

Eco Lifestyle And Home

Offering Real Estate & Lifestyle News For Albuquerque, Santa Fe, Taos Ski Valley & Beyond

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Giving

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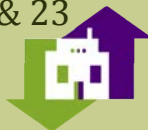


Giving

Once again the season of Giving is upon us where we celebrate the holidays with festivities, yummy food and sharing holiday traditions. We all have experienced the joy of giving: giving gifts, giving of ones time, giving financial donations and giving love to one another.

Real Estate News Pages 11,12, 13,14,15,16,17,18,19,20,21 & 23

Read about some of our favorite homes for sale in Albuquerque, Santa Fe & Taos Ski Valley. Each month we will feature real estate properties that we love and other pertinent real estate information.



"Dog Treats – Yam Peanut Butter & Blueberries Crisp"

22



Our Monthly Newsletter Theme For December Giving



There is more to giving of things. I have just recently realized how powerful the gift of giving of honesty when it is also **helpful**.

I have noticed in recent group functions that many people speak their mind, without thought of how it would affect other people. Anger, accusations and incomplete truths can run rampant along with irrational, misguided, uninformed, and the fear based arguments. The crowd picks up on the energy and feeds more negativity. I have been at loss for comments to either set the “record straight”, or retort a quick remark, or match the negative energy with a “honest” comment.

But when I think of being honest **and helpful**, I have given pause for thought. I have had long mental discussions with myself as how best to respond to group negative comments. How can I be **helpful and honest**? What can I say to make the situation better? I am reminded of a saying from The Buddha:

If it is **not truthful** and **not helpful**, don't say it.

If it is **truthful** and **not helpful**, don't say it.

If it is **not truthful** and **helpful**, don't say it.

If it is **truthful and helpful**, wait for the right time. - Buddha

There would be a lot fewer words spoken if this was everyone’s guide. I keep coming back to this quote and marveling at how challenging it is to follow this simple, yet profound instruction.

Consistently speak only what is **truthful AND helpful** will give gift of kindness now during this holiday season as well as all year long.

Thank you for reading our newsletter. – *Dianne McKenzie, Cecile Bodman, Aewyn and our content contributors.*

Events Around New Mexico

1. White Christmas, Albuquerque Little Theatre

24 San Pasquale SW, Albuquerque, 87104

December 5, 6, 12, 13 & 18

Cost: General Admission \$24; Senior \$22; Student \$18; Children \$12

Based on the beloved, timeless film, this heartwarming musical adaptation features seventeen classic Irving Berlin songs.

2. Reserve Wine & Cheese/Charcuterie Wine Pairing with "Cheesemongers" of Santa Fe, Estrella Del Norte Vineyard

Sunday, December 07, 2014 2:00 PM - 4:00 PM

106 Shining, Santa Fe, 87506

Join us at our winery for an exclusive pairing of "Estrella Del Norte Vineyard Cellared Wine and Cheesemongers of Santa Fe Artisan Cheese & Charcuterie.

3. Holidays in the Jemez - Village of Jemez Springs

Saturday, December 13, 2014 12:00 PM - 10:30 PM Highway 4, Jemez Springs, 87024

On the second weekend of every December, the Village of Jemez Springs hosts their annual Winter Festival. The entire town is alight with activity.

4. Songs of Peace at the Loretto Chapel

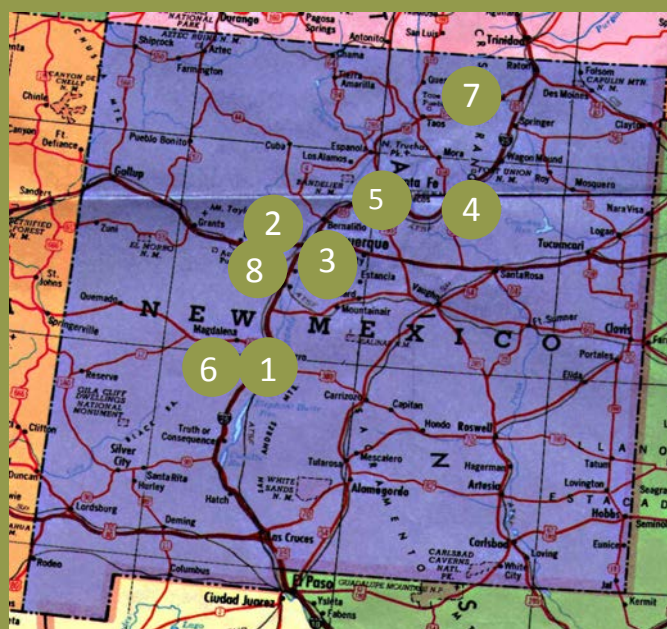
December 12, 14, 18, 2014 - 7:00 PM - 9:00 PM
207 Old Santa Fe Trail, Santa Fe, 87501

The Santa Fe Women's Ensemble of 13 singers, under the direction of Dr. Linda Raney, presents its 34th consecutive season of concerts.

5. Clan Tynker Presents: The Dream Train

The Armory for the Arts -1050 Old Pecos Trail, Santa Fe, 87505 - December 20, 21, 24, 27, 28, 2014 - 2:00 PM - 4:00 PM

All aboard! Join the Clan Tynker Family Circus this holiday season on an epic journey aboard "The Dream Train."



