

# NEWSLETTER



ANDREA  
*Sturdivant*

2025 LUBBOCK ASSOCIATION OF REALTORS® PRESIDENT

Hello and happy April, West Texas REALTORS®! April is National Fair Housing month and one of the ways we can show our REALTOR® Value is

by adhering to Fair Housing laws. These laws protect our communities, our state and our nation. I truly believe there is a key for every lock and a home for everyone. It is an extreme honor to help consumers find the place they will call home, raise their families and make memories.

The Fair Housing Act was signed in 1958 to protect people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. We are lucky to live in West Texas where neighbors help neighbors. We support our communities, both as REALTORS® and as Lubbock residents. However, don't be lulled into a false sense of security thinking Fair Housing is not an issue that we have to deal with in West Texas.

One way to stay current on all things Fair Housing is to visit Fairhaven, the online Fair Housing simulation created by NAR. Fairhaven uses the power of storytelling to help identify, prevent, and address discriminatory practices in real estate. Inspired by real stories, this innovative online experience has agents work against the clock to sell homes in the fictional town of Fairhaven, while confronting discrimination in the homebuying process. The training provides customized feedback that REALTORS® can apply to daily business interactions. You can learn more at [nar.realtor/fair-housing/fairhaven](https://nar.realtor/fair-housing/fairhaven).

Everyone needs a place to call home and our job is to help them find it. Since this is the biggest financial decision most people will make in their lifetime, it's important that we demonstrate our REALTOR® Value by being the trusted resource for the consumer. REALTORS® are champions for home ownership, safety, security, prosperity, generational wealth, and the American Dream. For more information about the Fair Housing Act visit [hud.gov/stat/fheo/rights-obligations](https://hud.gov/stat/fheo/rights-obligations).

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#PURPLESOLUTION



# 2025 TREPAC

## Major Investors

**PLATINUM R**

Jef Conn\*\*\*P

**GOLDEN R**

Donna Sue Clements\*\*\*P  
Rich Eberhardt\*\*\*P  
Michael HuttonP  
Cade Fowler\*\*\*P  
Tony Lloyd\*\*\*P  
Lisa Pearce\*\*\*P  
Andrea SturdivantP  
Tracy ThomasonP

**CRYSTAL R**

Coby Crump  
Vanessa Dirks\*\*\*P  
Tim Garrett  
Amie Henry  
Vanesa HydeP  
Lia IrvinP  
Kirk Schneider  
Teresa Smith

**STERLING R**

Brian Aycock  
Chris BrooksP  
Tom Couture  
Rusty DeLoach  
Lauren EgertP  
Linda Ferguson  
Brenda Fisher  
Jay GaleaP  
Tim Grissom

Jacky Howard  
Cheryl Isaacs  
Nathan Jordan  
Hillary Martin  
Joe L. Murfee, III  
Colby NorrisP  
Emily Phillips  
Franklin Pirelli  
Kyle RogersP

Crystal SanchezP  
Winn Sikes\*\*\*  
Lesli Spears  
Jeremy Steen  
Bambi Temple  
Pam Titzell  
Ruben Trujillo  
Dan Williams\*\*\*

**CORPORATE MAJOR INVESTORS**

Alliance Credit Union  
Benchmark Mortgage  
City Bank Mortgage  
Lubbock National Bank  
Peoples Bank  
Spirit Mortgage  
Texas Tech Credit Union  
Western Bank

P President's Circle | \*\*\*RPAC Hall of Fame

TREPAC DISCLAIMER: Contributions are not deductible for federal income tax purposes. Contributions to the Texas Association of REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, the Texas Association of REALTORS® (TAR), and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of TAR.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the TAR political committee administrator at 800-873-9155 to obtain information about your contributions.

# RPAC

## LAR HALL OF FAME MEMBERS

Donna Sue Clements\*  
Jef Conn  
Vanessa Dirks  
Rich Eberhardt\*  
Cade Fowler  
Tony Lloyd  
Lisa Pearce  
Winn Sikes  
Teresa Smith\*  
Dan Williams

\* Will be inducted in 2025



# RPAC

## LAR HALL OF FAME

The RPAC Hall of Fame recognizes dedicated members who have made a significant commitment to RPAC (this includes TREPAC in Texas) over the years by investing an aggregate lifetime amount of at least \$25,000.

Hall of Fame members are installed at the May REALTORS® Legislative Meetings & Trade Expo the following year. President's Circle investments may be counted towards Hall of Fame status.

Among the Hall of Fame benefits are inductee names prominently featured on the RPAC Hall of Fame wall located on NAR's Washington, D.C. building rooftop, a personal plaque commemorating the installation and recognition pins with the Hall of Fame designation.



