

Eco Lifestyle And Home

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

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Imagine

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Imagine

“Imagination is more important than knowledge. For knowledge is limited to all we now know and understand, while imagination embraces the entire world, and all there ever will be to know and understand.”

~ Albert Einstein

Real Estate News Pages 11,12,13, 15,16,17,18,19,20,21,22,24,25,

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.



“Banana, Carrot & Cheese Dog Treats”

23



Monthly Newsletter Theme For July: Imagine



The ability to dream, take chances, and create the things we imagine... these are the skills of entrepreneurs, innovators and change makers. The future requires people who can problem-solve, adapt and communicate in workplaces and environments that are increasingly complex. Creativity creates jobs, drives economic growth and provides answers to societal needs. And it also maximizes human potential. Research quoted in Newsweek says that people with high "creative self-efficacy" are better able to handle stress and are more "confident."

The creative power of imagination has an important role in the achievement of success in any field. What we imagine with faith and feelings comes into being. To be able to imagine is a great power that can change ones life. Creative visualization, positive thinking and affirmations are simple tools for cultivating imagination.

A developed and strong imagination strengthens creative abilities, and is a great tool for recreating and remodeling ones world and life.

Never underestimate *the value of imagination* — it's behind every great idea.

"First comes the thought; then organization of that thought into ideas and plans; then transformation of those plans into reality. The beginning, as you will observe, is in your imagination." ~From Napoleon Hill

Visioning is about cultivating dreams into reality through vivid mental imaging. It means creating a mental movie of oneself in an ideal future and working to bring that vision into being. Vivid mental imagery activates creative centers deep within our minds that trigger ideas on how to bring our visions into reality. In essence, the destination dictates the route. Without realizing it, imagining is influencing the present vision and is forming the future.

What do you imagine for yourself? What steps are you taking to manifest your dreams? What are you imagining into your reality?

Thank you for reading our newsletter. ~ Dianne McKenzie & Aeowyn, Cecilie Bodman & our content contributors

Events Around New Mexico

1. Freedom 4th Balloon Fiesta Park

Saturday, July 04, 2015 4:00 PM - 10:00 PM
Balloon Fiesta Pkwy NE Albuquerque, 87113

This free, all ages event hosts one of the largest firework shows in the state. Have fun with live entertainment

2. Santa Fe Wine Festival Santa Fe CVB

Sunday, July 04-05, 2015 - All day event
334 Los Pinos Rd Santa Fe, 87507

Sample and buy New Mexico wines directly from the vintners. Plus food, live music and arts & crafts.

3. Salsa Under the Stars w/Ivon Ulibarri Albuquerque Museum of Art Amphitheater

Friday, July 10, 2015 7:00 PM - 10:00 PM
2000 Mountain Rd, NW Albuquerque, 87104

Join for a great night of salsa dancing with Ivon Ulibarri & Cafe Mocha. Come at 6:30 pm for a free salsa dance lesson before the show. Ivon Ulibarri & Cafe Mocha are a spice mix of Latin musical influences that span the globe from New Mexico to the Caribbean and points between.

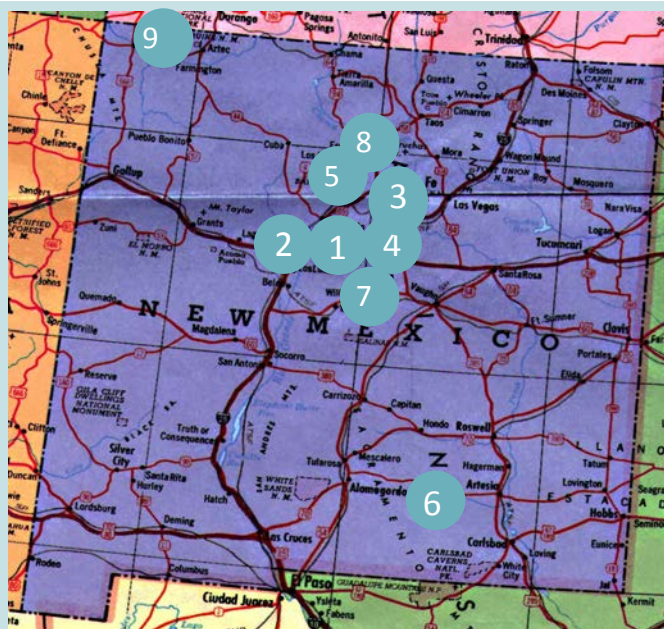
4. International Folk Art Market | Santa Fe Museum Hill

Saturday, July 11, 2015 6:30 PM - 12:34 PM
710 Camino Lejo Santa Fe, 87505

The International Folk Art Market | Santa Fe has become a mecca for master folk artists. This July, more than 150 of them, from every corner of the world, will board buses, boats, camels, and planes to bring their work to this vast and colorful international bazaar.