6. Annual Wine Tasting & Holiday Cookie Exchange

Estrella Del Norte Vineyard - Sunday, December 21, 2014- 2:00 PM - 4:00 PM- 106 N Shining Sun, Santa Fe, 87506

Sign up for our "5th Annual Wine Tasting and Holiday Cookie Exchange" and enjoy a wine tasting of six great wines with six varieties of cookies!

7. River of Lights

ABQ Bio Park-Botanic Gardens
903 10th St. S.W., Albuquerque, NM 87102
Saturday, December 01, Jan 3
6:00 PM - 9:00 PM

2601 Central Ave NW - Albuquerque, 87104
Admission: Children \$6, Adults \$12
Experience millions of glowing, sparkling lights and over 150 dazzling light displays, animated sculptures and synchronized music light show at New Mexico's largest walk-through holiday production. Closed December 24 and 25.

8. Music for the Royal Fireworks

St. Francis Auditorium, New Mexico Museum of Art
Sunday, December 28, 2014 - 3:00 PM - 5:00 PM
107 W Palace Ave, Santa Fe, 87501
Cost: \$20, \$35, \$45, \$65
Joyful and triumphant! The Santa Fe Pro Musica Orchestra performs a concert of beloved music by baroque composers.

Take A Hike: Tent Rocks! with Cecilie Bodman



Sunday Dec 14, 2014

You all know how much I love Jemez and many spots between Albuquerque and Santa Fe. So here we go again!

Here is a really fun hike at Tent Rocks. Tent Rocks Canyon trail is 3 miles out and back hiking through a slot canyon with hoodos and striated rock formations. It is a religious site of the Cochiti Pueblo. Magical! It is shaded and might even have a little bit of moisture. Bring your camera and bird watching equipment!!! It is rated easy but does have a slight climb at the end. There are a couple

other trails to explore as well. One is handicap accessible.

Lets meet at the Range on Wyoming at 9:00 Sunday Dec 14, 2014 and head out from there. We can car pool. It is \$5 a car for parking. Please call me at 505-250-1356 to let me know you will be coming. Text or email works also.

Here is a great link to learn more:

http://www.blm.gov/nm/st/en/prog/recreation/rio_puerco/kasha_katuwe_tent_rocks.html

Directions:

From Albuquerque, take the exit for Santo Domingo/Cochiti Lake Recreation Area (Exit 259) off I-25 onto NM 22. Follow the signs on NM 22 to Cochiti Pueblo and Kasha-Katuwe Tent Rocks National Monument. Turn right off NM 22 at the Smoky Bear sign past the turquoise water tanks on the hill onto Tribal Route 92, which connects to BLM Road 1011. From the fee station, travel five miles to the national monument's designated parking/picnic area and trailhead.

From Santa Fe, take the Cochiti Pueblo Exit 264 off I-25 onto NM 16. Turn right off NM 16 onto NM 22, and follow the signs to Cochiti Pueblo and the national monument.

Feng Shui For Real Life with Carol Olmstead



Carol M.
Olmstead,
FSIA

Feng Shui Master
Practitioner



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carol@FengShuiForRealLife.com

*Carol Olmstead, Feng
Shui Master Practitioner
answers your questions.*

Holiday Gifts to Avoid Giving

Q: Are there any gifts I shouldn't give for the holidays because they have bad Feng Shui energy?

A: If you are looking for those perfect Christmas or Hanukkah presents, be careful what you choose because your gifts may have hidden meaning in Feng Shui terms. Here are my top six holiday gifts to avoid giving, and options for turning around any hidden messages.

- 1. Sharp Objects.** Avoid giving knives, scissors, letter openers, or can openers since they represent cutting a relationship. If you receive one of these as a gift, hand over a coin to the giver to symbolize that you bought the object, and you will restore the bond between you.
- 2. Empty Wallet.** Avoid giving an empty wallet, purse, or tote because it represents the lack of prosperity. Instead give a red wallet filled with coins or a \$50 bill to send the message that your gift will always be overflowing with wealth for the recipient. A red wallet attracts wealth, so give one to yourself as well.
- 3. Thorny Flowers and Plants.** Avoid giving cactus or other spiky plants, and avoid giving roses with the thorns because these can pierce a relationship. If you receive roses be sure to remove the thorns to symbolize a smooth romance or relationship.
- 4. Stunted Trees.** Bonsai trees or other miniature plants make poor choices as gifts since they represent stunted growth. Instead, choose full, healthy plants with rounded leaves to symbolize prosperity and long life.
- 5. Clocks and Timepieces.** Gifts that show time symbolize a limited life span or stealing time from others. But because watches are often found on holiday wish lists, the modern Feng Shui application is to give a gift certificate and a picture of a watch so recipients can choose their own timepiece.
- 6. Handkerchiefs.** It's best to avoid giving handkerchiefs because they symbolize wiping away tears and could suggest that you expect the recipient to be doing a lot of crying in the future.

I am often asked how Feng Shui principles view re-gifting. Re-gifting is definitely Feng Shui friendly because it removes things you don't want from your home and sends them to a place where they are welcome. Just be sure to avoid re-gifting if you have negative feelings about the gift or its original giver, since you might be passing along your negative thoughts to the next recipient.



Life By The Numbers

- Cecilie Bodman

December Numerology

The month of December is a 1
The Universal year 2014 is 7 (purple, amethyst).