REALTOR PARTY

# MAJOR INVESTOR

Spotlight



**TIM GARRETT**  
MAJOR INVESTOR

TREPAC is not just about investing in current real estate issues And private property rights, it's about investing in our children and grandchildren's futures in Texas!

**LARLUBBOCK**  
Association of REALTORS®



TREPAC  
Buckets of FUN

Monday, May 19 | 4 p.m. to 6 p.m.  
The Range 3116 122nd Street, Lubbock, TX 79423

Tickets: \$35  
What you get: A bucket of golf balls (for use at the driving range) and two drink tickets

VOTE  
FOR

Moving Ahead for Our Kids  
LUBBOCK ISD

ELECTION DAY IS SATURDAY, MAY 3RD  
EARLY VOTING APRIL 22ND - APRIL 29TH

CLICK HERE

FOR VOTING LOCATIONS



TREPAC GOLF  
TOURNAMENT  
MONDAY, JUNE 23

THE RAWLS COURSE AT TEXAS TECH

3720 4TH ST, LUBBOCK, TX 79415

REGISTER YOUR TEAM NOW AT

LUBBOCKREALTORS.COM/GOLF/



## Getting MLS Listings to your Website: An IDX Guide

Flex's data feed department is called Spark and offers three types of feeds for members. Two of these feeds (IDX and VOW/BBO) cost the vendor \$50/month. Spark employs an approval system for data feed requests involving the vendor, the agent (for agent sites) or broker (for office sites), and the MLS Administrator. Agents can also utilize a free "IDX Lite" option for a basic MLS search function on their websites.

**Data Feed Types:**

- **IDX Feed:**
  - Most commonly used feed by members.
  - Contains typical listing information seen on national syndication sites.
  - Does not include Closed or off-market listings.
  - Costs the vendor \$50/month.
- **VOW (Virtual Office Website) Feed:**
  - Used on agent or office websites requiring users to login with a username and password.
  - Does contain Closed and off-market listing data.
  - Doubles as a BBO (Broker Back Office) feed.
  - BBO feeds are typically used for office back-end systems.
  - Costs the vendor \$50/month.
- **Agent Only Feed:**
  - Contains only the listings of the subscribing agent.
  - Free of charge.
  - Not frequently used by Lubbock MLS members due to its limited scope.

**IDX Lite:**

- A free option for agents who manage their own websites and listing data without a vendor.
- Allows agents to embed a special link on their website for public MLS searches.
- Requires the agent to learn how to create these links (link provided: Add a little bit of body text).
- Technical support for IDX Lite is available through Flex Support at support@flexmls.com or 888-525-4747).

**Approval Process (Vendors initiate all data feed requests through the Spark platform):**

**For agent websites:**

1. Vendor initiates the request:
2. Approval email sent to the agent.
3. Upon agent approval, email sent to the broker of record.
4. Upon broker approval, email sent to the MLS Administrator.

**For office websites:**

1. Vendor initiates the request.
2. Approval email sent to the broker of record.
3. Upon broker approval, email sent to the MLS Administrator.

## CLARIFICATION TO PICTURES AND SECTION 1.2B IN THE MLS RULES AND REGULATIONS

Currently Section 1.2b states:

Personal or Company Advertisement:

Digital graphic embellishments, names, and logos are not allowed on any photo or rendering.

Note 1 Photos should be taken in a manner where signs are not visible or present. If a photo cannot be taken without a sign, the sign should not be legible or have any blatant advertisement.

Note 2 Builder marketing and logo is allowed in the public remarks.

(Amended 03/25)

