

Eco Lifestyle And Home

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

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Simplify

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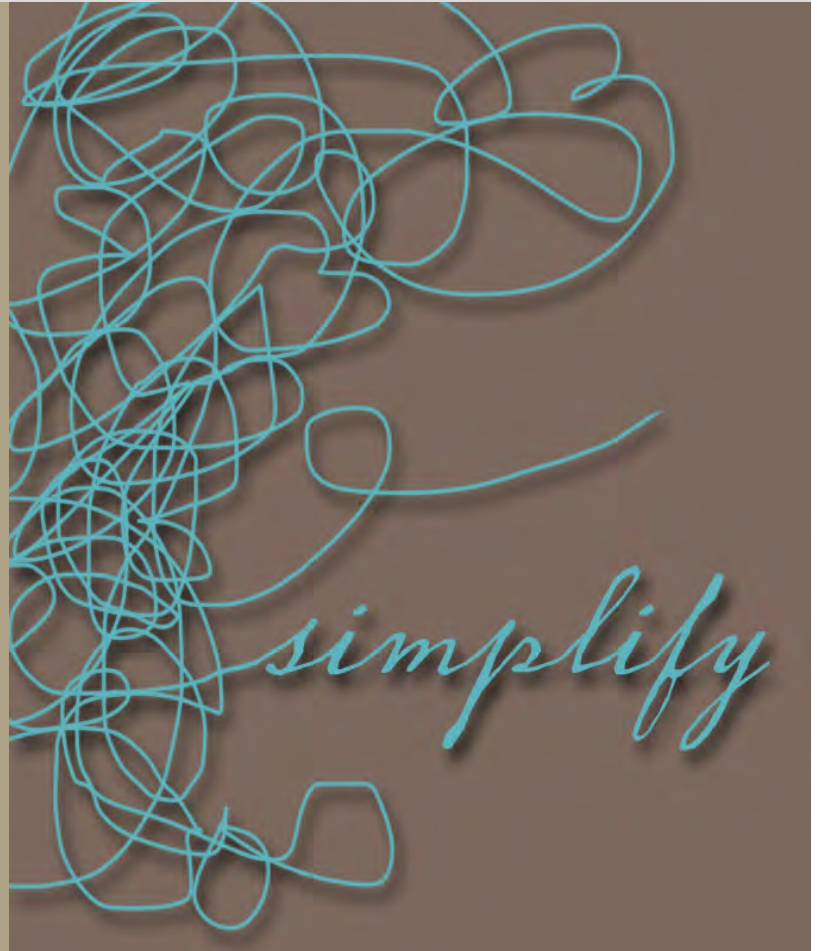
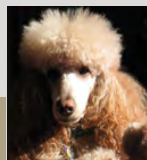
Real Estate News Pages 12,13,14,
15,16,17,18,19,20,21,23,25,26

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.



"Pumpkin, Zucchini
& Carrot Treat
Crisps"

22



Simplify

"The ability to simplify means to eliminate the unnecessary so that the necessary may speak." ~ Hans Hoffman

"Out of clutter, find simplicity. From discord, find harmony. In the middle of difficulty lies opportunity." ~ Albert Einstein

Monthly Newsletter Theme For November: Simplify



As we approach the busy holiday season, we all seem to get involved with more activities, commitments and responsibilities that can quickly overwhelm us. Our daily lives can quickly become entangled in a maze of clutter, multi-tasking, complications, and stress.

Simplifying your life doesn't necessarily mean doing without.

To simplify ones life, does not mean you have to live without possessions or to live in frugality, but to slow down and live a more balanced, deliberate, healthier and thoughtful life.

I am in the process of moving towards a simpler way of being and have gathered some quotes that are inspiring me to re-examine my life as I prepare for the coming new year.

“Simplify your life amplifies your future.”