December is Number 1

It is the month for new beginnings. Develop a plan for what you want to accomplish, manifest and experience. Independence, self-promotion and new ventures have a strong influence. This is your month to break new ground, lay the foundation and be a pioneer. Trust that you are safe and secure as you step out into the new day.

Color: Red

Gems: Ruby, garnet, smokey quartz.

Oils: Frankincense and Sandalwood. You can add these oils to your cooking or apply diluted oils to adrenal acupressure points.

Yoga Poses: Janusara: heel to perineum

Affirmation For December:

"I embrace the new opportunities in my life with open arms."

Affirmation for the Month December

"Why am I full of
gratitude & always giving
gratitude for all I have?"

"Affirmations", ask empowering questions that cause your mind to focus on what you REALLY want and what you HAVE, and stop focusing on what you don't want and don't have.





Creating Clarity

by Lainie Grimmer

Giving

December has arrived! For me, this is a month of celebration and the opportunity to show the people in my life how much I appreciate them. Yet this wondrous time of the year is also incredibly challenging: How do you find the perfect gifts for everyone on your list...without losing your sanity in the process? The special gifts that say "Thank you for being my friend/husband/partner /neighbor, for making my life brighter/easier/more fulfilling"? If you're searching for something more meaningful than sweaters or fruitcake to gift the people in your life, I know a gift that's guaranteed to create a rich, rewarding experience for both the receiver and the giver: **Listening.**

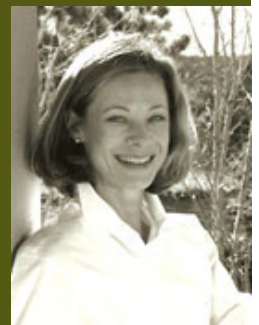
Our world today is busy and fast-paced, filled with meetings, errands, emails, texting, and 75 mile-per-hour speed limits. Slowing down and creating the time to be with someone, and really listening to her, is a priceless gift. As Pamela Cooper, president of the International Listening Association notes: "...truly listening is one of the best ways to show people how important they are to you."

While listening is an art, you can become a master listener by following a few, simple steps:

- Remember: We think faster than we hear. Knowing that we listen at a rate of 125-150 words per minute, and think at a speed of up to 3,000 words a minute, can help you consciously focus your attention on the conversation;
- Concentrate your attention on the conversation, not your feelings or deciding what to say next;
- Listen with intent. Your friend's relationship woes might not be as dramatic as the final episode of Downton Abbey, but challenging yourself to connect with her will keep you in the moment, and in the conversation;
- Avoid distraction by keeping your cell phone out of sight. It can divert your attention to other thoughts and people;
- If you find your mind wandering, ask a question. If Uncle Edgar is repeating himself or adding irrelevant information, a question can help both of you get back on track.

True giving comes from our hearts. When we give our focused attention to another, we are giving the gift of appreciating the person as they are, and validating how much they mean to us. As you deliver the fruitcake to Aunt Florence, take some time to be with her, and really listen to her thoughts and stories. You'll be giving a heartfelt gift that will be treasured, and will last long after the fruitcake is eaten.

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Your Inner Rock Star

by Patty Walters



Giving

Giving Thanks,

Giving Gratitude, Giving Time,

Giving Treasure,

Giving Hope,

Giving Inspiration, giving a damn,

Giving Support, Giving a listen,

Giving joy, giving solace, giving a shoulder to cry on,

Giving Encouragement, Giving Love,

Giving acknowledgement,

Giving undivided attention,

Giving to someone you wouldn't ordinarily,

Giving Guidance, giving applause, giving a hug,

Giving generously, giving money, giving a hand,

Giving friendship, giving food, giving a lift,

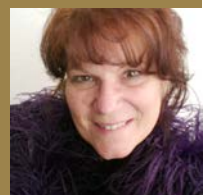
Giving gifts, giving of yourself,

Giving to give.

Enjoy the season!

Patty Walters
713.582.9551

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Giving the Gift of Self-reliance - With the Help of Honey Bees



by Jan Stringer

The SACAT Plan BEE FREE Book Giveaway and Charity Drive gives you the opportunity to raise awareness and the funds necessary to help aspiring women entrepreneurs achieve self-reliance by gaining access to resources, sound business training, and the mentoring they need to own and operate successful honey bee farming businesses.

Our goal with this project is to give away 30,000 copies of our global best-selling book *BEE-ing Attraction: What Love Has To Do With Business And Marketing*, and raise \$30,000.00 to train 60 women to build successful honey bee farming businesses starting in, of all places, Northern Pakistan where honey bee farming is one of the few economic development activities women are allowed to participate in. Think about it.

The ripple effect caused by this project knows no boundaries.

For each woman generating a sustaining income, and being an example of self-reliance in their community, their families' entire socioeconomic standing is improved. They eat better, they live in improved housing conditions, they receive better healthcare, and with quality education, their children make good choices based on preparing themselves for a better future. Eventually, the positive impact of one woman can lift an entire community.

All you have to do is to email, tweet, or Facebook your friends this link:

www.perfectcustomers.com/book/gift we give them the book, and ask them for an optional charity donation and that's it.

Jan H. Stringer, Author/Speaker/Founder,
lives in Santa Fe, NM
PerfectCustomers, Inc.
www.perfectcustomers.com
Email: jan@perfectcustomers.com



Love Your Healthy Lifestyle

with Julie Hansen

“It’s not how much we give, but how much love we put into giving.”

Mother Teresa of Calcutta



The holidays are upon us with a frenzy of activities, most notably eating, shopping and giving.