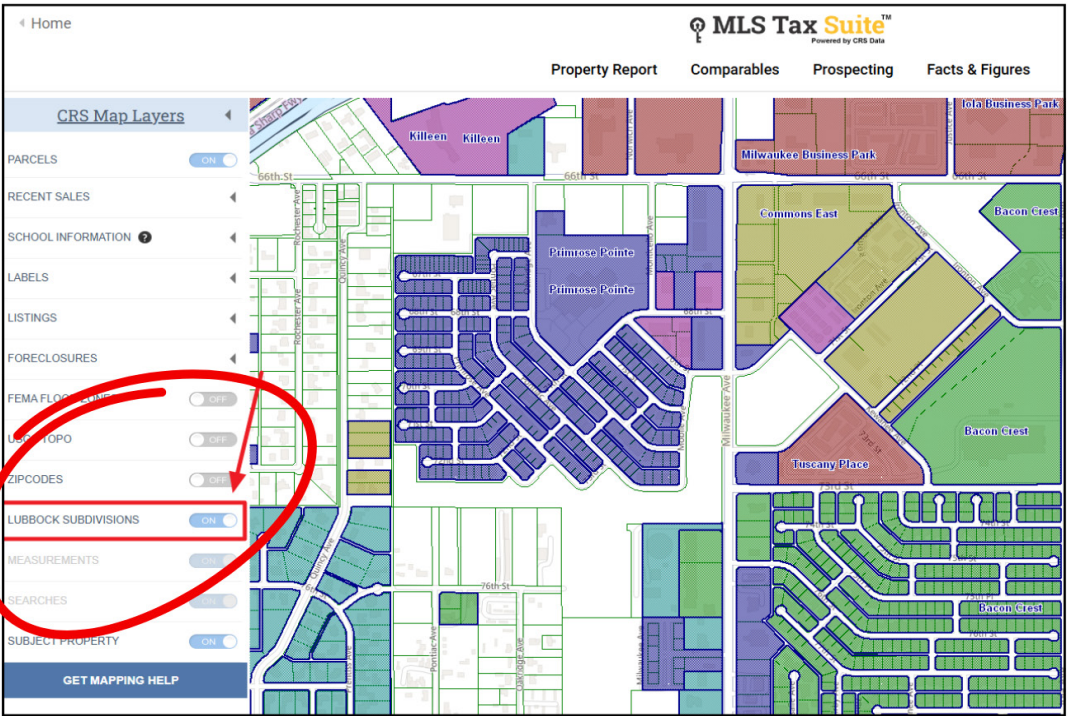
The motions that passed by the MLS Committee clarify the following points:

- Boundary lines on photographs are not considered embellishments.
- At the discretion of the MLS Administrator, neighboring business signs for Commercial Sale, Commercial Lease, Land, and Farm listings are allowed.
- At the discretion of the MLS Administrator, design boards are allowed and are considered renderings.

## Lubbock County GIS Subdivisions are now live

We're thrilled to announce the activation of the GIS Subdivisions layer in the CRS MLS Tax Suite, built into Flexmls.

You can now illuminate the map with Lubbock Subdivisions by toggling the new option under CRS Map Layers.





# MEMBERSHIP STATS

<b>LAR Membership Counts as of March 31, 2025.</b>  There was a 1% percent decrease from March 2025.	<b>1,682</b>	<b>Total members</b>	<b>110</b>	<b>MLS only Designated REALTORS®</b>
	<b>200</b>	<b>Designated REALTORS®</b>	<b>108</b>	<b>MLS only REALTORS</b>
	<b>1,420</b>	<b>REALTORS®</b>	<b>32</b>	<b>MLS only Appraisers</b>
	<b>22</b>	<b>REALTORS® Emeritus</b>		
	<b>40</b>	<b>Appraisers</b>		

## REALTOR® MEMBER APPLICATIONS

London Willis, Amicus Realty  
Sara Turner, Keller Williams Realty  
Roman Thompson, Brady Collier, Broker  
Kailee Akin, Keller Williams Realty  
Stephanie Allison, Southern Magnolia Real Estate  
Hunter Smith, Minnix Property Management  
LaTalia Thiessen, Keller Williams Realty  
Jackson Davis, Keller Williams Realty  
Brianna Parum, Big State Real Estate, Inc.  
Haley Feher, Platinum West Realty  
Katelyn Richardson, L3 Brokers  
Matt Turner, Keller Williams Realty  
Hayli Brown, Better Homes and Gardens Blu Realty  
Perla Hernandez, Clear Rock Realty  
Jennifer Shaw, RE/MAX Lubbock  
Kristal Sherwood, Rent-LBK Managed by BOLDst  
Karla Bennett, Stephens Realty  
Luke Fisher, eXp Realty LLC  
James Garcia, Clear Rock Realty  
Rex McKay, Clear Rock Realty  
Madison "EJ" Rhea, Black Orchid Real Estate LLC  
Noa Avila, Jr., Aycock Realty Group, LLC3

## NEW AFFILIATES

Brent Smith, BA Smith Inspections  
Phebe Ellis-Roach, RWM Home Loans  
Zach Rollins, Rocking R5  
Colton Lee, Under 1 Roof Inspections  
Trey Duncan, PBA Title of Lubbock

