

# REAL ESTATE REPORTER

January/February 2008

**GREG LOBBREGT**

**KELLER WILLIAMS REALTY**  
Call 269-GREG (4734) • email: [greg@greglobb.com](mailto:greg@greglobb.com)  
[www.abqforsale.com](http://www.abqforsale.com) • [www.greglobb.com](http://www.greglobb.com)



**Thinking of Selling?**

**Now could be the perfect time.**



**Call Greg at:  
269-GREG (4734)**

## *A New Year, a Bright Outlook*

For months now, we've heard the bad news about the real estate market. It started back in the summer of 2007 with the subprime mortgage crisis and continued throughout the fall as many homebuyers took a "wait and see" approach to purchasing a home, wondering when housing prices and interest rates might hit bottom.

Obviously, I can't predict what will happen in 2008, but I can tell you what my experience has been. I've had an increase in business activity this December and January over October/November 2007. When the Albuquerque Metropolitan Board of Realtors releases the December and year-end figures this month, I expect to see the beginning of positive change in many of our market indicators.

So, my outlook for this year is mostly bright. If you want to buy a home, it's a great time to take advantage of both increased inventory and low interest rates. As of this Jan. 10 writing, rates for 30-year fixed conventional loans are 5.5 to 5.65 percent, with no points.

If you need to sell your home, it's important to know the facts:

- Avg. sales price in Nov. 2006 was \$242,061. In Nov. 2007 it was down only 3.35% to \$233,956. Residential real estate prices have surged upward so strongly over the last 3 to 4 years, that a decline of 3.35% compared to last year is, quite simply, an expected downward correction
- It's taking longer than it has the past four years to sell a house – an average of 61 days on the market.

- There are currently 6499 residential listings in the Albuquerque Metro area, compared with approximately 4000 one year ago.
- Albuquerque is still consistently ranked as one of the best real estate markets in the country. (#1-Housing Predictor.com Oct. 2007)

Now more than ever, you need an experienced agent that understands our unique market. Proper pricing and marketing are critical to get your home sold and get you where you need to be on time.

If you need help buying or selling a home, want to know the value of your home, or need other real estate related information or advice, I'm here to help. You can reach me at 269-GREG (4734). Take care,

P.S. I also wanted to add an interesting note about foreclosures in Albuquerque, in case you missed it in the Albuquerque Journal. According to the Dec. 16, 2007, edition of the Journal, the Albuquerque metro area had one foreclosure for every 880 households in the third quarter, a 31 percent drop from a year earlier. The national average was one foreclosure for every 196 households. Albuquerque's low rate of foreclosures has been attributed to its comparatively steady residential real estate market.

**Win a \$100 gift certificate for a Valentine's dinner for two at Savoy Bar and Grill!**

**See Back Page**



# HOMEOWNER SERVICES DIRECTORY

## ALTERATIONS

Stephanie Carter (Home & Personal) .. 296-0688

## APPLIANCE SERVICE

Layton's Appliance Service ..... 344-9663  
Ole's Appliance Service ..... 244-1010

## APPRAISER

Leslie Hulebak..... 294-8888

## ATTORNEY

Pamela Crane (Real Estate)..... 217-5266  
Sylvain Segal (Real Estate) ..... 888-8888

## CARPET & FLOORCOVERINGS

Duke City Floor Coverings ..... 803-3900  
Floors & More (Jim)..... 991-0292  
High Desert Flooring  
(tile, carpet, laminate)..... 271-2238

## CARPET CLEANING

Pegasus Carpet Care (Paul)..... 296-0071  
Sparkle Brite Carpet Clean (John) ..... 203-2798

## CARPET STRETCHING

Franklin (Carpets by Sonja) ..... 688-3641  
Bobby (Cash & Carry)..... 315-2494

## CLEANING (RESIDENTIAL)

Maria ..... 712-4429

## COMPUTER NETWORKING-

## HOME & SMALL BUSINESS

PCWise (Glen) ..... 934-0606

## DESIGNER

Rick Steffy ..... 250-7126

## ELECTRICIAN-GENERAL

Mark Arias ..... 306-3771  
Arnulfo Lopez Quinteros ..... 286-4161

## ESTATE SALES

Sharon's Sales ..... 268-4393  
Cross Current Estates  
Liquidations and Sales..... 259-4249

## FLOORING-REFINISHING

Crystal Alchemy (Micki) ..... 907-8892

## GARAGE DOOR INSTALLATION

Quality Garage Door (Joe)..... 298-8374

## GRAPHIC DESIGN

Kathy Montoya ..... 235-5966

## HANDYMAN SERVICES

Mark Fausto Construction Services ..... 850-4264  
Richard Franklin ..... 850-5633  
Buddy Underwood..... 459-5455  
Hill's Tree & Cleaning Co.  
(Travis & Gerry)..... 304-4418