Hopefully you will find moments to take time and reflect on the beauty of the love at the core of the season. Taking time to include yourself in the giving is important. Remember to breathe at the stressful times. Stress affects our immunity, which can already be compromised through inclement weather, lots of time indoors and large gatherings.

Keep a bottle of Shaklee’s new Vitalized Immunity Tablets at hand so at the first sign of a cold you can fight it off.

Of course we want our gifts to others to be full of meaning and love. What better gift than the gift of health? By offering someone close to you a health consultation and gift certificate for Shaklee nutritionals you will be offering them a 2015 full of vibrancy and joy. For a limited time, a one hour health consultation is included with any gift certificate purchase over \$75.00.



If you prefer to select specific items, please check out www.HCSI.myshaklee.com for a wonderful selection of nutritional and personal care products that are all natural, cruelty free and go beyond organic.



May your holidays be richly blessed with health, happiness and the love of family and friends.



Julie Hansen has a passion for helping people reach their full potential. Call for a complimentary wellness consultation and start loving your lifestyle more today.

Hansen + Company *design lifestyle*

505-660-1777
loveyourlifestyle@gmail.com
www.HCSI.myshaklee.com





PERMACULTURE'S GIFT TO ALDEA

Successful Eco-Community Permaculture Initiatives typically create regeneratively-sustainable landscape ecosystem solutions called Food Forests in a manner that builds fertile live soil and provides sustainable living with a healthier ecologically-balanced succession of mostly native and naturalized plants. These solutions regeneratively feed themselves and the surrounding ecosystem. Permaculture Food forests can also combine native and naturalized species with fruit trees, nut trees, herbs, vegetables and beneficial companion plants to provide an abundance of regeneratively-sustainable organic human food and related community based food security. Passively irrigated with storm water harvested from the landscape and storm sewer systems, Permaculture solutions use non-invasive on-contour earth swale basins to naturally collect, slow, spread and soak storm water into the ground where it can hydrate live soil that perpetually feeds the thriving landscape. This productive alternative also eliminates the destructive erosion and related HOA maintenance expense that is routinely caused by monsoon storms at Aldea. Conceptually, the same crew effort can be more productively applied to regeneratively-sustainable landscape solutions, proven to increase property values, long-term quality of life, and landscape health in communities like the very successful Village Homes community in Davis, California.

205 acres of Aldea's landscape are forever maintained as perpetual open space occupied mostly by a naturalized semi-arid Pinon/Juniper Woodland guild, composed of Pinon trees, Juniper trees and a variety of companion support species such as native shrubs, cacti, perennials and grasses. Aldea's woodland also has emerging native and naturalized deciduous trees located mostly within arroyo areas that share examples of how our environment naturally creates beneficial bio-diversity through ecological succession. Successful Permaculture Science based solutions emulate and encourage this natural process to achieve regeneratively-sustainable ecosystem abundance, resilience and stability throughout the community's open space environment. While Aldea's picturesque Pinon/Juniper woodland covered hillsides are and will remain one of our community's primary attractions, the health of this prevailing woodland has suffered over the years due mostly to rising temperatures, draught and the fact that this is not the preferred climate for Pinon trees. Many draught stressed Pinon trees have died, often from a twig beetle infestation brought on by the lack of the hard freeze needed to kill off the infectious beetle larva in draught stressed trees.

Concerned about the long-term health and welfare of the Aldea common open space landscape, a growing number of Aldea Owners are working together with the GaiaQuest Center for Global Health and Well-Being to help introduce and promote a more regeneratively-sustainable Permaculture based landscape solution for the Aldea community. In an effort to help rally this support, GaiaQuest provided an introductory Permaculture class for interested members of the Aldea community who have informally become the founding members of the Aldea Permaculture Group. Applying lessons successfully learned by many other communities around the world, the Aldea Permaculture Group is now exploring time-tested Permaculture Science based solutions and practices primarily as a means of fixing Aldea's failed commercial plaza and restoring Aldea's coveted Pinon/Juniper woodland eco-system into a much healthier sustainable state.

To learn more about what Permaculture can offer to our Aldea community, interested Aldea residents and owners are encouraged to join the Aldea Permaculture Group by sending an email request to gaia@gaiquest.com or by visiting GaiQuest at 19 Plaza Nueva or www.gaiquest.com.

Photo of the Month: Aldea Plaza Holiday Lights



Special Offers & Discounts

A Gift For You From Your REALTORS® - Cecilie & Dianne

Lowe's Home Improvement has offered our real estate clients a special discount for 10% off any purchase up to \$10,000. Limit 1 coupon per transaction.

For Our Buyers

With a few updates your new place can really start to feel like home. By participating in a special program for REALTORS®, we are able to offer you this discount from Lowe's to help you make those small updates. Enjoy your new home! And thanks for trusting us with your real estate needs.

For Our Sellers

A quick refresh can make almost any home more appealing. By participating in a special program for REALTORS®, we are able to offer you this discount from Lowe's to help you make those small updates. Thanks for trusting us to serve your real estate needs.

Lowe's only requirement is that we provide them with your email address & full mail address: email address, street number, street name, city, state & zip so email us with your information and Lowe's will send you our 10% discount card. So please contact us and we will sign you up!