## TRANSFERS

Larry Boggs, Keller Williams Realty, to Lubbock Select Realty  
Becky Boggs, Keller Williams Realty, to Lubbock Select Realty  
Brian Maines, Taylor Reid Realty, to Clear Rock Realty  
Mitchell Blake, Reside Real Estate Co., to Minnix Property Management  
Mariah Ramirez, Better Homes and Gardens Blu Realty, to Keller Williams Realty  
Jesse Hendrickson, eXp Realty LLC, to Western Heritage Realty & Investments  
Linda Torres, Better Homes and Gardens Blu Realty, to Keller Williams Realty  
Renee Ross, Coldwell Banker Trusted Advisors, to Clear Rock Realty  
Maelyn McDaniel, Brick & Loft Realty, to Keller Williams Realty  
Vanessa Baker, Grissom Realty, to Real Estate Just For You, LLC  
Daniel Ewing, Western Heritage Realty & Investments, to Panhandle Realty Group  
Roxi Sherman, Exit Realty of Lubbock, to Real Estate Just For You, LLC  
Trisha Lauer, Amy Tapp Realty, to Brick & Loft Realty  
Nikki Cuevas, Amy Tapp Realty, to Avenue Real Estate  
Jesse Hendrickson, Western Heritage Realty & Investments, to Panhandle Realty Group  
Miran Rivera, The WestMark Companies, to Lubbock Roots Realty, LLC  
Tomas Rodriguez, TGA Realty/Property Management, to Southern Magnolia Real Estate  
Ashlie Wheeler, Southern Magnolia Real Estate, to Reside Real Estate Co.

## CANCELLATIONS

Stefanie Brown, Location Rentals  
Shaza Farah, Keller Williams Realty  
Xiaomei Shu, ALL Real Estate, LLC  
PJ Zaji, Expand Realty

Amy Fitzhugh, Keller Williams Realty  
Keith Atchison, Flatland Realty LLC  
Leanne Wright, Keller Williams Realty  
Be4ore Home Inspections  
Jane Jones, Keller Williams Realty  
Sara Turner, Keller Williams Realty  
Derek Brunson, Keller Williams Realty  
Marcie Truby, eXp Realty LLC  
Henry Montano, Better Homes and Gardens Blu Realty  
Shaw Wofford, Linker, REALTORS  
Braxton Whittle, ALL Real Estate, LLC  
Richard Fry, Richard L. Fry  
Lupe Tapia, Jr., Coldwell Banker Trusted Advisors  
John Owens, Keller Williams Realty  
Rick Olson, Rick Olson and Company

## MISCELLANEOUS CHANGES

Elizabeth Boesch reinstated with Century 21 Kearney & Associates  
Chris Henry, The WestMark Companies, change to MLS member  
Ashley Rodriguez reinstated with eXp Realty LLC  
Chris Salinas, Grand Slam Real Estate Group, reinstated  
Duncan Douglas reinstated with Brick & Loft Realty  
Chris Henry, The WestMark Companies, change to non-MLS member  
Abigail De La Rosa, Reside Real Estate Co., name changed to Abigail Roseburn

## MLS ONLY

Gonzales, Crystal, eXp Realty LLC  
Chris Lawrence, Trillionaire Realty  
PJ Zaji, Regal, REALTORS  
Mike Bowman, Century 21 Mike Bowman, Inc.

Billy Medlock, Crew Real Estate LLC  
Valerie Whitehill, Crew Real Estate LLC  
Elaine Wheeler, Fathom Realty  
Alexandra Flores, Keller Williams Realty Midland  
Susie Martin, Compass RE Texas, LLC  
Sarah Mackay, Heritage Real Estate  
Xu Johnson, Century 21 Mike Bowman, Inc.  
Stacy Gonzalez, Stacy Gonzales Realty

Group  
Holly Cohen, Holly, REALTORS  
David Holmes, InRoote  
Debby Kelly, Absolute Real Estate  
Leticia Davila, eXp Realty LLC  
Jessica Boyce, Monument Realty, to Fathom Realty  
Jennifer Levrets, Epique Realty LLC, cancelled  
Jerry Denson, Final Offer, LLC

Melisa Crooks, OnDemand Realty  
Araceli Hernandez, RockOne Realty, cancelled  
Penny Moore, Home Pros Real Estate Group  
Gabi De La Rosa, Home Pros Real Estate Group  
Beatriz Saucedo, Real Broker, cancelled