5. Lady Antebellum with Hunter Hayes & Sam Hunt Isleta Amphitheater

Sunday, July 12, 2015 All day event
5601 University Blvd SE Albuquerque, 87106



6. 10th Annual Animas River Blues & Brews Riverside Park

Saturday, July 18, 2015 1:00 PM - 10:00 PM
500 S. Light Plant Rd Aztec, 87410

Animas River Arts & Entertainment produces this Outdoor, All-day Blues Concert annually in July at Riverside Park in Aztec, New Mexico. Food, Beer/Wine, Art. Children's Play Area. Free Parking. Lineup includes: Kelly Richey Harlis Sweetwater Michael Lee Blues Band Bill "Howl-N-Madd" Perry One Roof Blues

7. Santa Fe Chamber Music Festival: Mozart & Tchaikovsky Santa Fe Chamber Music Festival

Sunday, July 19, 2015 6:00 PM - 8:00 PM
107 West Palace Avenue Santa Fe, 87501

ROSSINI Duo in D Major for Cello & Double Bass
MOZART Quintet E-Flat Major K. 452 for Piano & Winds
TCHAIKOVSKY Piano Trio in A Minor, Op. 50

8. 2015 Santa Fe Spanish Market Santa Fe Plaza

Saturday, July 25 -26, 2015 8:00 AM - 5:00 PM
E San Francisco St Santa Fe, 87501

Santa Fe's Spanish Market pays tribute to traditional Spanish Colonial arts and culture, with several hundred artists selling santos and bultos (wooden carved and painted images of saints), handmade furniture, colcha (straw ornaments), jewelry, weavings and more.

Take A Hike to Tres Pistolas Trail Head in Tijeras Canyon

with Cecilie Bodman

Lets Take a Birding Hike this July 11th



This is one of the most fun and very popular trails. I have even met celebrities birding.

Watch the movie ""The Big Year and you will see some of the trail. It has Jack Black, Steve Martin and Owen Wilson.

Lets hike a lower elevation canyon dominated by pinon-juniper and southern evergreen oaks. There are some Ponderosas and Beautiful views of the South Peak of the Sandias. Hiking is moderate to strenuous. Elevation is about 6,300 ft.

This is a world reknown trail for people who love to watch birds. Birders come from around the world to hike this trail! Click on the link above and rea all about the wonders in your own backyard!

Excellent for resident pinon-juniper birds such as Juniper Titmouse and Canyon Towhee and on the canyon sides one can find Rufous-crowned Sparrow and Scott's Orioles breed.

Hiking is moderate to strenuous. Elevation is about 6,300 ft.

Take the Carnuel exit at the eastern edge of



Albuquerque on I-40 heading east. Parking is \$3.

Lets meet at the Range on Wyoming at 8am or at the trail head at 9:30 on July 11.

Cecilie Bodman
505-250-1356



Life By The Numbers

- Cecilie Bodman

July Numerology

The month of July is the **Number 6**

The color is Navy Blue.

It is the Throat Chakra.

Wear your beautiful Lapis Indian jewelry!

- Develop ways to hear, listen and follow your intuition.
- Make your home and family the center of your life.
- Take care of your personal belongings and friends.
- It is the best month to move into a new home or redecorate and paint your existing home.
- Make your home a peaceful haven.
- Fill your day with music and harmony and friends.

Gems: Pearl, Sapphire, Lapis, Iolite, Azurite, Sugilite

Oils: Cedar, Bergamot, Basil, Clary Sage

Yoga Poses: Child's pose, rabbit, fish, headstand

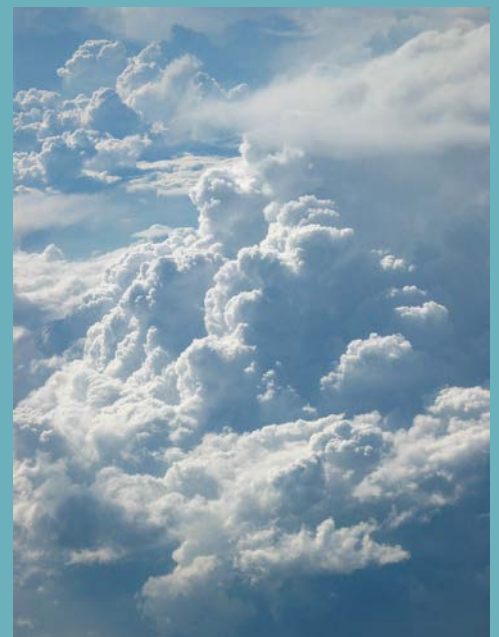
Affirmation For July:

"I fill my home with love, friends, music and harmony. I am a good friend and respond appropriately with care and ease. I am open to my intuition and act with grace."

Affirmation for the Month July

"Why do I visualize and imagine my dreams into reality?"

"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

Imagine: A Story

by Lainie Grimmer

Once upon a time there was a woman. She was neither young nor old, neither tall nor short. Her job was neither boring, nor exciting. She lived a comfortable life, surrounded by family and friends. She had nothing about which to complain.

And yet...

Something was missing. If my life was a color, the woman thought, it would be beige. A neutral color, one that goes with everything, neither bold nor special.

Something was missing. But what?

One Saturday her to-do list noted: "Go through boxes in the attic." It was a nice day, neither hot nor cold. As she climbed the stairs to the attic, she sighed, neither excited nor dreading the task ahead.

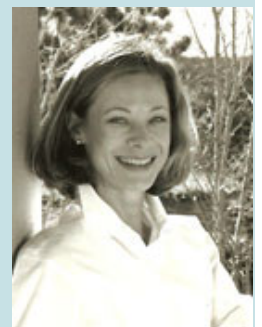
She sat down on an old chair and pulled the first box toward her. "Childhood Keepsakes", read the label. She opened the box, wiping the dust from her hands before she reached for the contents. Report cards, a medal for winning the sack race in 2nd grade, photos with childhood friends. Two dolls, a Slinky and her old lucky rabbit's foot. As the keepsakes were unpacked, memories began to rise from the box: Chasing fireflies at night...shivering after swimming in the lake... wearing squeaky new shoes on the first day of school.