Shared Dreams Design

with Karen Klavuhn

Giving



The "Season of Giving" has many of us running around more frantic than usual. The stores and corporations all start enticing us to buy, buy, buy, getting us to believe that there is no better time and price than right now. If you are operating from the fear that that is true or that you should give certain gifts or should decorate and entertain in a certain way, then you are operating in and passing along energy that is not beneficial.

Think about simplifying and what will bring you the most joy so you can give and receive more positive energy this season. There are many ways we can give to others and contribute to our world.

We give our love and attention, we can give of our time and knowledge, we can share our own unique gifts and talents, and we give material things. One way to get positive energy flowing is to look around your home and garage for items that no longer serve or delight you. By giving them to a friend or relative, donating them, or selling them, you facilitate their move to another home where they can serve and delight someone else. As you do this you open up space to receive, whether it is a feeling of calm and peace due to less clutter or room for that new couch you've had your eye on.

How can you decorate for the holidays using items you already have or in ways that may not harm the Earth? Think edible, compostable, or reusable.

- How about putting some of your pretty ornaments in a jar, bowl, or on fresh greens on the table or mantle
- Simple greens, (from your own yard or off the tree you get, or left over from where trees are sold), with some pine cones or simple bows on the table, in crocks or pots on the porch, on the mantle, or swags on the door or gate
- Do you have any fancy Nutcrackers? Pair those up with whole nuts in pretty jars or bowls
- How about some simple fruit like apples, oranges, limes, or pomegranates in bowls or stacked on pretty plates with a few sprigs of greens?
- How about simple arrangements of candles and candy

If we make use of the principles of reduce, reuse, and recycle regular habits for decorating then every season becomes the "Giving Season".

Peace, Joy, and Blessings To You All!

Karen Klavuhn - Shared Dreams Design "Making your environment work for you"
Telephone: 505-424-3527 Email: shareddreams@outlook.com



ENVIRONMENTALLY CONSCIOUS PLANNING, DESIGN & DEVELOPMENT

ALDEA PERMACULTURE INITIATIVE & MASTER PLANNING - FACTS AND MYTHS

A successful Permaculture Initiative includes the creation of a comprehensive Eco-Community Permaculture Master Plan that is thoughtfully prepared by experienced team, lead by certified Permaculture expertise in collaboration with proactive community involvement and support. Such a plan provides a comprehensive landscape management program in a manner that also establishes and prioritizes the landscape projects our community has interest in. This should be done prior to any related HOA Open Space Permaculture project submittals and approvals to create a responsible framework for processing such submittals. To help create a community forum for this planning process, GaiaQuest has provided an introductory Permaculture class and donated a comprehensive eco-community master planning effort for the Aldea Community, provided by an experienced team of professionals guided by GaiaQuest's certified Permaculture expertise. After the class, the Aldea Permaculture Group was created by class attendees to provide a proactive opportunity for Aldea owner and resident involvement. HOA members of the Aldea Permaculture Group have also volunteered to form an Aldea HOA Permaculture Landscape Committee to help educate and guide our community through the planning process. Aldea Home owners and residents are welcome and encouraged to join the Aldea Permaculture Group and its representation to the Aldea HOA by the pending Aldea HOA Permaculture Landscape Committee.

Following are some rumor myths generated by people who do not understand Permaculture and related realities that Permaculture actually has to offer:

MYTH #1: Permaculture solutions would turn Aldea's open space into terraced gardens that require invasive site grading and existing vegetation removal.

REALITY: This myth pertains to conventional gardening and farming solutions that have nothing to do with Permaculture Science. Permaculture Solutions do not require invasive site grading and existing vegetation removal. Permaculture Food Forest solutions are developed non-invasively within the natural landscape in a manner that restores and enhances the natural landscape's beauty and health.

MYTH #2: Permaculture solutions will fail. Plants will die. And the Aldea HOA will have an expensive mess to clean up and pay for when the people involved lose interest and abandon the project.

REALITY: Permaculture provides regeneratively-sustainable solutions that will take care of themselves once established within three to five years – in a manner that will reduce the HOA's existing cost for open space maintenance. And since Permaculture solutions provide a healthier self-fertilizing high-yield landscape with much less effort than conventional gardens, communities rarely lose interest and abandon them. In reality, we have more sick and dying trees now in our open space than we would with a Permaculture solution.

MYTH #3: Proposed Permaculture solutions will replace Aldea's prevailing open space landscape with fruit trees, nut trees, herbs and vegetables.

REALITY: Proposed Permaculture Solutions primarily offer an opportunity to enhance the health of our community's prevailing open space Pinon/Juniper Forest guilds that will remain the prevailing landscape. If the Aldea community would like to join a growing US trend to provide onsite community based food security, our community's Permaculture solutions could also include abundant production of fruit, nuts, vegetables and/or herbs that can be seamlessly integrated into Aldea's native/naturalized landscape, but only for limited small percentage of open space where viable storm water irrigation opportunities exist.

