

# REAL ESTATE *Reporter*

March 2010

## GREG LOBBEREGT

KELLER WILLIAMS REALTY  
Call 269-GREG (4734)

email: greg@greglobb.com  
www.abqforsale.com  
www.greglobb.com



## It's a GREAT Time to Buy!

1. Prices Are lower
2. Interest Rates are Some of the Lowest
3. \$6,500 Tax Credit for Buyers
4. How are your other investments doing?

**DID YOU KNOW** that you can buy investment real estate with your IRA?

Please contact me for details.

## RECAP of Last year and Beyond

Well, 2009 didn't fare so well, but at least we are not in Phoenix, Las Vegas or California! Average prices of homes in the city dropped, but most property values are still better than 2005. So, if you've owned your home for longer than that, you're still ahead (I always like looking on the bright side).

Here are some recaps of 2009 vs. 2008, and home sales over the last 10 years. The source is from the Greater Albuquerque Association of realtors (GAAR). Enjoy, and if you have any questions about this or real estate in general, please feel free to contact me anytime.

## 2008 vs. 2009 RECAP for Greater Albuquerque Area

Class R1 (Existing Single-Family Detached) & Class R2 (Existing Condo/Townhome Attached)

CLASS R1	2008	2009	Change '08 Vs. '09	% of Change
Average Price	\$232,626	\$214,662	-\$17,964	-7.72%
Median Price	\$191,500	\$180,000	-\$11,500	-6.01%
Total Sold & Closed	7,309	7,145	-164	-2.24%

CLASS R2	2008	2009	Change '08 Vs. '09	% of Change
Average Price	\$162,783	\$153,237	-\$9,546	-8.86%
Median Price	\$154,000	\$144,900	-\$9,100	-5.91%
Total Sold & Closed	835	788	-47	-5.63%

CLASS R1 & 2	2008	2009	Change '08 Vs. '09	% of Change
Average Price	\$225,465	\$208,560	-\$16,905	-7.50%
Median Price	\$187,000	\$175,000	-\$12,000	-6.42%
Total Sold & Closed	8,144	7,933	-211	-5.59%

\*All information deemed reliable, but not guaranteed.

## Total Sales History

Class R1 (Single Family Detached) & Class R2 (Condo/Townhome Attached)

	Class R1	Class R2	Class R1 & R2
2009 Total Sales	7,145	788	7,933
Average Price	\$214,662	\$153,237	\$175,000
Median Price	\$180,000	\$144,900	\$175,000
2008 Total Sales	7,309	835	8,144
Average Price	\$232,626	\$162,783	\$225,465
Median Price	\$191,500	\$154,000	\$187,000
2007 Total Sales	9,866	1,095	\$10,961
Average Price	\$243,089	\$161,290	\$234,917
Median Price	\$198,500	\$149,000	\$192,500
2006 Total Sales	12,344	1,413	13,757
Average Price	\$227,833	150,528	\$219,000
Median Price	\$188,000	\$137,500	\$182,000
2005 Total Sales	\$12,943	1,387	14,330
Average Price	\$204,502	\$130,482	\$197,338
Median Price	\$165,500	\$118,000	\$161,437
2004 Total Sales	10,772	1,252	12,024
Average Price	\$182,490	\$115,923	\$175,643
Median Price	\$148,000	\$109,950	\$143,243
2003 Total Sales	9,909	1033	12,024
Average Price	\$166,703	\$112,000	\$161,325
Median Price	\$139,275	\$109,882	\$135,900
2002 Total Sales	8,897	931	9,828
Average Price	\$158,717	\$103,870	\$153,521
Median Price	\$138,900	\$97,250	\$132,000
2001 Total Sales	8,117	770	8,870
Average Price	\$152,399	\$104,948	\$148,289
Median Price	\$129,900	\$98,000	\$127,000
2000 Total Sales	6,925	681	7,606
Average Price	150,023	\$102,838	\$145,798
Median Price	\$127,500	\$97,000	\$125,000
1999 Total Sales	7,021	756	7,777
Average Price	\$150,264	\$104,651	\$145,830
Median Price	\$129,900	100,000	\$126,500

2010 Greater Albuquerque Association of REALTORS®  
Statistics for 2009 pulled from MLS system on 1/11/10.  
Based on data from the Southwest Multiple Listing Service.  
Data is deemed reliable not guaranteed.

# 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

## ARCHITECTS

Roger Cinelli & Assoc..... 243-8211

## ATTORNEY

Sylvain Segal (Real Estate) ..... 888-8888

## CABINETS

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

## CARPET & FLOORCOVERINGS

House of Floors..... 551-9190  
Raby Carpet & Tile Outlet (Armando) .. 298-1811  
..... (cell) 730-4942

