

# REAL ESTATE REPORTER

January / February 2009

**GREG LOBBREGT**

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



## 2008 is over... *Whew!!*

Well, 2008 wasn't only hard on the real estate industry, but most businesses across the board. Albuquerque was actually one of the better real estate markets in many surveys. That's a small consolation, but wouldn't you rather be here and have your home depreciate approximately 10% for the year compared to 40% to 50% in Miami, Phoenix or Las Vegas? Granted, we didn't have the huge spikes that they had in 2004 and 2005, but in my 25 years in the business, Albuquerque has always been the tortoise and not the hare. We plod along at a fairly predictable pace (in the long run) and we do alright. A great website to look at how we've done over the long term is [www.OFHEO.com](http://www.OFHEO.com) (a government website). It shows you how home values have done over the years in different markets. In the long run real estate is still up there in the way of wealth building.

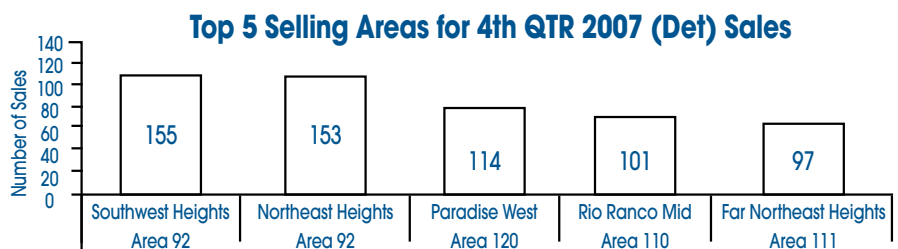
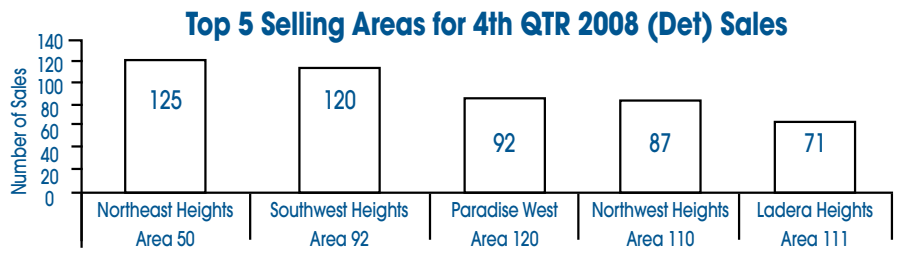
As far as predicting the future, my crystal ball is a bit hazy. I'm encouraged how quickly activity is picking up early in 2009. I think now that the election is over, we know what is going to happen with the government's stimulus package, and with interest rates the lowest they've been in 37 years, people are coming out from hibernation. They realize that they still have a job, that they need to make a change with their real estate needs, whether it be a bigger, smaller, or investment property, and it's a great time to get a loan if you have good credit and down payment. We are getting back to where we used to be before the words "sub-prime", "0 down", or "no income verification" loans were even in our vocabulary (which have only been around about 5 years or so).

### Valentines Day Drawing!

Call Greg at 269-GREG(4734) before February 11, 2009 for a chance to win a \$100 gift certificate for two at Savoy Restaurant.

### 4th Quarter 27 & 2008 RECAP for Greater Albuquerque Area Class R1 (Existing Single-Family Detached)

Class R1	2007	2008	% of Change
<b>Average Price:</b>	\$240,033	\$218,878	-8.81%
<b>Median Price:</b>	\$195,000	\$182,500	-6.41%
<b>Total Sold &amp; Closed:</b>	1,858	1,389	-25.18%
<b>Total Dollar Volume</b>	\$445.5	\$304.0	-28.61%
<b>Days on Market:</b>	54	75	38.89%



The numbers above reflect the time period between October 1 and December 31 of 2007 and 2008.  
 Total Dollar Volume is reported in Millions. \$32.f = \$32,100,000

# 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

## CABINETS

Blue Sky Woodworks (Mick Harper) .... 897-0594

## CARPET & FLOORCOVERINGS

Benchmark Wood Floors (Hardwood Floors)  
(Kevin) ..... 292-3238  
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)

Jenny ..... 235-5825  
Maria ..... 385-1430

## COMPUTER NETWORKING- HOME & SMALL BUSINESS

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

## DESIGNER

Rick Steffy ..... 250-7126

## ELECTRICIAN-GENERAL

Mark Arias ..... 306-3771  
Americas Electric(Arnulfo)..... 553-4375

## ESTATE SALES

Cross Current Estates  
Liquidations and Sales ..... 259-4249

## FINANCIAL SERVICES

Cordoba Insurance Agency LLC  
Crystal T. Day ..... 293-4097  
Jeanne Malone..... 962-2230

## GARAGE DOOR INSTALLATION

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

## GRAPHIC DESIGN

Kathy Montoya ..... 235-5966

## HANDYMAN SERVICES

Brian Howe..... 228-9501  
Richard Franklin ..... 850-5633

## HEATING & COOLING

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

## HOME ENTERTAINMENT SYSTEMS

AVR Resources (Richard Gallegos)..... 9696-AVR  
o r ..... 991-7424

## INSURANCE

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

## INTERIOR DECORATING

Susan Shires ..... 259-8147

## LAWN MAINTENANCE/LANDSCAPING

Hidden Valley Landscaping (Gonzo).... 480-9385  
Hill's Tree & Cleaning Co.  
(Travis & Gerry) ..... 304-4418  
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)..... 440-6496

## PACKING

Jenny ..... 235-5825

## PAINTING

A+ Painting (Micah) ..... 463-8999  
Andy's Painting..... 934-0660

## PEST CONTROL

Eagle Eye Exterminating (Aaron)..... 991-3931  
Route 66 Pest Control..... 892-6100