CometStudios.com Email: comet@CometStudios.com Cell: 505.231.1454 Studio: 19 Plaza Nueva, Santa Fe, New Mexico 87507



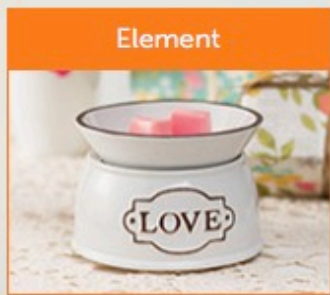
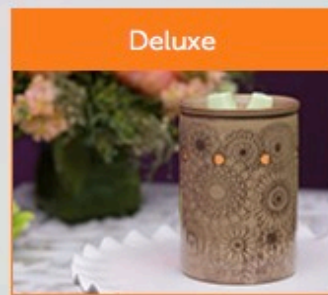
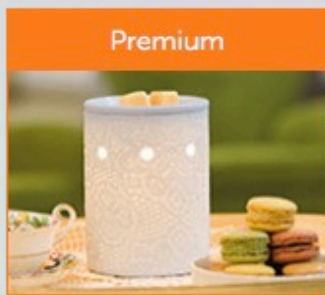
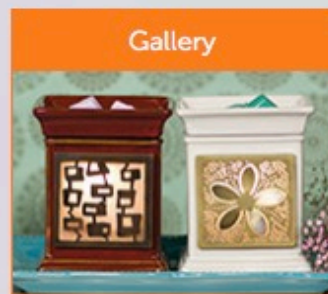
Scentsy Fragrance Wickless Candles

What is Scentsy? Scentsy wickless candles are decorative ceramic warmers that use a light bulb to heat and melt highly-scented wax bars. Scentsy is the authentic, innovative wickless, flameless candle. No wick means no smoke smell, no soot, and no open flame. The light emanating from these warmers transformed my living & workspace. Enjoy your Scentsy products and transform your world and create magic in your home or office environment! I know the magic that Scentsy can bring into a room and once you experience it for yourself, you too will want to share Scentsy with those you care about and create your Scentsy story.



WARMERS

The perfect way to enhance your décor and express yourself.



www.ScentsationalLights.com Call: 505.699.0919 and ask for Pam Scotty

Monthly Market Report Albuquerque

Monthly Market Report

Oct 2014



Green Sheet

Please recycle after using!

<p>Active Listings</p> <p>Detached: 4,705 Attached: 443</p> <p>One year ago Detached: 4,439 Attached: 429</p> <p>% Change (Detached) +5.99%</p>	<p>Pending Sales</p> <p>Detached: 831 Attached: 75</p> <p>One year ago Detached: 762 Attached: 82</p> <p>% Change (Detached) +9.06%</p>	<p>Closed Sales</p> <p>Detached: 758 Attached: 69</p> <p>One year ago Detached: 723 Attached: 66</p> <p>% Change (Detached) +4.84%</p>	<p>Average Sale \$</p> <p>Detached: \$212,905 Attached: \$145,206</p> <p>One year ago Detached: \$208,152 Attached: \$150,922</p> <p>% Change (Detached) +2.28%</p>
<p>New Listings</p> <p>Detached: 1,368 Attached: 149</p> <p>One year ago Detached: 1,249 Attached: 136</p> <p>% Change (Detached) +9.53%</p>	<p>Days on Market (average)</p> <p>Detached: 66 Attached: 60</p> <p>One year ago Detached: 62 Attached: 60</p> <p>% Change (Detached) +6.45%</p>	<p>Sales Volume (in millions)</p> <p>Detached: \$161.4 Attached: \$10.0</p> <p>One year ago Detached: \$155.0 Attached: \$10.0</p> <p>% Change (Detached) +4.13%</p>	<p>Median Sale \$</p> <p>Detached: \$175,000 Attached: \$136,000</p> <p>One year ago Detached: \$166,000 Attached: \$141,250</p> <p>% Change (Detached) +5.42%</p>

Closed Sales By Market Area for October only

MLS Area	City/County	2012	2013	2014	% Change (from 2013)
Areas 10-121	Albuquerque	481	468	523	+11.75%
Area 130	Corrales	11	14	14	0.00%
Areas 140-162	Rio Rancho	105	136	119	-12.50%
Area 170	Bernalillo	6	6	8	+33.33%
Area 180	Placitas	9	6	11	+83.33%
Areas 210-293	East Mtns./Estancia	28	34	38	+11.76%
Areas 690-760	Valencia County	33	59	45	-23.73%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed. The SWMLS market areas include: City of Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County. The green sheet contains the same information reported on the full monthly report.

Albuquerque Real Estate

News with Cecilie Bodman

1200 SIGMA CHI Road NE

Albuquerque, NM 87106 MLS 826606



Original refinished oak floors, all one story and original. New windows, roof, remodeled kitchen & master coolers. Huge master bedroom with California closets. Located 2 blocks from UNM in Historic Spruce Park.

Frank Lloyd Wright inspired home w/ fir beams & knotty pine wall paneling in the family room. Country kitchen w/granite counter tops, stainless appliances. Custom Chaco stone fireplace, formal dining & living room. Large covered patio draped w/grapevines.

Lush landscaping and Pristine pool. Elegant, graceful living. Close to hospitals and easy access to I25. **Appraised at \$599.**

Deals of the Decade:

I specialize in helping clients increase their wealth through Real Estate. I invest in real estate and have rental properties that create cash flow. I always find "deals of the decade" which are three bedroom, two bath, two car garage in great school districts you can rent for more then the mortgage.

All are priced under the market and could be rented for the mortgage payment and more. I may be able to write agreements on many of the homes with the owner paying the down payments and/or most of the closing costs. I would love to empower you to make educated decisions on your investments. Interest rates are still at historic lows!

Featured Listings in Albuquerque



Find out what your homes is worth! Call me.