LARLUBBOCK  
Association of REALTORS®

PRIME BUSINESS PARTNERS  
2025

Spirit  
MORTGAGE

City Bank  
MORTGAGE

Lubbock  
National  
Bank  
Branch of Amarillo National Bank

Western Bank  
Mortgage

CREDIT UNION

PEOPLES BANK  
PEOPLE THAT YOU KNOW

BENCHMARK  
MORTGAGE  
YOUR LOCAL LUBBOCK MORTGAGE LENDERS

ALLIANCE  
CREDIT UNION

PLATINUM BUSINESS PARTNERS

D·R·HORTON  
America's Builder

Revolution  
MORTGAGE

WESTERN TITLE  
C·O·M·P·A·N·Y  
Since 1963



# CLASSES & EVENTS

## One to Four Residential Contract

Tuesday, April 29  
1 p.m. to 4 p.m.  
Click [HERE](#) to register

## TREC Legal Update 1

Wednesday, April 30  
8:30 a.m. to 12:30 p.m.  
Click [HERE](#) to register

## TREC Legal Update 2

Wednesday, April 30  
1 p.m. to 5 p.m.  
Click [HERE](#) to register

## Overcoming the Downpayment Hurdle

Tuesday, May 6  
11:30 a.m. to 1 p.m.  
Click [HERE](#) to register

## Property Managers and Flexmls

Thursday, May 8  
10 a.m. to 11 a.m.  
Click [HERE](#) to register



Stay up to date on everything happening at LAR by visiting

**LUBBOCKREALTORS.COM/CLASSES-AND-EVENTS/**

# Need CE credits?

USE LAR'S APPROVED ONLINE COURSE PROVIDER



**The CE Shop**  
INNOVATING CAREER EDUCATION

LEARN MORE » [LUBBOCKREALTORS.THECESHOP.COM/](https://lubbockrealtors.theceshop.com/)



**The CE Shop™**



**LAR LUBBOCK**  
Association of REALTORS®

Fair and Inclusive Communities Take Educated Real Estate Agents

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on real estate Pre-Licensing, Exam Prep, Post-Licensing, Continuing Education and Professional Development!



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Association of REALTORS®



**FOR RENT**



**PROPERTY MANAGERS AND FLEXMLS**

Thursday, May 8 | 10 a.m. to 11 a.m.  
LAR Event Center

Register now at:  
[bit.ly/2505PMLS](https://bit.ly/2505PMLS)



**THE ONE TO FOUR RESIDENTIAL CONTRACT**

DATE: Tuesday, April 29  
TIME: 1 p.m. to 4 p.m.  
LOCATION: LAR Event Center

REGISTER NOW:  
[BIT.LY/2504CON](https://bit.ly/2504CON)

3 CE CREDITS FULLFILLS THE CONTRACT CLASS REQUIREMENT

 **LAR LUBBOCK**  
Association of REALTORS®



**Legal UPDATE 1 & 2**

Wednesday, April 30

Legal 1  
8:30 a.m. to 12:30 p.m.  
[bit.ly/2504LU2](https://bit.ly/2504LU2)

Legal 2  
1 p.m. to 4 p.m.  
[bit.ly/2504LU1](https://bit.ly/2504LU1)



# Understanding Paragraph 12 and Broker Compensation Agreements



## Paragraph 12 and Broker Compensation Agreements

Broker compensation can be structured in various ways. Different forms may be needed depending on whether compensation is being paid by the buyer, seller, or listing broker. Paragraph 12 in the sales contract may need to be completed, and/or a separate broker compensation agreement may be required.

### Paragraph 12, Settlement and Other Expenses

TREC and Texas REALTORS® recently made changes to Paragraph 12 in several sales contracts\*. Paragraph 12A(1) (Seller's Expenses) and 12A(2) (Buyer's Expenses) of the sales contracts were amended to clarify that at closing each party must pay the brokerage fees they have agreed to pay. In other words, each party must pay the broker's fee that party agreed to pay in their respective listing agreement and buyer representation agreement. And Paragraph 12A(1)(b) now allows the parties to include a specific amount for sellers to pay the buyer's broker's fees directly.

\*The following sales contracts were amended: One to Four Family Residential Contract (Resale) (TXR 1601); New Home Contract (Incomplete Construction) (TXR 1603); New Home Contract (Completed Construction) (TXR 1604); Residential Condominium Contract (TXR 1605); New Residential Condominium Contract (Complete Construction) (TXR 1608); New Residential Condominium Contract (Incomplete Construction) (TXR 1609); Farm and Ranch Contract (TXR 1701).

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Seller shall pay the following expenses (Seller's Expenses):

(a) releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; brokerage fees that Seller has agreed to pay; and other expenses payable by Seller under this contract;

(b) the following amount to be applied to brokerage fees that Buyer has agreed to pay: ☐ \$ \_\_\_\_\_ or ☐ \_\_\_\_\_ % of the Sales Price (check one box only); and

(c) an amount not to exceed \$ \_\_\_\_\_ to be applied to other Buyer's Expenses.

(2) Buyer shall pay the following expenses (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; brokerage fees that Buyer has agreed to pay; and other expenses payable by Buyer under this contract.