## HEATING & COOLING

Philmore Heating & AC ..... 884-1595  
Scott Ruch..... 235-9994

## HOME ENTERTAINMENT SYSTEMS

AVR Resources (Richard Gallegos)..... 9696-AVR  
or ..... 991-7424

## INSURANCE

State Farm (Ken Brudos)..... 836-5060

## INTERIOR DECORATING

Stacia Lamb ..... 850-2667

## LAWN MAINTENANCE/LANDSCAPING

Hidden Valley Landscaping (Gonzo).... 480-9385  
Landscapeurs ..... 294-4559  
Molly Rodgers Landscapes (Molly)..... 250-2880  
Pro Enviro Scapes  
(James Arellano) ..... 261-1794

## MORTGAGE COMPANY

Countrywide Home Loans  
(Jason Pike) ..... 828-9400

## MOVERS

Graebel Movers (Tom Reichert)..... 831-8000

## PAINTING

A+ Painting (Micah)..... 463-8999  
Andy's Painting..... 934-0660  
Mark Fausto  
Construction Services ..... 850-4264

## PERSONAL TRAINING

Ab-Salute Fitness (Tom Bailey)..... 604-5768

## PEST CONTROL

Eagle Eye Exterminating (Aaron)..... 991-3931  
Alliance Pest Mgmt. (Alan Feurer)..... 892-6100

## PET SITTING SERVICE

Ruth Connery ..... 292-7202  
Angela Triplett ..... 310-1790

## PLUMBERS

Big Mountain Quaily Plumbing, LLC  
(Dave) ..... 281-4353  
Preferred Plumbing-Steve Baca ..... 265-0708  
RS Mechanical (Rick Stein)..... 239-5233

## POOLS

New Mexico Pools (Gino Semeraro) ... 839-7777

## POOL MAINTENANCE

Dan Carrigan Pool and Spa Tech ..... 797-9680

## PROPERTY MANAGEMENT (RESIDENTIAL)

Jim Siebenthal Property Mgt. .... 797-8764

## REAL ESTATE SERVICES

**Greg Lobbereg**  
**269-GREG(4734)**



## RESURFACING SINKS/TUBS/COUNTER

Get A Grip..... 268-0929  
Granite Transformations..... 872-3600  
New Surface..... 294-4966

## ROOFER

Alvarado Roofing..... 842-7663  
Andy Lopez ..... 450-9222  
Palomino Roofing..... 452-2633

## SECURITY SYSTEMS

The Alarm Store (Lynn Russell)..... 881-0001  
Alarm Research (Paul)..... 291-9458

## SPRINKLER MAINTENANCE

Anything Sprinklers ..... 275-0996

## STAINED GLASS

Pam Baker..... 401-5123

## STORAGE

Economy Storage..... 294-4444

## STUCCO WORK

Chuck Gonzales (Patching/Repair)..... 869-7041  
Stucco Seal (Robin Sproul)..... 292-7325

## TILE WORK

Bob Warmeth ..... 410-1011  
Luis Villegas ..... 261-1980  
Lorenzo Hernandez..... 991-5507

## TITLE/ESCROW SERVICES

U.S. Title (Cari L. Payne) ..... 353-3500

## TERMITE TREATMENT

Alliance Pest Mgmt. (Alan Feuer) ..... 892-6100

## WALLPAPER

Angie Fincher Wallpapering ..... 298-9053  
Linda Jeffery ..... 294-4029

## WINDOW CLEANING

Rocky Mountain Window Cleaners..... 294-2700  
Dave and Betty Pacheco ..... 730-7284  
The Window Guy..... 203-9868

## WINDOW REPAIR

M&T Glass..... 292-9188  
Preferred Glass & Mirror ..... 293-2060

## WROUGHT IRON

Action Security Iron, Inc. .... 344-5451

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**Brown Brothers Contracting**  
Tim, Dave and Jim Brown

**(505) 715-1566** Call for a free estimate.

This list is for informational purposes only. We or our clients have used these professionals and found their services to be satisfactory. We cannot guarantee their services, nor are we responsible for any errors, omissions, agreements or charges you may incur.

## FEATURED LISTINGS



### 4 Sandia Heights NE

Beautifully remodeled (\$400,000+) single level contemporary 3 or 4 bedroom custom home in Sandia Heights with incredible views! Flagstone floors, high ceilings with clerestory windows, huge great room that opens up to a big covered patio (sliding patio doors go into wall). Upgraded kitchen, plumbing, electrical, windows, almost everything! Great floorplan. Very open. In the process of adding 3rd car garage. MLS: 530977, 3527sqft., \$1,200,000. Call Greg today at 269-GREG(4734).



