Remax Big Country

Amy Quintana Re/Max of Abilene to Remax Big Country

Romona Brogan Re/Max of Abilene to Remax Big Country

Angela Tomlin Re/Max of Abilene to Remax Trinity

James Batiste Re/Max of Abilene to JMAX Realty Group LLC

Shannon Cox-Sanchez Re/Max of Abilene to JMAX Realty Group LLC

Poppy Walker Re/Max of Abilene to KW Synergy

Ashley Hooper Re/Max of Abilene to Remax Big Country

Missy Oliver Re/Max of Abilene to Remax Big country

Cindy Robertson Re/Max of Abilene to Re/Max Trinity

Kim Vacca Re/Max of Abilene to Re/Max Trinity

Keith Turner Re/Max of Abilene to Re/Max Trinity

Inactive Realtors

Lindsay Wilson LFRO Berkshire Hathaway

Curt Manning Coldwell Banker Apex

Brandi Prado Re/Max of Abilene

Christina Kayser Sendero Properties

Shawn Adams EXP Realty

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Inactive Realtors Cont.

Santos Godinez KW Synergy

Samantha Breitzman Trinity Ranch Land

Natalie Bussell Real Broker

Katherine Embrey KW Synergy

Lance Clark KW Synergy

New Affiliates

Ryan Dunlap All Around Home Inspections

Brad Fowler B & E Tree

Nicholas Bowen Abilene Exterior Cleaning LLC

Doug Becker Goosehead Insurance

Isaac Turner Turner Painting and Remodeling

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**New Member Orientation:
January 4th and 5th**



JANUARY BIRTHDAYS

Angela Zuyus 1~1	Janet Batiste 1~1	Shelby Thomas 1~2
Taylor Thompson 1~3	Shana Hinyard 1~4	Karie Zonker 1~5
Christina Rosas 1~8	Ann Carr 1~8	Austin Pretiger 1~8
Rhonda Smith 1~8	Brittinie Channell 1~10	Alex Whitten 1~11
Greg Valentine 1~12	Kayce Neal 1~14	Jason Kent 1~16
Brittany Binder 1~17	Brannon Barnes 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	Brittany Manske 1~24	Derek Peterson 1~24
Stacy Garces 1~24	Phillip Hay 1~24	Kayla Goodman 1~25
Claudia Ingle 1~27	Matthew Stovall 1~28	Charlie Thyme 1~29
Shelly Brooks 1~29	Amy Dugger 1~29	Jennifer Levrets 1—29
Eden Davis 1~30	Kaitlyn Harbin 1~31	

JANUARY BIRTHDAY DRAWING

Winner is: Kayla Goodman
Come by the office to get your gift

Abilene Housing Report

November 2023



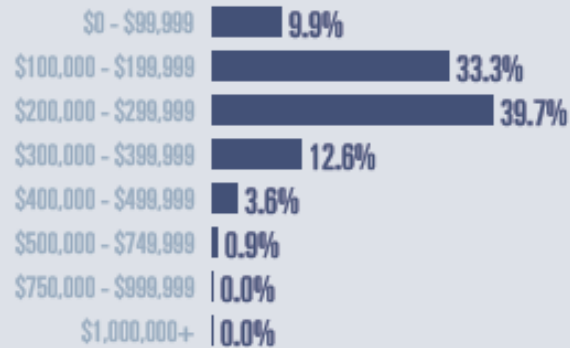
Median price

\$210,000

↓ **2.3%**

Compared to November 2022

Price Distribution



Active listings

↑ **17.2%**

449 in November 2023



Closed sales

↓ **14.3%**

114 in November 2023



Days on market

Days on market 44

Days to close 35

Total 79

9 days more than November 2022



Months of inventory

3.3

Compared to 2.3 in November 2022

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 
ASSOCIATION OF REALTORS®

Taylor County Housing Report

November 2023



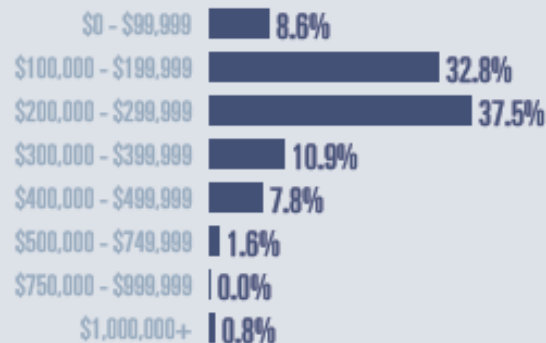
Median price

\$215,124

↓ **4.4%**

Compared to November 2022

Price Distribution



Active listings

↑ **17.6%**

582 in November 2023



Closed sales

↓ **10.3%**

131 in November 2023



Days on market

Days on market 45

Days to close 36

Total 81

6 days more than November 2022



Months of inventory

3.6

Compared to 2.6 in November 2022

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Jones County Housing Report

November 2023



Median price

\$239,000

↑ **89.7%**

Compared to November 2022

Price Distribution

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

↓ **8.9%**

51 in November 2023



Closed sales

↓ **25%**

6 in November 2023



Days on market

Days on market 58

Days to close 27

Total 85

23 days more than November 2022



Months of inventory

4.1

Compared to 4.4 in November 2022

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Callahan County Housing Report

November 2023



Median price

\$224,750

↑ 53.5%

Compared to November 2022

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	33.3%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000+	0.0%



Active listings

↑ 35.7%

57 in November 2023



Closed sales

↓ 50%

6 in November 2023



Days on market

Days on market 47

Days to close 35

Total 82

6 days more than November 2022



Months of inventory

4.5

Compared to 3.2 in November 2022

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Shackelford County Housing Report

November 2023



Median price

↓ **100%**

Compared to November 2022

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

↓ **30%**

7 in November 2023



Closed sales

↓ **100%**

0 in November 2023



Days on market

Days on market 0

Days to close 0

Total 0

67 days less than November 2022



Months of inventory

4.0

Compared to 6.7 in November 2022

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TEXAS REAL ESTATE RESEARCH CENTER

ABILENE
ASSOCIATION OF REALTORS®

AAOR's 2023 Annual Awards Banquet



Thank you Sponsors



*Judith Puryear
AAOR's 2023
President
Extraordinaire
The End.....*

*Lori Levy's
Installation
for
Gary Bone
AAOR's 2024
President*



Silver Service Award

Scott Senter



*The Dave Dalzell
Distinguished Service
Award
was presented to
Kay Spiva by Staci Boren*

*The Rising Star
Award
Was presented to Crissy
Ward by Simone Hester*



Realtor of the Year
Julie Hagin



Affiliate of the Year
First Financial Bank