2014 Aldea Stats: Sold, Pending & Listed

Sold: 31 Homes, DOM 137, 7 Lots, DOM 268

Pending: 0 Homes, 0 Lots

Listed: 28 Homes, avg \$505,739, 5 Lots

Tessera, Aldea's Neighbor

Homesites are selling above anticipated expectations.



I SOLD Lot #9, 50 Via Summa in Tessera with a Sumac model Homewise home. Construction is underway for 6 homes with more lots coming on the market in 2015!



PUEBLO

www.realestatepropertiesantafe.com/about-santa-fe/tessera-aldeas-neighbor/



Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

LISTING COUNT:		DAYS ON MARKET:					
TOTAL	HIGH	LOW	AVG	MED			
28	681	5	150	73			
	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE		
LIST PRICE:	\$699,000	\$205,000	\$505,739	\$525,000	\$14,160,699		
SOLD PRICE:	\$0	\$0	\$0	\$0	\$0		
Address	Ask	TotSF	\$/TotSF	BD	Total	MLS #	DOM
4 Vista Precioso	\$205,000	0		2	2	201402039	243
36 Vista Precioso	\$319,500	1,900	\$168.16	3	3	201405420	5
22 Camino de Vecinos	\$325,000	1,912	\$169.98	3	3	201401552	235
32 CALLE LEMITA	\$399,000	1,811	\$220.32	3	3	201403176	159
31 Camino de Vecinos	\$434,800	2,025	\$214.72	3	2	201405047	39
13 Arroyo Privado Lot 475	\$435,000	2,140	\$203.27	3	3	201300198	681
21 Arroyo Privado	\$474,900	2,220	\$213.92	3	3	201405423	5
51 CENTAURUS RANCH	\$479,000	2,596	\$184.51	3	4	201404956	46
11 Calle Festiva	\$479,000	2,200	\$217.73	3	3	201404758	61
4 CAMINO DE VECINOS	\$485,000	2,147	\$225.90	3	3	201403722	130
7B W Via Plaza Nueva	\$499,000	2,500	\$199.60	3	3	201405182	26
17 Vista Precioso	\$499,999	2,307	\$216.73	3	3	201404096	109
140 Avenida Frijoles	\$518,000	2,058	\$251.70	3	2	201404387	89
5 Arroyo Privado	\$525,000	2,440	\$215.16	4	4	201404806	60
23 Camino Barranca	\$525,000	2,672	\$196.48	3	3	201404497	82
11 Vista Precioso	\$530,000	2,307	\$229.74	3	3	201305543	390
8 Calle Amistosa	\$545,000	2,223	\$245.16	3	2	201405017	40
85 Avenida Frijoles	\$549,000	2,650	\$207.17	3	4	201405404	6
62 Avenida Aldea	\$549,000	2,522	\$217.68	3	3	201302974	536
1 Altura Vista	\$559,500	2,159	\$259.15	3	3	201404051	114
13 Avenida Aldea	\$565,000	2,350	\$240.43	3	3	201404717	65
17 Plaza Nueva	\$565,000	3,176	\$177.90	2	3	201300933	634
1 Camino Barranca	\$575,000	2,706	\$212.49	3	3	201405314	16
12 Avenida Aldea	\$597,000	2,274	\$262.53	3	3	201403051	164
150 Avenida Frijoles	\$599,000	2,391	\$250.52	3	3	201404858	55
16 Camino Botanica	\$600,000	3,103	\$193.36	3	3	201405411	6
138 Avenida Frijoles	\$625,000	2,494	\$250.60	3	3	201404801	58
37 Camino Botanica	\$699,000	3,279	\$213.17	3	2	201403302	152

Housing Market Predictions For 2015

Mortgage rates: Interest rates will likely rise to average 4.6% and inch up to 5% by the end of the year.

Home prices: Home appreciation will slow to 4.5 percent this year from 9.3 percent last year. Appreciation is expected to drop further to an average 3 percent in 2015.

Housing starts: Homebuilding is expected to ramp up in the new year, projected to rise by 20 percent from this year. Total home sales could climb by about 5 percent, reaching the best sales pace in eight years.

Single-family originations: Mortgage originations of single-family homes will likely slip by an additional 8%, which can be attributed to a steep drop in refinancing volume. Refinancings are expected to make up only 23 percent of originations in 2015; they had been making up more than half in recent years.

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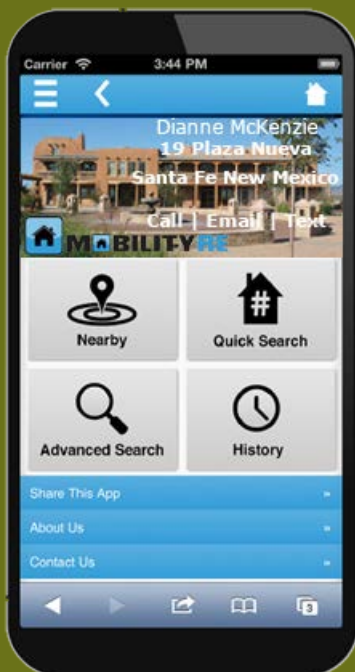
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Taos Ski Valley Report

Real Estate News from Dianne McKenzie

KML

Kachina Mountain Lodge - a Wilderness Eco-Resort Community **Mountain Home Site Investment Opportunity** *Private & Peaceful - Phase One Luxury Wilderness Home Sites are now available in Taos Ski Valley*



Eco-Community Features:

- Kachina Mountain Lodge & GaiaQuest are creating an exciting alpine wilderness eco-community filled with vitality and amenities that include restaurants, commercial conveniences, cultural arts facilities & programs, full-service boutique hotel, affordable euro-style hostel accommodations, private homes, open space parks, trails, year-round recreation opportunities, nature center, camping facilities, community food gardens & greenhouses, permaculture landscaping and GaiaQuest's unique university-style campus.
- Adding year-round vital business and prosperity for Taos Ski Valley, GaiaQuest's main campus center will enhance our community experience with a wide variety of Global Health and Well-Being lifestyle programs, related education programs, products, services and resources that no other alpine resort community has to offer.
- Sustainability features include localized green building solutions, onsite renewable energy farm and tertiary level waste treatment.