## 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 ..... 385-1430

## COMPUTER NETWORKING- HOME & SMALL BUSINESS

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

## DE-CLUTTERING HOME

Kate.Schmitt..... 803-3573

## DESIGNER

Rick Steffy ..... 250-7126

## ELECTRICIAN-GENERAL

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

## ESTATE SALES

Landmark ..... 459-4988

## FINANCIAL SERVICES

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

## GARAGE DOOR INSTALLATION

Quality Garage Door (Joe)..... 350-7734

## GRAPHIC DESIGN

Kathy Montoya ..... 235-5966

## HANDYMAN SERVICES

Brian Howe..... 228-9501  
Jim Cavis..... 449-7041

## 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

Jessica Espat..... 264-0994

## KITCHEN REMODEL

Davis Kitchens ..... 292-4800

## LAWN MAINTENANCE/LANDSCAPING

Jim Cavis..... 449-7041  
Molly Rodgers Landscapes..... 250-2880

## MORTGAGE COMPANY

Bank of America Home Loans  
(Jason Pike) ..... 828-9400

## MOVERS

Graebel Movers (Tom Reichert)..... 440-6496

## PACKING/ORGANIZING

Kate.Schmitt..... 803-3573

## 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

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 Lobberegt**  
**269-GREG(4734)**



## RESURFACING SINKS TUBS/COUNTER

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

## ROOFER

Chase Roofing (Kyle)..... 821-2332  
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  
Stucco Seal (Robin Sproul)..... 292-7325

## TILE WORK

Andrew Sanchez..... 400-7087  
Richard Wolfe..... 688-0903

## TITLE/ESCROW SERVICES

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

## TERMITE TREATMENT

Eagle Eye ..... 867-9666

## 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 FROM GREG

The following services are available FREE from Greg at 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

See a Virtual Tour of my Listings @ [www.greglobb.com](http://www.greglobb.com)



## 375 Big Horn Ridge Dr NE

- 5700sqft/4BR+Office/Study Area/3.25BA/3CG
- Entertainer's dream home nestled in Sandia Heights
- MLS:667224, \$1,590,000
- Call Greg at 269-GREG(4734)



## 4 Sandia Heights Dr NE

- 3527sqft/3-4BR/2.75BA/2CG
- Beautifully remodeled custom home
- Incredible Views!
- MLS:662055, \$1,000,000
- Call Greg at 269-GREG(4734)



## 13620 Ernesto Ct NE

- 3424sqft/3-4BR/3BA/3CG
- Awesome Contemporary split level home with Views!
- MLS:671758, \$475,000
- Call Greg at 269-GREG(4734)



## 4908 Calle De Luna NE

- 2630sqft/4BR/2.75BA/2CG
- Incredible find in Glenwood Hills North!
- MLS:675469, \$409,900
- Call Greg at 269-GREG(4734)



## 1105 Wagon Train Dr SE

- 2460sqft/4BR/2.25BA/2CG
- Beautiful Single level in Four Hills!
- MLS:672929, \$385,000
- Call Greg at 269-GREG(4734)



## 1632 Sagebrush Trail SE

- 3564sqft/5BR/3.5BA/2CG/RV Parking
- Fantastic single level brick home in Four Hills!
- MLS:672316, \$375,000
- Call Greg at 269-GREG(4734)



## 2912 Palo Alto Dr NE

- 2500sqft/4BR/2.25BA/2CG/RV Parking
- Great Foothills location with in-ground gunite pool!
- MLS:671378, \$365,000
- Call Greg at 269-GREG(4734)



## 1101 Lawrence Dr NE

- 2023sqft/3BR/2BA/2CG/RV Parking
- Close to Open Space and quick access to I-40 and Kirkland AFB!
- MLS:671175, \$299,900
- Call Greg at 269-GREG(4734)



## 1051 Monte Largo Dr NE

- 1663sqft/3BR/1.75BA/2CG/RV Parking
- Wonderful Foothills location in quiet neighborhood!
- MLS:672214, \$250,000
- Call Greg at 269-GREG(4734)



## 4208 Bay Ct NE

- 1665sqft/3BR/2.5BA/2CG
- Unique Bart Prince designed town home!
- MLS:672543, \$225,000
- Call Greg at 269-GREG(4734)



## 12705 Mountain Rd NE

- 1571sqft/3BR/1.75BA/2CG
- Wonderful NE Heights location with great floor plan!
- MLS:668296, \$189,500
- Call Greg at 269-GREG(4734)



**Your Home Could Be Pictured Here!**  
Call Greg Today!  
269-GREG (4734)

# WHAT'S NEW?

## BUYERS IN NEED OF HOMES You Can Help!

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

Foothills, \$200-260K,  
3-4BR, 1-2CG, 1300-  
1900sqft. (DB)

Sandia Heights, Foothills,  
Four Hills, \$125-180K,  
2-3BR, 1-2BA, 1-2CG,  
Condo/Townhouse. (MC)

UNM Area, Fairgrounds,  
\$175-260K, 2-4BR, 1-3BA,  
1200-2500sqft. (HF)

Sandia Heights, High  
Desert, Glenwood Hills,  
\$295-425K, 4BR, 2-3CG, No  
pool. (JDD)

North Albuquerque Acres,  
\$495,000-1,000,000. 4-6BR,  
3-6BA, 3-5CG, 3500-6000.  
(RCL)

Foothills, Sandia Heights,  
High Desert, Four Hills,  
\$225-310K, 3-4BR, 2-4BA,  
2-3CG, 1500-2200sqft. (JM)

Foothills, \$145-210K,  
2-3BR, 2-3CG. (RMW)

North Albuquerque Acres,  
East Mountains, \$700,000-  
1,000,000, 4-6BR, 1-6BA,  
2+CG, 3750-4750sqft.  
(MWW)



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first served basis.

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