She reached into the box again and felt a book, neither big nor small, neither thick nor thin. It was her favorite storybook, the one she would read over and over. Between the covers were stories that had fired her imagination and whisked her away on wonderful adventures. As she leafed through the pages, her imagination sparked: Once again she was the princess in the tower, then the fearless sailor being chased by pirates. She was the proud lion, king of the forest; she was the fairy who sprinkled magic dust on the flower buds so they would bloom. As she scanned the stories and her imagination awakened, the beige of her life began to fade away. Suddenly, she knew what was missing: Imagination. She realized that as she had grown up, grown older, she had left behind the beauty of dreaming, of imagining.

Today the woman, neither young nor old, feels vibrant and alive. She wakes up in the morning, asks herself "What color will today be?" and imagines a new day filled with possibilities, with adventures large and small. Her comfortable, beige life is now a vibrant rainbow of colors.

How do you imagine your life might shift, if you too begin to dream, to imagine?

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Your Inner Rock Star Imagine

by Patty Walters



“Imagination is more important than knowledge. For knowledge is limited to all we now know and understand, while imagination embraces the entire world, and all there ever will be to know and understand.” - Albert Einstein

I love this quote. Imagine the possibilities! It helps me to remember the critical place imagination plays in my life and business. My job is to work with people who want to create a bigger possibility and get a shift in their results – more business, better clients, and better connections with people.

I like playing the ‘What if...up’ game. Imagine....What if you had all the clients you wanted? Or the opportunities to open a new market?

What if your teenager became more responsive to you? What if life really was working out? What if it all goes right?

I know when I use this, I feel relief! What if?

What if’ along with a vision, strategy, what actions to take and results to achieve’ that we can create a business, a company, an organization, or family by our design and not of default?

I know from my experience and being in Santa Fe for 5 years, restarting and recreating my life and business, I’ve been reminded of this philosophy over and over again. I am inspired and motivated by these two word...What if?

Imagine.....what if a new solution is at hand? What if ...I imagine my life the way I want it?

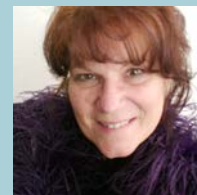
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Here's to Living Our Bold*, Rock Star Adventures!

*Bold -- Webster definition: 1. Fearless before danger. 2. Adventurous, free. 3. Standing out prominently.



IMAGINATION

“The true sign of intelligence is not knowledge, but imagination. Imagination is more important than knowledge.”~ Thanks, Einstein!

Imagination is overrated. Great for entertainment and inspiration---but then what? Most people associate Imagination with conjuring, dreaming, magic, escape. We fabricate ideas in our Imaginations which are not available to the senses. Or are they? As Hamlet teased, “There are more things in Heaven and Earth, Horatio, than are dreamt of in your philosophy.” I agree. Imagination is limited---compared to what can evolve if we align, let go, and get out of the way.

Some think Imagination is fanciful, playful. Lie on the summer grass, and watch the clouds morph into elephants, bears, cats or umbrellas. Is this using one's Imagination? Perhaps, at one level. Others use their Imaginations to create inventions. Still others design vision boards, as they practice the Law of Attraction, to manifest their dreams and goals.

I hold another perspective. I don't think of Imagination as separate from me. It comes THROUGH me. Each of us is a spark of Divine Imagination, or Spirit's Mind. Said another way, regardless of one's religious focus, we are each made in the image of God.

Just as we were imagined and manifested, so too did everything you see around you START in Universal (not just human) IMAGINATION. Think of the telephone, telegraph, automobile, airplane, motion picture, nylon stocking, ballpoint pen, rocket ship, computer. They first existed in Imagination---which seeds reality.

Today, much is written about The Secret and “manifesting.” Goethe wrote:
“Whatever you dream you can do, Begin it! Boldness has genius, power and magic in it!”

This technique works remarkably well. I have fueled my Imagination and used the Law of Attraction like a parlor game, to manifest a life overseas, relationships, business/writing/teaching opportunities, a multifaceted career, arthritis-free movement, globetrotting, unexpected resources, artistic delights, sports ventures, Kismet and Corgies. But that's not the end of the story. If we stop at the Law of Attraction and vision boards, we sell our imaginations short. Better to align ourselves with UNIVERSAL ABUNDANCE, and there will be no end to what emerges to be expressed!

You can wish for a bag of groceries, but if you suspend your Imagination and the desire to manifest your will, you can align with Spirit. Then, you can let Universal Consciousness guide you and manifest far more than you ever imagined---i.e. a TRUCKLOAD, BOATLOAD, or TRAINLOAD of groceries! Ever hear of the loaves and fishes? Alignment par excellence! I have been blessed to witness this concept demonstrated countless times in my own life, and in the lives of many others.

“To master your thoughts and Imagination, and therefore your life and destiny, you must first master their captain---your beliefs.” - Mike Dooley [He's featured in The Secret. You may sign up for a daily inspirational thought at www.tut.com]. Instead of USING your SEPARATE Imagination, please surrender to it! Don't limit yourself. Align with your Divine, Who's really driving the bus! Be surprised by the destination! Where might you go next?