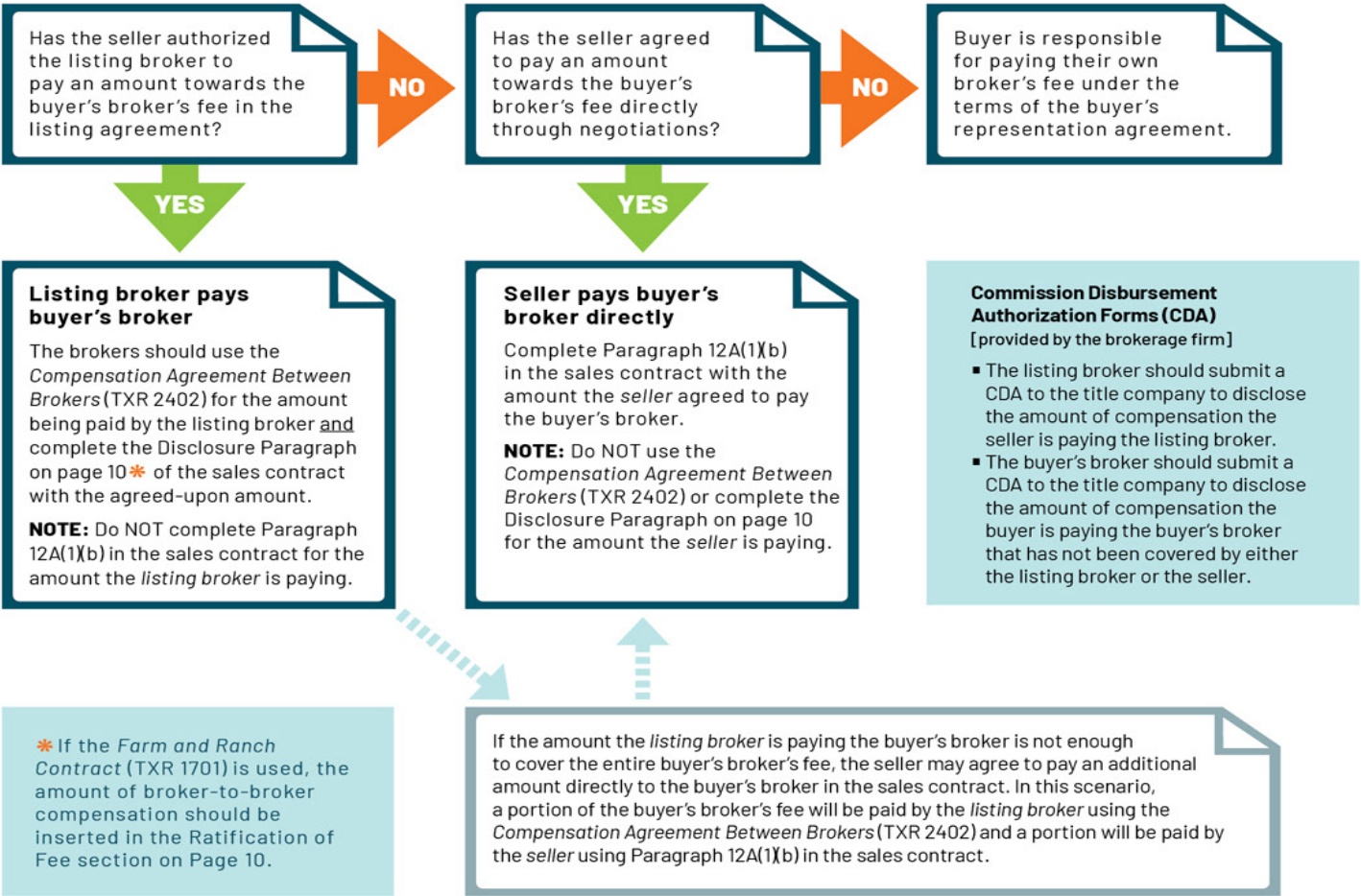
### Listing Broker's Compensation

Sellers will typically be responsible for paying their listing broker's compensation under the terms of the listing agreement. The listing broker should provide the title company with a Commission Disbursement Authorization form (CDA) (*supplied by the brokerage firm*) to disclose the amount of compensation being paid by the sellers.

### Buyer's Broker's Compensation

Who's Paying the Buyer's Broker? Knowing the answer to this question is the key to understanding which forms are needed and how to properly complete them. Depending on how a transaction is structured, the buyer's broker may be paid directly by the buyer, directly by the seller, by the listing broker, or by any combination.

## FLOWCHART FOR USING PARAGRAPH 12 AND COMPENSATION AGREEMENT BETWEEN BROKERS (TXR 2402)



PARAGRAPH 12A[1][b]

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Seller shall pay the following expenses (Seller's Expenses):

(a) releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; brokerage fees that Seller has agreed to pay; and other expenses payable by Seller under this contract;

(b) the following amount to be applied to brokerage fees that Buyer has agreed to pay: ☐ \$ \_\_\_\_\_ or ☐ \_\_\_\_\_ % of the Sales Price (check one box only); and

(c) an amount not to exceed \$ \_\_\_\_\_ to be applied to other Buyer's Expenses.

(2) Buyer shall pay the following expenses (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; brokerage fees that Buyer has agreed to pay; and other expenses payable by Buyer under this contract.