“If you can't explain it simply, you don't understand it well enough.” ~ Albert Einstein

“Our life is frittered away by detail... Simplify, simplify.” ~ Henry David Thoreau

“Simplicity is the ultimate sophistication.” ~ Leonardo da Vinci

“Life is really simple, but we insist on making it complicated.” ~ Confucius

“Simplicity is the ultimate sophistication.” ~ Leonardo da Vinci

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

Events Around New Mexico

1. The Beach Boys – Wed. Nov. 4, 2015 7:30 pm
 Popejoy Hall,
 University of New Mexico campus on the corner of Redondo and Cornell in the Center for the Arts building located at 203 Cornell Drive, NE.
 Albuquerque

Celebrate over 50 years with The Beach Boys. Relive the classic songs that showcase the sounds of California and the spirit of a generation.

2. 44th Annual Renaissance ArtsFaire
 Saturday, November 07, 2015 10:00 AM - 5:00 PM
 1905 Nevada Avenue Las Cruces, 88001

The 44th Annual Renaissance ArtsFaire is the largest cultural event in southern New Mexico attracting over 13,000 visitors annually.

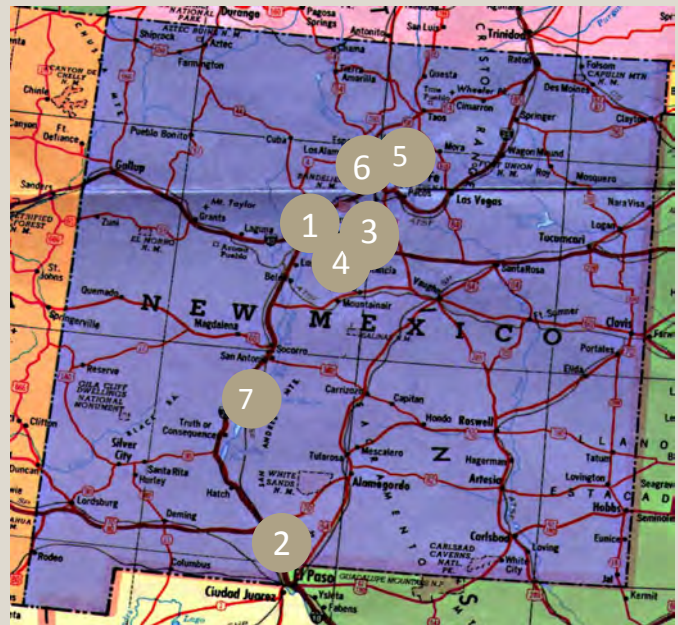
3. Benise: Strings of Passion Popejoy Hall
 Sunday, November 08, 2015 3:00 PM - 12:34 PM

University of New Mexico campus on the corner of Redondo and Cornell in the Center for the Arts building located at 203 Cornell Drive, NE.
 Albuquerque

Roni Benise brings his Strings of Passion world tour to the stage by combining salsa, flamenco, samba, waltz, and tango with theater and music.

4. Madame Landoo's Flying Phantasmagoria of the Utterly Possible AirDance ArtSpace
 Saturday, November 12, 13,14,15, 2015
 7:30 PM - 9:00 PM

3030 Isleta Blvd. S.W. Albuquerque, 87105
 This November AirDance New Mexico mounts an aerial extravaganza combining its adult and junior companies in its version of an old-fashioned carnival brought to the 21st century. Madame Landoo's Flying Phantasmagoria of the Utterly Possible presents works on trapezes, aerial hoops, aerial fabrics, rope, and cloud swing that tell the stories of the characters behind the scenes at the



5. The Wild Untethered Woman - Everyday Center for Spiritual Living
 Monday, November 16 & 21 2015 6:00 PM - 9:00 PM
 1519 Fifth Street Santa Fe, 87505

Join Harriette, Robbi, and our Divine Feminine Tribe. Luxuriate in a sacred time dedicated to you becoming who you truly are by expressing your most luscious, Wild Untethered Self.