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Attracting Perfect Customers

The #1 Strategy for Creating Lucrative Loyal Raving Fans



Coaching . Training . Speaking

Stairway to Heaven

By Jan H. Stringer



This article is dedicated to Zoe Jarboe, my dear friend, trusted advisor, lover of BEE's, Spiritual Mentor, and extraordinary woman who made her way up her stairway to heaven a few months ago. Since this month's article theme is about Imagination, I had to share about Zoe. You would love her as much as I have for the last 30 years that we shared our journeys together. I first met her in Texas, and found her to be the complete embodiment of the kind of feminine spirit that I wanted to be. What she shared with me couldn't be found in a book, a school or on the news. When she would do a reading for me, my whole life seemed to open up on my spiritual path.

Zoe's imagination was filled with laughter and joy. She would remind me to stay light-hearted and to be persistent in the face of any obstacle. I learned so much each time we spoke. Often the calls were like two girlfriends chatting about favorite recipes, and what we were fixing for dinner. Most of our calls would redirect my path when I was wondering around clueless, or cause me to shift my perspective. At the very least it sparked my imagination to go beyond the obvious and see the real truth.

"You always laugh on the truth! If you're not laughing it's a lie!" Zoe told me this countless times and I found that her wisdom was always spot on.

The last time I saw Zoe in person, she was painting this picture as shown above and she said the title was **Stairway to Heaven**. At 88 years young, she was painting to Led Zeppelin's music and listening closely to the words....

"There's a lady who's sure all that glitters is gold and she's buying a stairway to heaven. And when she gets there she knows if the stores are all closed, with a word she can get what she came for....Ooh ooh oohooh...ooh ooh ooh. And she's buying a stairway to heaven."

I could fill pages of her Zoe~ism's and perhaps one day I will. Today, I just wanted to honor an extraordinary woman, whose imagination sparked my business, my life, and two published books that I have written. Thank you Zoe for giving me permission to imagine.

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





CENTER FOR CANINE BEHAVIOR STUDIES

The Center for Canine Behavior Studies & LoveAnimals.org *Gift of Life* Campaign

If you love dogs like we do, we are asking you to visit <http://www.loveanimals.org/a-human-canine-study.html>, **watch the video** and make a **Gift of Life** contribution to help launch the *Animal Ownership Interaction Study*, a Tufts University administered human-canine study that will contribute to saving the lives of millions of dogs.

The Study's two investigators, Dr. Dodman at Tufts Cummings and Dr. Serpell at UPenn are recognized as two of the world's leading animal behaviorists. They believe the results of their Study—among many things—will help reduce the annually killing of up to 1.5 million dogs a year—in the US alone.



Let's Get Cooking: For a donation to the study of \$60 or more, you will receive Aeowyn's Canine Treat Recipe Portfolio (electronic version, so you, too, can pass on the love!) That's 12 months of treat recipes with techniques, tips, ingredients, photographs & more.

Please also consider participating as a citizen scientist in their on-line Study with thousands of dog owners the world over. **Please pass this message on to everyone you know who loves dogs;** and ask them to visit <http://www.loveanimals.org/a-human-canine-study.html>

Any dog owner in the world can participate in the on-line Animal Ownership Interaction Study by anonymously completing an initial survey of about 93 questions. Every six months Study participants may be asked to answer additional questions. The Study will run for two years.

A final goal of the Study will be to publish the findings in high impact scientific journals, particularly the ones that support open-access publishing, such as PLoS One and Preventive Veterinary Medicine, and to disseminate globally their findings to animal welfare organizations, veterinarians, and animal professionals in training and behavior.

We hope you will join like-minded citizen scientist volunteer dog owners from around the world and participate in the Animal Ownership Interaction Study.

Participation is free but requires you to register for membership at the Center for Canine Behavior Studies: <http://CenterForCanineBehaviorStudies.org>



By
Francis Phillips

Christmas in July – Rates Stay Low

I write about the Federal Reserve Board often. There's a good reason for that: The Fed holds the key to mortgage interest rates. Every month when the Federal Open Market Committee (FOMC) meets, the financial world anxiously awaits the official comments and analyzes every word.

After strong indications that it would raise rates as early as June, the Fed pulled back recently, citing weakness in the U.S. labor market and economy in general. They said they'd review on a meeting-by-meeting basis, which leads analysts to think that the Fed won't raise rates until September, unless the economy puts on growth spurt.

What does this mean? We may have Christmas this Summer, with home loan rates staying low for purchases and refinances.

Let's take a look at what's happened in the past and what's projected for 2016.

Freddie Mac¹ reported that the 30 year fixed rate was 3.7 percent in April 2015. That's low! They project that it will rise to near 5 percent in 2016. How does this compare with historic mortgage rates? In the 1970s, the average rate was 8.86 percent. In the 1980s, it rocketed up to 12.7 percent. In the 1990s, it was 8.12 percent. And in the first decade of the 2000s, it was 6.29 percent.

If you're wondering about the all-time high and low, consider this: On November 21, 2012, the average 30 year fixed rate mortgage was 3.31 percent. On October 9, 1981, it was 18.63 percent. Those rates make a startling difference in monthly mortgage payments. For a \$200,000 loan, the approximate monthly payment (principal and interest only) for the low rate would be \$877, and for the high rate, \$3,177. That's a difference of \$2,300 a month. The numbers speak for themselves.

