



Search Homes in Abilene



"I just wanted to say thank you for everything you did for us – selling our home in Abilene! It is much appreciated! We are now about to list our home here in Santa Fe, and we are in the Option Period for a new home. None of this could have happened without you! You played a big role in it. This new home is my dream home and working with you has made it possible for me and my family!"

Kristen and James – US Air Force Veterans

Whether you're selling a home or buying a home, if you are looking for exceptional, personal attention from your real estate agent, please give me a call or send a text and let's discuss your needs.

325-660-7540



Abilene Housing Market - May 2021

Some info about the Abilene Housing Market for month ending May 2021:

- Compared to May 2020, the Median price for a home is up 18.9% in 2021. It is sitting at \$211,095 for May.
- In the month of May, 46.7% of the homes in Abilene have a current sales price of less than \$199,999 and 34.1% of the homes fall into the \$200,000 to \$299,999 category. In my opinion, the Abilene housing market still offers a lot of value (over other larger Texas markets) for the buyer.
- Active listings are down 50.6% in May 2021 compared to May 2020.
- Months of Inventory is down to 1.3 months available compared to 3.1 months available in May of 2020.
- The average days on the market in May for a home (including amount of time to close) was 63 total days. This is 34 days less than in May 2020. Homes are not staying on the market as long whereas "Days to Close" the home remains constant.

If you are looking to sell your home, we are still in a Seller's Market due to the low inventory and buyers that want to take advantage of very low interest rates.

Whether you want to sell your home or buy a home, I can assist. Please see the click the Seller or Buyer button below to see my presentations.

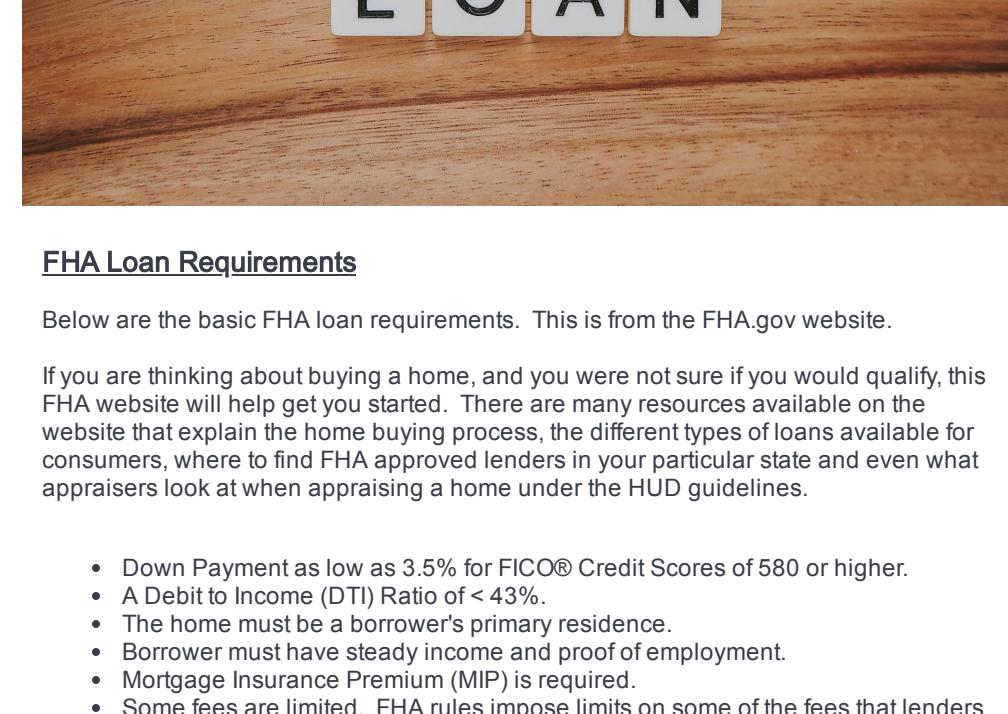
Thanks to the Texas Realtor® Data Relevance Project, Real Estate Center at Texas A & M University and the Abilene Association of Realtors® for providing this monthly information.

Selling or Buying?

Click the button below to see my video presentations.

Seller

Buyer



FHA Loan Requirements

Below are the basic FHA loan requirements. This is from the FHA.gov website.

If you are thinking about buying a home, and you were not sure if you would qualify, this FHA website will help get you started. There are many resources available on the website that explain the home buying process, the different types of loans available for consumers, where to find FHA approved lenders in your particular state and even what appraisers look at when appraising a home under the HUD guidelines.

- Down Payment as low as 3.5% for FICO® Credit Scores of 580 or higher.
- A Debt to Income (DTI) Ratio of < 43%.
- The home must be a borrower's primary residence.
- Borrower must have steady income and proof of employment.
- Mortgage Insurance Premium (MIP) is required.
- Some fees are limited. FHA rules impose limits on some of the fees that lenders may charge in making a mortgage.
- Can be used for one to four family housing.

* Please visit the FHA.gov website and/or connect with some of the great lenders we have here in Abilene. Should you need assistance getting started, please call or text me at 325-660-7540.

Click the CMA button to request a Comparative Market Analysis on your home.

CMA

Website

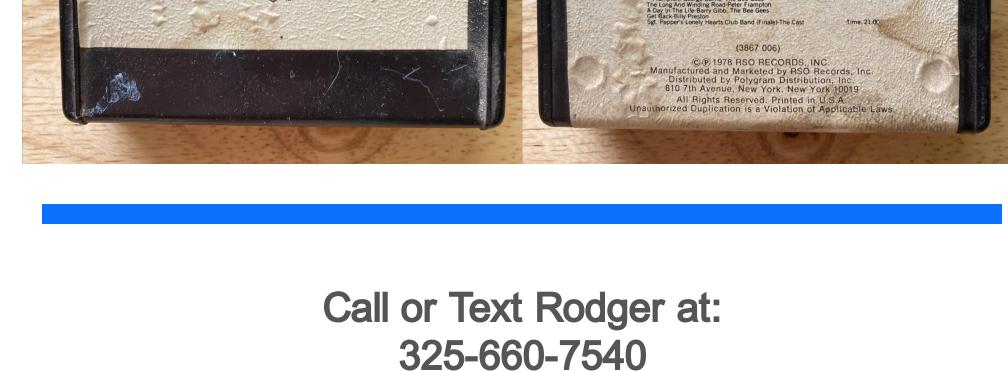
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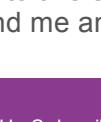
Rumble Channel

Here is the Pic of the Month

I was rooting around in my tools and I ran across this little "gem." I really think it belonged to my brother. Not sure why I have it as I have no way of playing it. I guess I will send it to the Smithsonian. You have to like the great music....



Call or Text Rodger at:
325-660-7540



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