6. Handel's Messiah
 Santa Fe Symphony Orchestra & Chorus
 Sunday, November 22, 2015 4:00 PM - 6:30 PM
 211 W San Francisco St Santa Fe, 87501

Don't miss our acclaimed annual performance of Handel's Messiah. A musical rite of the holiday season, this Baroque-era oratorio still awes listeners after more than two-and-a-half centuries.

7. 28th Annual Festival of the Cranes
 Bosque del Apache National Wildlife Refuge
 Saturday, November 17, 19 & 21, 2015 5:30 AM - 5:30 PM
 1001 NM-1 San Antonio, 87832

The 28th annual Festival of the Cranes, November 17th-22nd, 2015, offers something for everyone: from backyard birders to bird experts, from amateur photographers to pros.

Let's Take a Hike! with Cecilie Bodman

November 14 at 10:30 am. El Rincon via the Piedra Lisa Trail.

We can meet at the Range on Wyoming and Montgomery for breakfast at 9am and caravan up to the trail head.

This hike is on the front side of the Sandias. Sometimes there are folks ice climbing on the waterfall.

From GreatOutdoors.com:

What makes it special: Piedra Lisa (Spanish for "smooth rock") offers views of some of the Sandias' most spectacular granite formations, including the massive wall known as the Shield. It's not difficult, and can usually be hiked in the winter.



Length: 4 miles

Hiking time: 2 to 4.5 hours

Difficulty: Easy to moderate

Elevation gain: 6,920 to 8,200 feet

Directions: From Tramway Boulevard (an exit on both I-40 and I-25), head east on the Juan Tabo road near the north end of the range. The paved road ends at a dirt road. Take the dirt road to a parking lot, then walk past the gate a short distance to the trail head on the right.

Notes: Rincon is Spanish for "corner," and this trail leads to the point at which a small front ridge connects to the main bulk of the mountains. The trail continues after cresting the obvious ridge at the 2-mile mark, but the owner of a plot that straddles the trail a little farther ahead has prohibited travel through the area. During certain times of the year, a faint spur trail is open that leads east along the ridge of the Rincon for about half a mile.

Cecilie Bodman
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Ready When You Are
www.ABQgold.com
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Life By The Numbers

- Cecilie Bodman

November Numerology

The month of November 2015 is a **number 1**.

November 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. 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 November

*“Why is my life
simple and free
from stress?”*



“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 Simplify

by Lainie Grimmer

A friend of mine is fanatical about simplifying her life. If there is a book that's been written on clearing clutter, downsizing, or getting back to basics, she's read it. Her clothing, files, books, and the spice rack are pared down, and she has even tackled the garage in her quest to conquer clutter and simplify her life. On the outside, her closets are systematized, there is space on her bookshelves, and the kitchen junk drawer is organized.

Although she has simplified her surroundings, she still feels exhausted, overwhelmed, overextended. Why? She has yet to clear the clutter in her mind of stress-inducing "should's", and focus on what is important to her.

When we spend our lives focusing on the "should's" – things that keep us busy but don't deeply matter to us – we sacrifice the things that do. Non-essential obligations fill our lives at the expense of what brings us fulfillment. We feel overwhelmed, overscheduled, and drained, no matter how clean our closets are! What's a person to do?

Schedule an appointment with yourself to simplify your priorities! When we take the time to uncover what is important to us, we can begin to let go of the "should's" and adjust our focus accordingly. Decreasing the unnecessary offers us space to include activities that further *our* interests and goals, as well as decrease our level of stress. Follow these three steps to simplify a cluttered brain:

1. **Hit the Pause Button** – Just as you set aside time for your annual physical and to clean your closet, schedule an appointment to check in with yourself;
2. **Rethink Your Priorities** – Looking at your calendar and your obligations, ask yourself: How am I using my time? What do I *have* to do? What do I *really want* to do? What am I doing because someone else thinks I should? Just because Aunt Bertha thinks you ought to help her alphabetize the books in her library doesn't mean you should if it isn't your priority;
3. **Make Changes** – Make your schedule less about what others think you should do and what you feel obligated to get done, and more about who you want to become. Knowing the most successful changes come in small steps, look at your obligations for the coming month, and choose two "should's" to let go of. Next month, choose two more. Repeat.