These low rates may encourage you to start looking for a home. Don't wait. Inventory has been very low over the last few months and in April (the most recent figures available), the National Association of Realtors reported that year-over-year inventory was down by almost 1 percent.² Low inventory tends to drive prices up, favoring sellers, and low rates mean there will probably be more competition, too. Talk to your Realtor about homes, and be sure to get pre-qualified with your lender so your offer will be stronger.

Still wondering if buying a home is a good idea?

Let me share some insights from John Paulson, the billionaire money manager who foresaw the collapse of the real estate market and made a fortune from it. At a conference last year, he made it clear that he believes homeownership is a great investment.³ He pointed out that financing costs are extraordinarily low, and if you put 10 percent down and the home value increases by 5 percent, you've made a 50 percent return on your investment.

Continued on next page »

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Bottom line: Are you seeing a 50 percent return on a cash investment right now?

¹ All rate information www.freddiemac.com

² <http://www.realtor.org/news-releases/2015/05/existing-home-sales-lose-momentum-in-april>

³ <http://www.cnbc.com/id/101845112#>



Francis Phillips, NMLS #193642, is Senior Mortgage Loan Originator with First Choice Loan Services Inc. in Santa Fe. He has served as director of business development for national mortgage companies. He and his mortgage partners have funded and built three homes for Santa Fe Habitat for Humanity. Contact him at fphillips@fcbmtg.com or 505.982.3400.

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

Imagine

Imagine waking up each morning in a comfortable bed with soft sheets that feel so luxurious against your skin and seeing beautiful scenery out your window and a vibrant painting on the side wall. Then you go into your spa bathroom where the soothing scents of your soaps and shampoo fill you with peace as the rain head shower washes over you. You wrap yourself in a thick absorbent towel feeling like you are being pampered in every way, beginning your day with gratitude. Can you see how starting each day like this can put you on a wonderful track?

Or imagine yourself in your marvelously efficient kitchen where everything has its place and it is so

easy and convenient to use. It's beautiful with granite counters, sleek stainless steel appliances, and pretty colored tile work that accents your cabinets perfectly. Can you just taste all the delicious foods you will enjoy making there and how much fun entertaining will be?

Using your imagination, seeing yourself in the space and how it would work and feel for you is part of the creative process. Let your imagination run free. What makes your heart soar? What gets you excited?

Try making an image board for your project. This can contain pictures, fabric samples, tile or stone samples, or color swatches. Collect anything that represents how you want your space to feel or look. Collect those things that inspire you. You can do this on a bulletin board, poster board, in a binder, or just a collection in a box. Pictures can be of fixtures you like, furniture, layouts of rooms, a piece of art you love, or just examples of places you enjoy visiting.

All of these items help to bring together a cohesive idea for the design for your space. This should be done before you begin to think of all the practicalities of your project. When you can imagine in your mind's eye how you want to feel and use your space and how you want it to look you are sending a clearer message to the Universe on what to bring you. This will help line up the right people and supplies to help make it real. So have fun imagining your project into reality.

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



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.



Dandy Wish (G)

What do you see: a weed or a wish? Whisper-white seeds float among full dandelions in the warm glow of summer. Close your eyes, search your heart and let your sweetest wish drift away with the breeze. Half-cut porcelain glows from within.

~~\$35.00~~ \$31.50 (10% OFF)



Guava Honey

The sweet, radiant scent of pure honey, finished with dark berries, tart citrus and a slice of fresh guava.

Enjoy this month's fragrance at a 10% discount.

Scent Circle	\$3.00	\$2.70
Scentsy Bar	\$5.00	\$4.50
Room Spray	\$8.00	\$7.20

Monthly Market Report Albuquerque

GAAR GREEN SHEET May 2015



A condensed overview of the monthly statistical highlights.

Active Listings

Detached: 3,964
Attached: 405

🕒 One year ago
Detached: 4,682
Attached: 468

% Change (Detached)
-15.34%

Pending Listings

Detached: 1,234
Attached: 115

🕒 One year ago
Detached: 996
Attached: 115

% Change (Detached)
+23.90%

Closed Listings

Detached: 903
Attached: 94

🕒 One year ago
Detached: 797
Attached: 81

% Change (Detached)
+13.30%

Average Sale \$

Detached: \$218,228
Attached: \$158,121

🕒 One year ago
Detached: \$223,193
Attached: \$148,291

% Change (Detached)
-2.22%

New Listings

Detached: 1,575
Attached: 144

🕒 One year ago
Detached: 1,734
Attached: 160

% Change (Detached)
-9.17%

Days on Market

(Average)

Detached: 62
Attached: 55

🕒 One year ago
Detached: 67
Attached: 64

% Change (Detached)
-7.46%

Sales Volume

(in Millions)