### 1001 Cuatro Cerros Trail SE

Absolutely stunning all brick single level 4 bedroom custom home built by Pauls. Two living areas, family room is extra large with stone fire place and built-ins. Gorgeous updated kitchen with newer appliances and good sized breakfast nook. Formal dining, all secondary bedrooms are large. Master bedroom is huge with private entrance to the gorgeous backyard. Enclosed Jacuzzi in backyard conveys. RV parking, private courtyard extra large corner lot with fabulous curb appeal. MLS: 606069, 2800sqft., \$425,000. Call GREG today at 269-GREG(4734).



### 1241 Setter NE

1241 Setter Dr. NE- Beautiful single level custom home built by Newman located in the FOOTHILLS! Pride of ownership throughout shows from the original owners. Super light and bright with extra high ceiling, plant ledges and skylights. Stunning mountain & city views. Master has own access to the wonderful low-maintenance backyard. Pre-wired for surround sound, utility rm. with extra cabinets for storage, newer carpet, new hot water heater and extra deep garage. This home is extremely well maintained. MLS: 607464, 1980sqft., \$329,900. Call Greg today at 269-GREG(4734).



### 13011 Sunrise Trail PI NE

Stunning custom 3 bedroom home built by Hofland in exclusive High Desert. Gorgeous kitchen with custom cabinets by Halbert, granite counters and very large island that opens to the great room with stunning VIEWS of the Sandias and formal dining. Courtyard with water feature. Custom door with stained glass to 3rd bedroom/study. Master has own fire place and private entrance to gorgeous backyard with fountain, bbq grill, flagstone patio and backs to the OPEN SPACE! Gorgeous beam ceilings. Radiant heat, refrigerated air, and central vac. MLS: 606629, 2700sqft., \$659,000, Call GREG at 269-GREG(4734).



### 1404 Pinnacle View NE

Incredible 4 bedroom plus study custom home built by Ric Hartline in the FOOTHILLS! Updated and upgraded super floorplan with a gorgeous kitchen with granite countertops and new cabinets that opens to the family room, one bedroom and bath on the main level, and vaulted ceilings in the living room with hardwood floors. Huge master suite with sitting area, cozy loft, and decks front and back with city and mountain views. Extra large lot landscaped beautifully to be your own private park. MLS#: 5529347, 3759sqft. \$549,000. Call Greg today at 269-GREG(4734).



### 1209 Valencia Dr NE

Terrific 3brdm home with light and bright floor plan. Large family room which opens up to living/dining combo. Large kitchen with nice ceramic tiled floors, spacious bedrooms, abundant storage throughout. Big 2 car garage with workshop area. Private backyard with in-ground vinyl solar heated pool. MLS: 607326, 2032sqft., \$249,900. Call Greg today at 269-GREG(4734).



### 1005 Rocky Point Ct. NE

Incredible 4 bedroom custom home built by Omega. Nestled at the base of the FOOTHILLS close to hiking/biking trails. Fantastic city and mountain VIEWS! Super light & bright floorplan with the master on main level w/updated bath. Gourmet kitchen with island, large breakfast nook and pantry. Custom cabinetry by Ernie Torres. Newer appliances, 2 living areas, formal dining, extra large laundry room with tons of storage, central vac, stucco redone 5yrs ago. Gorgeous landscaping, dog run, hot tub and fabulous view deck. MLS: 601946, 2950sqft., \$479,000. Call Greg today at 269-GREG(4734).



### 1135 Narcisco NE

Gorgeous 4 bedroom home built by Paul Newman nestled in the FOOTHILLS, and backs to the Open Space Preserve. Incredible VIEWS! Super light and bright floorplan that includes living/dining combo, family room and guest bedroom down and full bath. Master bedroom offers vaulted ceilings and view deck. Pretty kitchen with large breakfast area opens to the family room. Incredible backyard with extended deck. Refrigerated air, water softener, alarm system, and 3 car garage with attic. MLS# 530683, 2479sqft., \$397,900. Call Greg today at 269-GREG(4734).



### 8 La Villita Ct. NE

Private and quite cul-de-sac location nestled in the FOOTHILLS! Close to hiking and biking trails. Lush private courtyard entrance. Unique split level floorplan offers 3 bedrooms with tremendous city views from master, lovely kitchen, formal dining room opens to courtyard, living area with wood burning fireplace that opens to outdoor patio. Nice size 2 car garage with workbench. MLS: 532165, 1651sqft., \$239,900. Call Greg today at 269-GREG(4734).

# Win a \$100 gift certificate



Win a \$100 gift certificate for a Valentine's dinner for two at Savoy Bar and Grill on Montgomery NE.

Call me at 269-GREG(4734) or email me at [greg@greglobb.com](mailto:greg@greglobb.com) to enter the drawing to be held on Feb. 8.

Reservations have already been made for you at 7 p.m. on Valentine's Day.



Up to four free Tram passes are available from me every day. Call early to reserve your passes, as they are available on a first come, first served basis. Call 269-GREG (4734).

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