Unclutter your head, rearrange your priorities to include what is important to you, then take a deep breath: You're on your way to simplifying, and enjoying, your life!

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Sarah Claudia Stout

Preparing Our Children For A Changing World

Simplify - I Choose Love



I felt challenged by the assignment. I clutter. My brain make things more complicated than they are. Who am I to be the expert on “Simplify”? What if I don’t have a captivating story?

What would it mean to simplify a day or my life? Take a mental health day and head for the mountains? Eat lightly? Not make any serious decisions? De-clutter a closet? Perhaps.

I asked myself what “simplify” meant, I didn’t get a clear answer. I stayed with the question. If I stopped frequently to ask myself what it would mean to simplify my life that moment, what would show up? Here’s what I discovered:

- Just breathe.
- Listen.
- Stop and tune in, observe what I notice inside and out.
- Accept whatever is present now.
- Take my hands in front of me and dust off the metaphorical cobwebs.
- Choose to surrender and receive.
- Choose to give.
- Laugh and play with whatever I do.
- Choose love.

The last, “Choose Love” resonated deepest with me. It’s so simple. Choose what brings me closer to love. With the day half over, my task became choosing in the direction of love.

I realized that even a blog or washing clothes can be an act of love. The simple act of blog writing done by a “non-writer” meant choosing to shift altitude and attitude.

I sense many layers and meanings of, “choose love”. They beg for me to listen in silence and wisdom. When you sink down inside, into your strength, wisdom, gut and heart, what does “simplify” mean to you this moment?

I’d love to have you Join me in November for a 30-day challenge on Facebook: “choose Love”
<https://www.facebook.com/sarah.stout.773>
Let’s daily sit with the query of what choosing love means each day for 30 days.

Sarah Claudie Stout

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Pamela Cornish, D.O.M.

Simplify

For most of us, to Simplify means to reduce clutter, clear our calendars and live with less. However, the etymology of the word “**simple**” can be traced

from Middle English to Old French, and even further back to the Latin word, “**simplus**,” which originally referred to a medicine made from **one constituent**, especially from **one plant**. We have so many choices and options. How can we simplify and reduce our possibilities to ONE component? What's the advantage?

Is that LIMITING? Is that BORING? I think it might be FREEING! Instead of having so many choices and possessions, why not reduce the chaos? We'd have less expense. Less maintenance. Less upkeep. More Simplicity! Aaaahhhh. . . .

In a world where we have access to stimulation and information from the internet, via smart phones and tablets, as well as hundreds of cable channels 24/7, how does one dull the din? Where is Simplicity to be found among the countless demands on us daily? How does one clear one's schedule? How do we stop the madness? Do we ever have enough silence or unscheduled time, to merely listen to the still, quiet voice within? Why must we constantly distract ourselves and fill up our TO DO lists?

Despite the benefits of exercise and meditation, how many of us practice these on a regular basis? The health benefits in terms of stress reduction, sanity promotion, workplace efficiency and creativity development are well documented. What's stopping us? Are we afraid of Simplicity?

I have a patient, for whom it requires **EIGHT** email exchanges to set up an appt. in my clinic. Why? She is SO BUSY (her badge of honor!)--which actually exacerbates the health issues which challenge her. She can't sleep. She has hip and shoulder pain, which, in a psycho-spiritual model, indicates that she is having difficulty a) carrying too many burdens on her shoulders, b) being blocked in reaching out for something----or grasping at too much, + c) stepping into the future. Many of her symptoms indicate Liver Qi Stagnation, which is tied to the emotions of stress, anger, and depression. Might creating Simplicity be a first step? She is not ready to subscribe to that. Oh no! She thrives on drama and crisis. “I DO, therefore I AM.” Whatever happened to just BEING a human BEING?