Detached: \$197.1
Attached: \$14.9

🕒 One year ago
Detached: \$177.9
Attached: \$12.0

% Change (Detached)
+10.79%

Median Sale \$

Detached: \$181,000
Attached: \$149,500

🕒 One year ago
Detached: \$180,000
Attached: \$130,00

% Change (Detached)
+0.56%

Closed Sales by Market Area

MLS Area	City/County	2013	2014	2015	% Change
Areas 10 - 121	Albuquerque	634	552	636	+15.22%
Area 130	Corrales	18	8	6	-25.00%
Areas 140 - 162	Rio Rancho	169	124	170	+37.10%
Area 170	Bernalillo	8	8	9	+12.50%
Area 180	Placitas	7	14	3	-78.57%
Areas 210 - 293	East Mtns. / Estancia	27	40	37	-7.50%
Areas 690 - 760	Valencia County	40	51	42	-17.65%

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
\$540,000**



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

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 than 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 Area

**1218 Apache Drive
Socorro, NM 87801**

\$240,000 MLS# 837737

**3 Bedrooms, 2 Baths,
2,006sqft**



Single story, energy efficient, three bedroom home on Tech Hill. Deck with amazing views of the sunset and valley. Wood floors in the living room. Open kitchen with dining room. Free lawn water and campus security. 10 minute walking distance to NRAO and NMT. Beautiful mature landscaping with green lawn and xeriscape.

Materials and fixtures used in the home are of high quality. Family room is spacious and designed by an architect. Formal drawing room with dining space is separate from the large family room. Two car insulated and finished garage.



**Find out
what your
homes is
worth! Call
me.**

Featured Listing: Lot 9 Calle Altura in Aldea MLS# 201501532

Santa Fe Report - Aldea Real Estate News from Dianne McKenzie

Fabulous lot in desirable Aldea de Santa Fe with spectacular views to the south, west & northeast. Located on a quiet cul-de-sac, & is the only available view lot in Aldea with open space, design plans & ready to build.

Located on a quiet cul-de-sac, this the only available lot in Aldea that offers adjoining open space combined with spectacular east and west views to the Sangre de Cristo and Jemez mountains. Ready to build now, this opportunity includes plans for a gracious Santa Fe style home with 3 bedrooms and 3 baths, perfectly sited to fully capture the mountain views.

Great Room has been designed for entertaining with expansive glass walls east and west that open out onto two large patio terraces. This offering includes a full design package with preliminary construction documents, survey map with topography, soils report and preliminary construction budget.

Discerning buyers in search of the best available lot in Aldea will appreciate this unique ready-to-build project that can easily be custom tailored to accommodate their needs and lifestyles.

OFFERED FOR SALE: \$117,500 including a full design package with preliminary construction documents, survey map with topography, soils report and preliminary construction budget. Lot Size Acres: 0.275
MLS#: 201501532

Detailed plans are available for qualified buyer. Call: 505.603.9300 to schedule meeting to review complete design package: plans, survey, soils report, floor plans, elevations, foundation plan, with construction budget.

Ready to build or customize to meet your needs. **9 Calle Altura Aldea Lot For Sale** is a truly special project designed to meet the needs of many buyer profiles wishing to customize their home. Planning & design by John Halley of [Comet Studios](#) ».

MLS#: 201501532 - including design plans - Price: \$117,500

Equity
New Mexico

Dianne McKenzie
Associate Broker
Cell: 505.603.9300

For Sale \$117,500
Ready to Build with Design Plans

Aldea View Lot: 9 Calle Altura

RealEstatePropertiesSantaFe.com
Dianne@RealEstatePropertiesSantaFe.com
19 Plaza Nueva, Santa Fe, NM 87507



















ABQ Office: 505.291.0050
Accredited Consultant in Real Estate **ACRE**

2015 Aldea Stats: Sold, Pending & Listed**Sold:** 16 Homes, DOM 140, 0 Lots,**Pending:** 7 Homes, 0 Lots**Listed:** 18 Homes, avg \$533,000, 13 Lots

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

It is a little quiet in Aldea this summer, as the inventory is shrinking to 18 homes currently on the market. There are now 13 lots on the market, which is more than we have seen in the past few years! Building is picking up with several projects in various stages of construction. Homewise will be breaking ground on several homes on Arroyo Privado. 16 homes have sold in Aldea this year. Prices have started to creep very slowly upward. It is still a great time to buy as there are several homes on the market that are below construction replacement costs. If you want a detailed Comparative market analysis, please contact me!