DISCLOSURE PARAGRAPH

Disclosure: Pursuant to a previous, separate agreement, Listing Broker has agreed to pay Other Broker a fee (☐ \$ \_\_\_\_\_ or ☐ \_\_\_\_\_ % of the Sales Price). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

- This flowchart applies to Paragraph 12 in the following sales contracts:
- One to Four Family Residential Contract (Resale)(TXR 1601)
  - New Home Contract (Incomplete Construction)(TXR 1603)
  - New Home Contract (Completed Construction) (TXR 1604)
  - Residential Condominium Contract (TXR 1605)
  - New Residential Condominium Contract (Complete Construction)(TXR 1608)
  - New Residential Condominium Contract (Incomplete Construction)(TXR 1609)
  - Farm and Ranch Contract (TXR 1701)

**Note:** The *Compensation Agreement Between Broker and Owner* (TXR 2401) is *not* needed if 12A(1)(b) is used. Using TXR 2401 and completing 12(A)(1)(b) in the sales contract creates a duplicate obligation for sellers to pay those fees. TXR 2401 creates a separate contractual obligation between sellers and the buyer's broker outside of the sales contract. Use of TXR 2401 would be more appropriate in for-sale-by-owner transactions or other scenarios where compensation is agreed to outside of the sales contract.



Market Selector

Local Association  
Lubbock Association of REALTORS®

Property Type  
All Residential (SF, Condo, Townh...

Market Type  
Metropolitan Statistical Area

Market Name  
Lubbock

Frequency  
Monthly

Date  
March 31, 2025

Construction Type  
All (Existing & New)

March 2025 Market Statistics - Lubbock MSA

Median Price  
**\$234,000**  
▼ -3.3% YoY

Closed Sales  
**471**  
▲ 10.6% YoY

Active Listings  
**1,511**  
▲ 3.6% YoY

Months Inventory  
**3.6**  
▲ 0.0 YoY

PRICE DISTRIBUTION

< \$100k	6.0%
\$100-199k	27.1%
\$200-299k	39.9%
\$300-399k	11.5%
\$400-499k	7.5%
\$500-749k	5.8%
\$750-999k	1.3%
\$1M +	0.9%

VALUATION STATS

Median Price/Sq Ft  
**\$137.24**  
▼ -0.5% YoY

Median Home Size  
**1,752** sq ft

Median Year Built  
**2008**

Close/Original List  
**95.2%**

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE

TRANSACTION TIME STATS

Days on Market  
**62**  
5 days more than March 2024

Days to Close  
**32**  
2 days more than March 2024

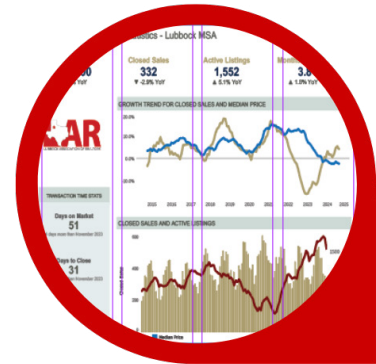
Total Days  
**94**  
7 days more than March 2024

CLOSED SALES AND ACTIVE LISTINGS

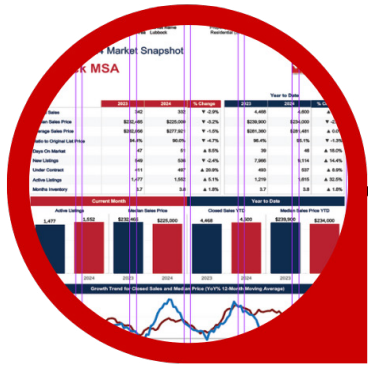
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DOWNLOAD MARKET STATISTICS PDF



DOWNLOAD MARKET SNAPSHOT PDF



Association Name  
Lubbock Association of RE..

Market Type  
Metropolitan Statistical Area

Market Name  
Lubbock

Property Type  
Residential (SF/COND/TH)