When I lived in China and Japan for four years, I did not have a phone, a TV, nor a car. That's Simplicity. I know that experience added years to my nervous system. In Asia and Europe, public transportation is a major mode of conveyance. Here? Not so much. The Rail Runner is in the red. The Rapid Ride has schedule limitations. Most of us depend on cars. No Simplicity there.

When I was a child, my mother didn't have to check her daytimer to see when she could have lunch with a friend. In fact, she seldom went out to lunch, due to the Simple exigencies of being a homemaker. Her weekday socializing consisted of serendipitous invitations to have coffee and quick visits in the homes of other housewives, girlfriends, or neighbors. Spur of the moment! It was, of course a much Simpler time. No cell phone, computer, nor microwave. Just a black and white TV, turned on occasionally for special programs. No Netflix. Ah, Simplicity!

The payoffs for cultivating Simplicity in my life are living: in harmony with Nature, with a joyful soul, in a stress-free/peaceful environment. My blood pressure is 90/70. I take no meds. I'm never sick, nor depressed. I enjoy what I do, and have time for those I love. Simplify your life with one small gesture per week. You will be surprised at how little you need. Your still, small voice has some scintillating, inspirational, and comforting secrets to share with you! Don't be afraid. Come on in. The water's fine!

Attracting Perfect Customers

The #1 Strategy for Creating Lucrative Loyal Raving Fans



Coaching . Training . Speaking

What is a Strategic Attraction Plan or a BEE-ing Attraction Plan?

This is the main tool in both of my books. It's a roadmap for finding and following your true path. The plan shows you how to take a deep look inside yourself for what is most important to you; to see who you need to be to accommodate the change and growth, and live your purpose. The attraction plan is a dynamic document – review, revise, renew. I keep one at hand and refer to it frequently. The magic isn't in the paper. The magic is that you are training yourself over time to think and act a particular way. You can wake up with joy each day and say, "I am who I want to be and do in the world!"

Why Do Some People Make Changes and Others Do Not?

That question is the main reason I wrote *BEE-ing Attraction*. I've found that most people are ready to jump into the DO mode, but first you have to BE whom you want to attract. This sets the plan in motion. Let's say that you want to have a successful business earning six figures or more; you must BE the kind of person who has that six-figure business. See yourself as that person, through your thoughts, actions, and presence.

What If I Become Discouraged? There is no reason to criticize ourselves or lose heart for bumping into obstacles. It's more important to learn that we don't have to settle for a life of dealing with difficult people or difficult circumstances. When we are up to great things—a dream, an idea, and a vision to bring into the world—we will be tested.

We will be challenged to overcome self-doubt and fear as we create a path aligned with our best possible outcome. We don't need to fall for the tricks that negative thinking tries to play on us. We have to keep reaching. It's right to leave your job or a certain relationship, or move to a more supportive environment. Perhaps change is not called for, but patience is. We have a tendency to compare ourselves to others instead of being true to our authentic selves. The BEE-ing Attraction Plan is a valuable tool to help us become clear about what makes us tick and the result can be a greater peace of mind in all of our relationships. It is a practice, an approach, and dedication to positive living.

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





Real Results Holiday Party

Give Yourself the Gift of Younger Looking Skin

**Sunday, November 22, 2015
2:00 - 4:00 PM**

**Aldea Community Center
3 Nuevo Milenio, Santa Fe 87507**

Refreshments & Prizes

RSVP Info@GatewayMarketingLLC.com

BRING A FRIEND



**It's the time of the year to indulge yourself as well as loved ones!
Give yourself the gift of radiant, younger-looking skin with Nerium AD.
Nerium International offers a holistic approach to anti-aging.**

Addressing many different signs of aging at once, Nerium AD is the all-in-one anti-aging cream that not only reduces your wrinkles and fine lines, helps clear discoloration, tone, and texture as well. One bottle does it all! 30 day money-back satisfaction guarantee.