Address	Price	Original	TotSF	\$/TotSF	BD	BA(FTH)	Levels	InterS	Type	MLS #	DOM	Stat Date	Bank	Short	Photo
22 Vista Precioso	\$191,000	\$191,000	0		2	2(1 0 1)	Two Story	Yes	Townhouse	201501116	92	3/27/2015	No	No	
11 Calle Festiva	\$447,000	\$519,000	2,200	\$203.18	3	3(2 1 0)	Two Story	Yes	Single Family	201404758	270	9/30/2014	No	No	
27 Camino Botanica	\$449,900	\$479,000	1,803	\$249.53	2	3(2 0 1)	Single	No	Single Family	201501850	57	5/4/2015	No	No	
25 Calle Lemita	\$478,000	\$484,000	2,061	\$231.93	3	3(1 2 0)	Single	Yes	Single Family	201502107	43	5/15/2015	No	No	
23 Vista Precioso	\$495,000	\$495,000	2,368	\$209.04	3	3(2 0 1)	Two Story	Yes	Single Family	201405600	194	12/15/2014	No	No	
5 Arroyo Privado	\$499,000	\$525,000	2,440	\$204.51	4	4(3 1 0)	Split or Tri-Level	Yes	Single Family	201404806	269	10/3/2014	No	No	
5B W Via Plaza Nueva	\$509,000	\$514,900	2,800	\$181.79	3	3(2 0 1)	Two Story	Yes	Single Family	201501072	94	3/25/2015	Yes	No	
4 Calle Siete Casas	\$539,000	\$574,999	2,464	\$218.75	3	3(2 0 1)	Split or Tri-Level	Yes	Single Family	201502041	46	5/12/2015	No	No	
81 Avenida Frijoles	\$540,000	\$575,000	2,940	\$183.67	3	4(3 0 1)	Two Story	Yes	Single Family	201501188	87	4/1/2015	No	No	
8 Calle Amistosa	\$545,000	\$545,000	2,223	\$245.16	3	2(2 0 0)	Single	No	Single Family	201405017	249	10/21/2014	No	No	
91 Avenida Aldea	\$549,000	\$570,500	2,331	\$235.52	3	3(2 0 1)	Single	No	Single Family	201500776	112	3/7/2015	No	No	
1 Altura Vista	\$549,000	\$549,000	2,159	\$254.28	3	3(3 0 0)	Single	No	Single Family	201501223	86	4/2/2015	No	No	
150 AVENIDA FRIJOLES	\$599,000	\$599,000	2,391	\$250.52	3	3(2 0 1)	Single	No	Single Family	201501041	96	3/23/2015	No	No	
16 Camino Botanica	\$600,000	\$600,000	3,103	\$193.36	3	3(2 1 0)	Two Story	Yes	Single Family	201405411	215	11/24/2014	No	No	
13 Calle De Montanas	\$617,500	\$617,500	2,300	\$268.48	3	3(2 0 1)	Single	No	Single Family	201501572	68	4/20/2015	No	No	
1 Calle Siete Casas	\$629,900	\$669,900	2,855	\$220.63	3	3(3 0 0)	Single	No	Single Family	201500525	131	2/16/2015	No	No	
7 Calle Vista	\$669,000	\$699,000	2,700	\$247.78	4	3(2 0 1)	Single	No	Single Family	201500694	118	3/2/2015	No	No	
37 Camino Botanica	\$680,000	\$699,000	3,279	\$207.38	3	2(2 0 0)	Single	No	Single Family	201403302	361	7/1/2014	No	No	

Aldea de Santa Fe Report

Santa Fe Report - Tesslera



It's all about marketing properties, not just listing properties!

If you are thinking of buying or selling in Aldea, I would like to help you achieve your dreams!

Stop by my office on the Aldea Plaza & pick up a map & the current Aldea listings

Dianne McKenzie, Associate Broker
Cell: 505.603.9300

www.RealEstatePropertiesSantaFe.com
Office: 505.291.0050 • On Aldea Plaza • 19 Plaza Nueva

Aldea is a New Urbanist Village, with a central civic plaza surrounded by traditional neighborhoods of multiple housing types & miles of walking trails.

New Urbanism provides a unique mix of commercial properties, live/work lofts (apartments over storefronts), townhouses, patio homes, & single family homes with yards. Diverse, walkable neighborhoods surrounding a mixed-use commercial core, are what distinguishes New Urbanism from other development styles.

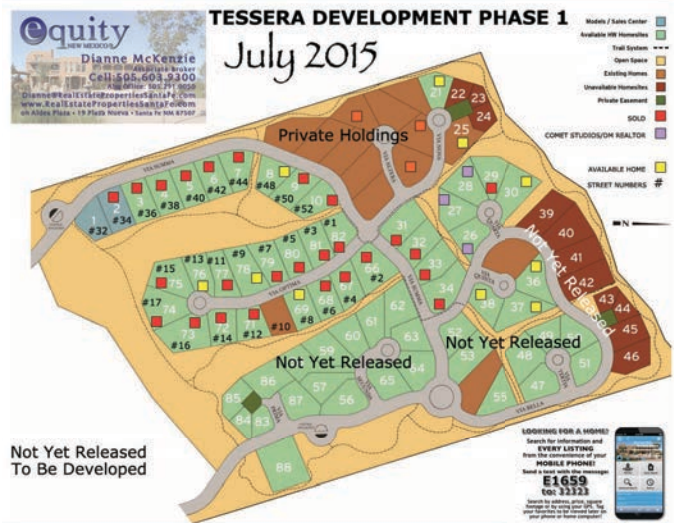
Aldea is in Santa Fe County and is connected to the Santa Fe County water and sewer systems. (The vast majority of houses in Santa Fe County, *not* in Aldea, are on wells and septic tanks). The roads in Aldea are owned and maintained by the Homeowners Association. Santa Fe County Real Estate taxes are very low, and monthly Homeowners Association dues cover the maintenance of private roads, open space, parks, and a community building.

Tesslera is the newest Homewise Homes community. Located in the hills of northwest Santa Fe, Tesslera features stunning mountain views, generous dedicated open space and an extensive trail system.

Built to exacting standards and quality, the to-be-built homes at Tesslera are ideal for those who enjoy customizing their home to suit their personal taste. Home sites border greenbelt for a private and natural ambiance. Close proximity to La Tierra Trails, public golf and more. Tesslera is located just minutes from downtown Santa Fe with easy access to I-25 and Los Alamos.