Alpine Wilderness Home Features:

- Beautiful Euro-Alpine style eco-home design, custom tailored to accommodate each buyer's unique needs & specifications.
- High Performance Active & Passive Solar Heating and Majestic Mountain Views provided by Expansive South Facing Windows.
- Open Living Area with built-in day bed, efficient Native Rock Fireplace Stove, Gourmet Kitchen with Inglenook, Powder Bath, Custom Built-ins, separate Entry Vestibule and Private Patio Deck.
- Spacious Master Suites with Sitting Area, Luxury Bath with Tub & Shower, Generous Storage and Private View Terrace.
- Rentable Lock-off Suite with Separate Entrance, Fireplace, Luxury Bath & Private Outdoor Patio.
- Direct Ski-In/Ski-out access to Taos Ski Valley's world-class ski runs.

Community Investment Opportunity:

- Purchasing a beautiful custom home site in our unique wilderness eco-resort community at Taos Ski Valley also provides an important investment in the non-profit GaiaQuest Center for Global Health and Well-Being. As soon as investor commitments are in place for all 8 home sites, our Phase One commercial site will be deeded from developer to GaiaQuest for the first Healing Center building.

Don't miss this rare chance to own a Luxury Wilderness Residence your family will treasure for generations!

For more information - visit www.KachinaMountainLodge.com and www.GaiaQuest.com or Call 505.231.1454

We invite you to join our alpine eco-resort community, where you and your family can enjoy one of the most coveted lifestyles available in the Rocky Mountains. We are experiencing a growing interest in the phase one properties offered at Kachina Mountain Lodge, GaiaQuest's alpine eco-community located in Taos Ski Valley, New Mexico.



A E O W Y N's Dog Treats



Yam Peanut Butter Dried Blueberry Treats

Ingredients:

- 4 large Yams cooked, 2 cups
- 2 cups of rice flour (you can use any flour)
- 1 cup Oatmeal
- 1 cup Peanut Butter
- 1 cup Dried Blueberries
- ½ Wheat Germ
- ½- 1 cup of chicken broth (low sodium) or water as needed
- ½ cup Coconut Flour (you can use any flour)
- ½ Blueberry Flax Seeds
- 1 TBLS Cinnamon

*Parchment paper for rolling out the dough, Pizza cutter, Ruler for cutting straight lines & a dog to snoopervise.

Aeowyn's favorite treat is the one she just ate. What a dog!



Method:

1. Preheat oven to 350° F.
2. Mix the peeled, mashed yams & peanut butter in a bowl. Wait to add the chicken broth or water.
3. Mix dry ingredients & dried blueberries in a large bowl. Stir in the yam & peanut butter mix & add in small amount of the liquid, as needed.
4. Mix all ingredients until thoroughly combined, then mix with hands. Add more liquid or flour, if needed. Divide into 4 balls.

Roll out dough ball between parchment paper, 1/8-1/16" consistent thickness in rectangular shape to fit baking sheet. Discard top parchment paper & save for next baking tray. Use pizza cutter to cut the dough into 1/2" parallel strips. This technique makes the process super fast. Transfer rectangular shaped dough with the bottom parchment paper to baking sheet. Don't move the strips—leave them in place on the parchment paper and place on baking sheet.

Bake 25 minutes, slightly brown. Remove from oven, remove parchment paper and cool. This recipe uses 4 baking sheet/trays. These treats are chewy & are very tasty. Recipe makes enough treats to fill a two 3-4+ quart storage containers. Keep small amount of treats at room temperature in an airtight container for 2 weeks & the remaining in the refrigerator up to 4 weeks.



Free Reports

Free Information Request Form

Please complete the box below and place check marks next to the free reports and information you'd like to receive.

Send us your request:

Dianne McKenzie, Call: **505-603-9300**
19 Plaza Nueva – on Aldea Plaza Santa Fe, NM 87507
Email: Dianne@RealEstatePropertiesSantaFe.com

Cecilie Bodman, Call: **505-250-1356**
Email: ABQGold@ymail.com

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- Send me the special computer report showing the features and sale prices of up to 15 of the most recent home sales near the following address:

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the _____ area.

- Please let me know the listing price and features of the home at the following address:

City _____.

- Please let me know the selling price of the home at the following address:

City _____.

- Please call me to arrange a free, no-obligation market valuation on my house.

Our Real Estate Team

As real estate consultants, we are 100% focused on consulting, marketing properties, negotiating, & overseeing the transactional details for our clients. We are committed to making the home buying / home selling experience the best it can possibly be. Our purpose is making sure our clients are so outrageously happy with the help we provide that they gladly introduce us to the people they care about, not because they feel obligated but because they truly believe they will benefit.



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& Service Dog

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