Give Yourself the Gift of Younger Looking Skin

By Pam Scotty, Director, Independent Brand Partner, Nerium International

I have personally been using Nerium AD night cream for the past 3 months. I notice much smaller pores, my skin feels and looks great, and I LOVE that it's only 1 product...no more eye cream, wrinkle cream, night cream, it's all in one and completely effective! Ask me to try the 5-day sample and see for yourself! Then ask me about the 3UR-Free program to get your Nerium AD for FREE!

Contact Pam Scotty or visit the website to find out how you can benefit and transform your life:

<http://freelexus.nerium.com> Email: info@GatewayMarketingllc.com





CENTER FOR CANINE BEHAVIOR STUDIES

The Center for Canine Behavior Studies

If you love dogs like we do, we are asking you to visit the Canine Center For Behavior Studies. 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:

If you would like to receive Aeowyn’s Canine Treat Recipe Portfolio (electronic version, so you, too, can pass on the love!) contact Dianne, Aeowyn’s guardian. That’s 12 months of treat recipes with techniques, tips, ingredients, photographs & more.



If you wish to receive Aeowyn’s Dog Treat Recipe Booklet, just email Dianne & she will email you a copy for free!
 Dianne@RealEstatePropertiesSantaFe.com

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

FNMA Report - the years ahead

Last month, I had the pleasure of attending my company's national conference for Branch Managers in New Brunswick, NJ. Keynote speaker Richard Koss, Director of Mortgage Market Analysis for the Federal National Mortgage Association (FNMA, often referred to as Fannie Mae), offered his insights for the years ahead in real estate and lending. His main theme was the change in real estate patterns as FNMA works harder to make homes accessible.

Millennials (those currently aged 18-35) currently own 3 percent of homes in the US. Are they interested in becoming homeowners? Yes! According to Koss, when surveyed, 50 percent of this group wants to own a home one day. To respond to that interest, FNMA is beefing up their efforts by offering a new home loan program called "Home Ready" with a minimum 3 percent down to buy a home. In a move designed to broaden its appeal, the borrower does not have to be a first time home buyer, and down payment funds may be gifted by a family member or advanced or bonused by an employer.

Turning the discussion to the economy, Koss noted that with a current unemployment rate of 5.1 percent, one would think that the economy would feel much stronger now than it did in the 1990's. However, today's unemployment numbers are skewed by the Participation Rate, which measures who is NOT looking for work. After the economic slowdown of the last few years limited job opportunities, many people just gave up their job search and moved in with family or friends. Not since the late 1970's has the Participation Rate been so low, so in reality the unemployment rate is much higher than the reported 5.1 percent level. And if you need more proof, on Friday, October 2, the jobs report showed that only 140,000 new jobs were created versus the 210,000 new jobs that Wall Street predicted.

Koss also cited slow Gross Domestic Product (GDP) growth as a factor in keeping rates low. The GDP has traditionally grown at 3 percent a year, but in recent years it has grown at only 2 percent a year. He anticipates that this slow growth trend will continue.

This is a bad news/good news scenario. These numbers will keep U.S. interest rates lower for longer, which is a plus for buyers and those wishing to refinance their current loans. Lower rates make it possible to refinance to a 30 year fixed rate loan with lower monthly payments, or move to a 20 or 15 year fixed rate loan to shorten maturities, pay less interest overall to the bank and own your home free and clear.

Additional good news is that housing values for existing homes are back to 2004 levels in most markets, although we are still about 15 percent below the 2006-2007 real estate highs. But housing starts (new construction) remain low. For the last 5 years, many builders have shifted their focus to renovation, surviving by purchasing and renovating foreclosed homes for resale.

Continued on next page »

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The takeaway from Koss is that FNMA is motivated to help buyers become homeowners. It's a good time to buy or sell, and real estate continues to offer great opportunity!

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!