The community of Tesslera is a mosaic of thoughtfully designed, energy efficient new homes built to exacting standards and quality. Granite slab countertops in the kitchen and baths, & ceramic tile floors warranty, STO Stucco, Low VOC paint, carpet, and construction materials, and much more.

Call me for a tour 505.603.9300



Custom Home Design on Tesslera Lots 26, 27, & 28 are available. Call for more information.

2015 Las Campanas Stats: Sold, Pending & Listed**Sold:** 8 Homes, DOM 229, 8 Lots,**Pending:** 8 Homes, 3 Lots**Listed:** 73 Homes, avg \$1,025,000, 77 Lots, avg \$133,555

Las Campanas Report: Homes & Lots



There are currently 73 homes for sale in Las Campanas. There are currently 42 Homes under \$1,000,000 in Las Campanas. There are currently 31 Homes over \$1,000,000 in Las Campanas.

There are currently 77 Lots for sale in Las Campanas. There are currently 34 Lots under \$100,000 in Las Campanas.

There are currently 43 Lots over \$100,000 in Las Campanas. View one photo per property. For additional photos or a tour call: 505.603.9300.

Private Club Membership in Las Campanas is by invitation only. There is no residence requirement to become a member at The Club at Las Campanas.

Established in 1992, Las Campanas is a luxury master-planned community in Santa Fe. Stretching across 4,700 acres surrounded by pristine high desert, the community is comprised of exclusive neighborhoods. Las Campanas is also home to The Club at Las Campanas, where members can enjoy two award-winning Jack Nicklaus Signature golf courses, the 46,000 square foot Hacienda Clubhouse, a peerless Equestrian Center and the Fitness & Tennis Center, which includes a luxurious spa.

Las Campanas features more than 10 distinctive enclaves, each with its own architectural style and character. There are currently 751 custom homes in Las Campanas, and the fully developed master plan can accommodate up to 1,771 homesites.

With the exception of Estates I and II, which are supplied by City water, the residences are served by the Las Campanas community water system, which includes a state-of-the-art water treatment facility.

Call me, Dianne, 505.603.9300, for a tour of Lots & Homes in Las Campanas.

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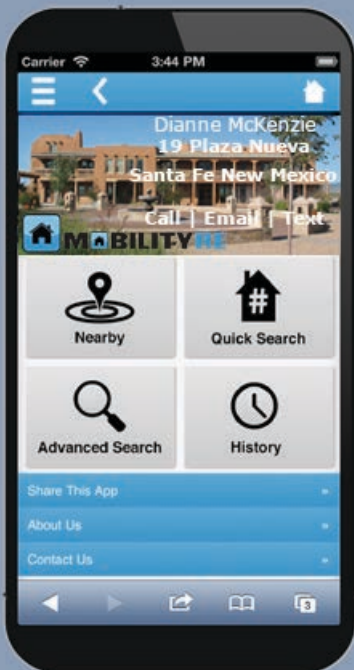
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Taos Ski Valley Report

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*

MLS# 201502443



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

Kachina Mountain Lodge is now offering luxury mountain home sites for sale within a thoughtfully master planned wilderness eco-resort community in the Kachina basin at the top of Taos Ski Valley. Surrounded by abundant year round wilderness recreation opportunities, KML's home sites are competitively priced from \$185,000 to \$495,000. Don't miss this rare opportunity to own a luxury wilderness home your family will treasure for generations! <http://KachinaMountainLodge.com>. Please call John Halley, developer, for detail information, maps, home site information, floor plans etc: 505.231.1454



A E O W Y N's Dog Treats



Banana Carrot Cheese Treats

Ingredients:

- 2 ripe bananas
- 4 grated carrots, 2 cups
- 1 cup of grated cheddar cheese
- 2 cups rice flour (or any flour)
- 1 cup rolled oats, uncooked
- 1 cup flax seed meal
- ½ cup wheat germ
- 1 cup flax seeds
- 1 ½ cup chicken broth
- 1.5 tablespoons apple cider vinegar
- ½ cup coconut oil
- 1 tablespoon cinnamon

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

Method:

1. Preheat oven to 350° F.
2. Mix the wet ingredients: banana, grated carrots, grated cheddar cheese, chicken broth, apple cider vinegar & coconut oil in a bowl.
3. Mix dry ingredients in a large bowl: rice flour, flax seed meal, wheat germ, rolled oats, flax seeds & cinnamon. Combine all the ingredients. Divide into 4 balls.
4. Roll out dough ball between parchment paper, 1/8" consistent thickness in rectangular shape to fit baking sheet. Discard top parchment paper, use for next baking tray. Transfer rectangular shaped dough with the bottom parchment paper to baking sheet. Use pizza cutter to cut dough in parallel strips to create a checkerboard of 1" squares. Use a ruler to help cut straight lines.
5. Bake 30-35 minutes slightly brown. If you prefer a softer treat, bake for 20-25 minutes. Remove from oven and cool. This recipe uses 4 baking sheet/trays.

These treats are soft & are very tasty. Recipe makes enough treats to fill a little more than 3 quart storage container with some to share with dog friends & keep in tins around the house. You can keep the dog treat crisps up to 1 week at room temperature in an airtight container or in an airtight container 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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- How To Sell Your House For The Most Money In The Shortest Possible Time
- The 10 Dumbest Mistakes Smart People Make When Buying Or Selling A Home

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_____, City: _____ or in
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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Apricot Standard Poodle
& Service Dog

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