



## **JASON AND SHANNON SMITH**



### **Hey kids!**

A landmark housing bill has been moved to the Senate for a vote for passage. The bi-partisan housing committee is introducing the ROAD to Housing bill. It does 4 things:

1. Allows for less red tape for building new communities.
2. Less challenges for smaller mortgages and an easier appraisal process.
3. Supports housing renovation for manufactured and modular homes.
4. A permanent authorization of disaster recovery to help communities rebuild.

The bill is expected to pass after the committee unanimously voted in favor of it.







## MORTGAGE LOAN ORIGINATOR/ TEXAS NOTARY



### Shannon Smith

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### Current Rates

#### Conventional 30 Yr Fixed

- Rate: 6.49%
- APR: 6.577%

#### Conventional 15 Yr Fixed

- Rate: 5.625%
- APR: 5.834%

#### FHA 30 Yr Fixed

- Rate: 5.625%
- APR: 6.377%

#### VA 30 Yr Fixed

- Rate: 6%
- APR: 6.232%

\*WAC rates as of August 25<sup>th</sup>, 2025  
subject to change

### Local Insight for Central Texas

From Waco to China Spring, Meridian to Whitney, I'm seeing rural properties and ranchettes move fastest. Well-priced garden homes in Midway and West ISD are still drawing multiple offers. A solid pre-approval gives you the edge in every pocket of our market.

**\*\*Pre-Approval Beats Pre-Qualification\*\***

A pre-qualification is just a conversation. A pre-approval means an underwriter has reviewed income, assets, and credit—it carries real weight with sellers.

### Waco MSA Housing Report

August 2025



Median price

\$280,000

↓ 3.1%

Compared to August 2024

Price Distribution



Active listings

↑ 26.9%

1,551 in August 2025



Closed sales

Flat 0%

259 in August 2025



Days on market

Days on market	71
Days to close	30
Total	101

6 days more than August 2024



Months of inventory

6.2

Compared to 5.0 in August 2024

About the data used in this report  
Data used in this report comes from the Texas REALTORS® Data Reference Project, a partnership among the Texas Association of REALTORS® and local REALTORS® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center of Texas A&M University.

TEXAS REALTORS® Texas Real Estate Research Center



## UPCOMING EVENTS & EXCITING ANNOUNCEMENTS



### For Sale & SOLD



**Closed** 2925 Edmond



**Closed** Ave M Clifton



**Closed** One Conventional Loan

\*Two FHA Loans Active

\*Two Conventional Loans Active

- **Oct 2-12** – Heart O’ Texas Fair & Rodeo: PRCA rodeos, carnival rides, livestock shows, concerts, and food
- **Oct 3** – Midland with Jade Eagleson concert (part of the Fair & Rodeo lineup)
- **Oct 4** – Running with the Bulls 5K & Fun Run at Extraco Events Center
- **Oct 4** – Ramble Waco 3rd Birthday Bash at Ramble & Company
- **Oct 4** – Roni’s MacFest at Southern Roots Brewing Company (free entry)
- **Oct 10-11** – Cotton King’s Demise Murder Mystery at Pape Event Center
- **Oct 18** – Waco Diwali Festival at Bridge Street Plaza.
- **Oct 18** – Car show at the Extraco Events Center
- **Oct 18** – Oktoberfest St. Philip Catholic Church China Spring 11 am- 6 pm
- **Oct 23-25** – Magnolia Silobration from 10am to 6pm Thurs, 10am-5pm Fri + Sat
- **Oct 25** – Harley-Davidson Waco Trike or Treat from 12-2pm
- **Oct 31** – Fall Festival China Spring Journey Christian community 6 pm – 8 pm
- **Early Oct** – Texas Downtown Conference 2025 in Downtown Waco.

### OCTOBER SPOTLIGHT



**Richard Grellhesl** has been riding with me for a long time. We celebrated his 75th birthday at the last Waco HOG Chapter meeting a couple of weeks

ago. Unfortunately, Richard was involved in an accident a couple of years ago and has not been able to ride with us. We do however look forward to seeing him at the meetings and when we meet for meals and parties. **Happy birthday Richard!**