Home Staging + Design with Debbie DeMarais

Creating Simplicity at Home

Simplicity in terms of home design begins by clearing our space through de-cluttering and organizing our belongings. This process can eliminate chaos and confusion, while promoting simplicity and creating more space. If the thought is overwhelming to tackle a room, then approach this in small increments, such as a coat/entry or bedroom closet to get started. This simple approach will help you begin:

1. Gather empty bags or boxes
2. Label them “Donation”, “Resell”, and “Trash”
3. Set a timer for 30 minutes, (for a small area)
4. Quickly removing each item in the closet review its potential by asking yourself
 - a. Has it been worn or used within the past six months, and do you love it?
 - i. If so, put in a “keep” pile.
 - b. Review the condition - is it damaged, outdated or not your size?
 - i. If so, place for “donation” or “trash”.
 - c. Does it belong elsewhere, rather than in this closet?
 - i. If so, put it aside, to be addressed later.



Ask yourself these questions with each item until the timer rings. It may be helpful to enlist the assistance of an impartial friend to help you stay on track. It’s easy to stray and recall memories during this process. Placing immediate attention and focus on the task at hand will help to release the emotional connection to the item(s).

Once everything has been sorted through and the remaining items are truly those belonging in the closet, then the organization can begin. Store like items together, perhaps in colorful containers. Items not belonging in the closet will find their true home, as a donation, trash or stored in the appropriate place. The process of developing order in your home to create joy and simplicity will also unfold in your personal life as well.

Debbie DeMarais is a certified Home Stager, and certified in Interior Design and Architectural Design. She provides full-service home staging and design solutions for exceptional results throughout Northern New Mexico.

Debbie DeMarais, *HSR Certified Home Stager, ASID, Allied Member*

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Monthly Market Report Albuquerque

GAAR GREEN SHEET September 2015



A condensed overview of the monthly statistical highlights.

Active Listings

Detached: 3,850
Attached: 366

🕒 One year ago

Detached: 4,945
Attached: 445

% Change (Detached)
-22.14%

Pending Listings

Detached: 1,000
Attached: 104

🕒 One year ago

Detached: 854
Attached: 82

% Change (Detached)
+17.10%

Closed Listings

Detached: 886
Attached: 91

🕒 One year ago

Detached: 703
Attached: 73

% Change (Detached)
+26.03%

Average Sale \$

Detached: \$224,353
Attached: \$148,942

🕒 One year ago

Detached: \$208,936
Attached: \$143,437

% Change (Detached)
+7.38%

New Listings

Detached: 1,295
Attached: 116

🕒 One year ago

Detached: 1,316
Attached: 144

% Change (Detached)
-1.60%

Days on Market

(Average)

Detached: 57
Attached: 59

🕒 One year ago

Detached: 65
Attached: 61

% Change (Detached)
-12.31%

Sales Volume

(in Millions)

Detached: \$198.8
Attached: \$13.5

🕒 One year ago

Detached: \$146.9
Attached: \$10.5

% Change (Detached)
+35.33%

Median Sale \$

Detached: \$180,850
Attached: \$145,000

🕒 One year ago

Detached: \$175,000
Attached: \$140,000

% Change (Detached)
+3.34%

Closed Sales by Market Area

MLS Area	City/County	2013	2014	2015	% Change
Areas 10 - 121	Albuquerque	517	475	592	+24.63%
Area 130	Corrales	7	12	17	+41.67%
Areas 140 - 162	Rio Rancho	142	123	147	+19.51%
Area 170	Bernalillo	11	8	8	+0.00%
Area 180	Placitas	8	6	5	-16.67%
Areas 210 - 293	East Mtns. / Estancia	30	37	54	+45.95%
Areas 690 - 760	Valencia County	54	42	63	+50.00%

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

Featured Listings in Albuquerque Area

6 Calle Cobre Placitas, NM 87043 MLS# 848856 \$490,000

Single Family 3,096 sqft | 4 Bedrooms/ 3 Baths | 2 garage spaces | 2 Stories | Price per sqft: \$158.27



Especially Lovely, Spacious Southwestern Home W/3 or 4 Bedrooms, Office Space, Studio, Exposed Adobe, Kiva Fireplaces. Dramatic Views Of Sandias, Cabezon, Jemez Mtns, Mesas, & City Lights. Just 12 Minutes And 12 Miles From Abq, But A Different World. Country Kitchen with custom cabinets, island and bar. Greatroom Design, Super For Entertaining. 2nd Master Up. Saltillo Tile/Vigas/Split Cedar Latillas/Kiva Fireplaces, Custom Cabinets through out home, 10ft Ceilings, Views From Every Room. Passive Solar Orientation. Wondrous Outdoor Spaces, Courtyards. Two Car Garage With Storage/Workrooms. Room For Horses. Mature Landscaping provides Shade, Color & Privacy. Close to Rail Runner and 30 mins from Santa Fe.