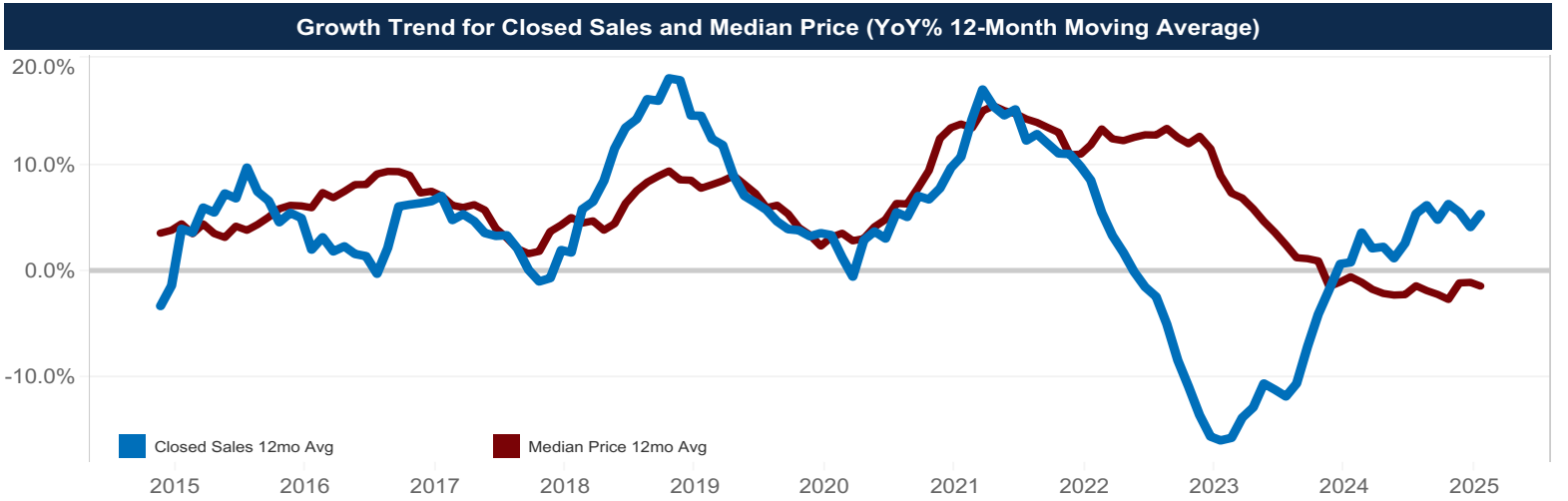
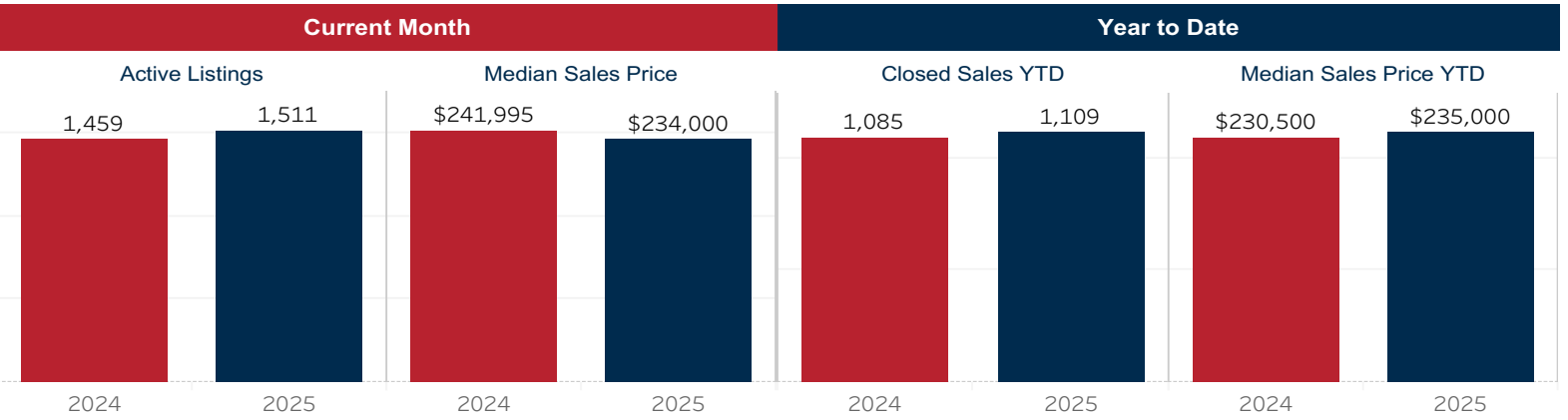
Month (Current Report Year)  
March

March 2025 Market Snapshot

Lubbock MSA



	Year to Date			Year to Date		
	2024	2025	% Change	2024	2025	% Change
Closed Sales	426	471	▲ 10.6%	1,085	1,109	▲ 2.2%
Median Sales Price	\$241,995	\$234,000	▼ -3.3%	\$230,500	\$235,000	▲ 2.0%
Average Sales Price	\$279,831	\$273,227	▼ -2.4%	\$277,388	\$281,298	▲ 1.4%
Ratio to Original List Price	96.2%	95.2%	▼ -1.0%	95.7%	95.1%	▼ -0.7%
Days On Market	57	62	▲ 8.8%	53	62	▲ 17.0%
New Listings	884	789	▼ -10.8%	2,471	2,322	▼ -6.0%
Under Contract	649	637	▼ -1.9%	550	583	▲ 6.0%
Active Listings	1,459	1,511	▲ 3.6%	1,438	1,473	▲ 2.4%
Months Inventory	3.6	3.6	▼ -0.5%	3.6	3.6	▼ -0.5%



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