## PET GROOMING

Bills' Mobile Pet Grooming ..... 856-2760

## 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

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

## ROOFER

AA Flat Roof Seal Co. .... 275-7325  
Alvarado Roofing..... 842-7663  
Reece Roofing (Kevin Reece) ..... 681-8564

## 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..... 306-7840  
Macias Lath & Plaster- Hugo Macias... 220-6268  
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

Eagle Eye ..... 867-5058

## TUTORING/TEACHING

Paula Burns..... 275-9262

## WALLPAPER

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

## WINDOW CLEANING

T & A Window Cleaning(Tony/Angela) . 804-3515  
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

## FREE SERVICES AT OUR OFFICE!

The following services are available FREE  
at our office at **Keller Williams Realty**  
(505) 271-8200

9201 Montgomery Blvd. NE • Ste. 101 • ABQ, NM 87111  
Please call before you come by --269-GREG (4734).

**FREE** use of office copy machine.

**FREE** copy of your credit report

**FREE** inbound/outbound faxing local OR long distance

**FREE** market valuation of your home to find out if you can  
cancel your PMI (Private Mortgage Insurance) or to  
help you determine a price if you are ready to  
sell your home.

**FREE** report on comparable sales in your neighborhood to  
help you protest your property taxes.

## FEATURED LISTINGS



### 2708 Alejandro Ln NW

- 3227sqft/3BR/4BA/4CG
- Private Gated Community in North Valley
- Nestled up to Bosque
- MLS: 639501, \$799,000
- Call Greg at 269-GREG(4734)



### 14411 Soula Dr. NE

- 3670sqft/5BR/3.25BA/2CG
- RV Parking/Heated Swimming Pool
- Backs to Open Space!
- MLS: 631631, \$599,000
- Call Greg at 269-GREG(4734)



### 1112 Oro Real NE

- 3539sqft/3BR/2.5BA/2CG
- Outstanding City and Mountain Views!
- MLS: 637999, \$509,900
- Call Greg at 269-GREG(4734)



### 13601 Deer Trail NE

- 2507sqft/3BR+Study/2.5BA/2CG
- Majestic panoramic City and Mountain Views!
- MLS: 638955, \$485,000
- Call Greg at 269-GREG(4734).



### 1712 Archuleta NE

- 2263sqft/4BR/2.5BA/2CG/Views
- RV Garage-Enough room for 6 cars
- MLS: 638098, \$459,000
- Call Greg at 269-GREG(4734).



### 4601 Hilltop Pl NE

- 3283sqft/4BR/3BA/2CG
- Huge Corner Lot in Glenwood Hills!
- MLS: 630196, \$423,000
- Call Greg at 269-GREG(4734).



### 13628 North Rim NE

- 2700sqft/4BR/2.75BA/2CG
- Immaculate property with great floor plan!
- MLS: 640454, \$409,900
- Call Greg at 269-GREG(4734).



### 1241 Setter Dr. NE

- 1903sqft/3BR/2BA/2CG/Views
- This home is extremely well maintained!
- MLS: 643244, \$309,900
- Call Greg at 269-GREG(4734)



### 4900 Calle De Carino NE

- 1450sqft/3BR/1.75BA/2CG
- Fabulous patio home in Glenwood Hills!
- MLS: 636998, \$259,900
- Call Greg at 269-GREG(4734).

## From a Satisfied Client:



*We want to express our sincere appreciation to Greg Lobberegt, Keller-Williams Realty, for his assistance in the sale of our home.*

*Greg was contacted in late 2008 and asked to serve as our realtor. He responded immediately by providing the support, recommendations and guidance, based on his expertise, on the best way to present a home to obtain that quality "first impression" to potential buyers. He is well known in this area and was also able to provide us with names of quality personnel and companies that helped us with the repairs on any deficiencies identified in the home. Our home was shown to potential buyers multiple times and several open houses were also held.*

*We received numerous positive feedback and comments on the appearance of our home. All of these efforts resulted in the pending sale after only a short period of time.*

*We would also like to acknowledge Greg's assistant, Bridget. They are a great team and work extremely well together to answer any questions and to provide the guidance necessary regarding the home sales process. We would recommend Greg to other potential home sellers to seek his assistance and guidance. He is one that can make it happen.*

*— William W. & Julia E. Thompson*

Your Home Could Be  
Featured in This  
Newsletter!



Call Greg Today at  
269-GREG (4734)



## BUYERS IN NEED OF HOMES *You Can Help!*

We have several buyers searching for the following properties in the Albuquerque:

Northeast Heights, Foothills,  
2BR+, 1.75BA+, 1CG+, Under  
\$125K. (KB)

Northeast Heights, UNM,  
3BR+, 1.75BA+, 2CG+, 2750-  
3500sqft, \$245-310K. (JB)

Foothills of Sandia Heights, single  
level, 2500sqft+, Up to \$500K.

Sandia Heights, Foothills,

Four Hills, Northwest Heights,  
Paradise Hills, or Corrales,  
3BR+, 2BA+, 2CG+, 1500-  
2000sqft, single level, 1-5 years  
old, \$245-360K. (JPC)

Foothills, 3-4BR, 1.75BA+,  
2CG+, 2000sqft, single level,  
\$195-360K. (KC)

Sandia Heights, Albuquerque  
Acres, Northeast Heights, Foot-

hills, UNM, Uptown, Four Hills,  
Fairgrounds, single level, small  
yard, up to 20 years old, 2200sqft,  
\$204-320K. (RMM)

Foothills(North of Indian School),  
3BR+office or 4BR, 2BA+,  
2CG+, MBR on main level, 2000-  
2700sqft, \$245-360K. (RM)

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).

# REAL ESTATE REPORTER

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