This home has interesting Native American historical information. It has been said to have high frequency geological zones also called " sacred" areas and the high frequency of the Sandia Mountain Triangle. Great location for those who meditate and do sound healing or Matrix Energetics or similar newer methods.



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!



Find out
what your
homes is
worth! Call
me.

Cecilie Bodman
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3620 Wyoming Blvd. NE # 200
Albuquerque, NM 87111
Cell: 505-250-1356
Email: abqgold@gmail.com
Web: <http://abqgold.com>

Aldea Townhouse:
14 Calle Plazuela in Aldea
MLS# 201503943

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

3 Bedroom/ 2.5 Bath,
1,850 sqft
Price: \$349,500

SOLD in 45 days!!!

Searching for a second home or investment property that offers low maintenance and easy to care for?



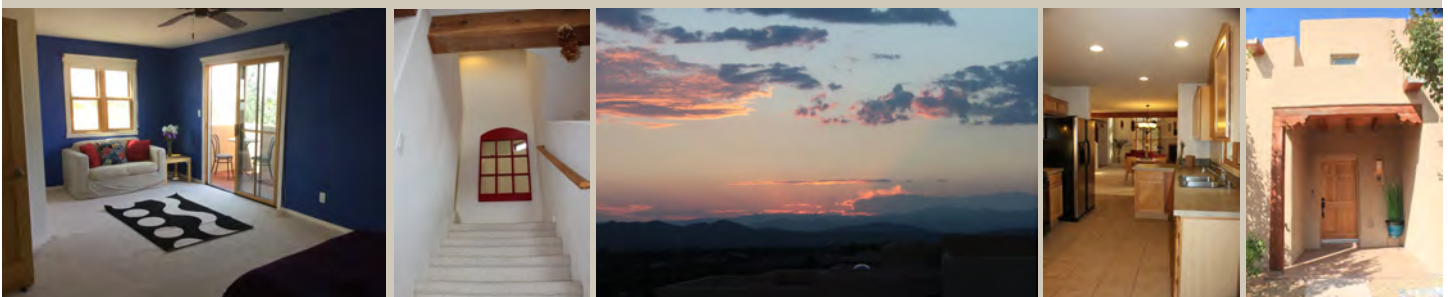
In peaceful Aldea, come experience the Santa Fe lifestyle in this single owner, 3BR, 2.5 BA 1850sqft 2-story pueblo-contemporary corner gem of a townhome. Main level features a fabulous layout with open natural light-filled living, dining & kitchen. Vaulted 12' tongue/groove wood ceiling decked with vigas, gas fireplace & tall windows. Dining area adjoins an open modern kitchen with windows on 2 sides gracefully opening to an intimate courtyard with covered portal & access to a detached 2-car all but painted garage.

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

Dianne McKenzie, Associate Broker
Cell: 505.603.9300
www.RealEstatePropertiesSantaFe.com
Office: 505.291.0050 • On Aldea Plaza • 19 Plaza Nueva

Walled irrigated courtyard nestled within mature trees for outdoor privacy. Along the tree lined street-side, living & dining room windows are graced with custom elegant maple blinds. First floor private bedroom /home office/media room,

1/2 bath & separate laundry area. 2nd floor master bedroom sanctuary offers sitting/office area & balcony with sweeping mountain views east to west with iconic sunset views. Double sinks in master bathroom & deep walk-in closet. 3rd bedroom is light & bright with full bath off the hall. Enjoy natural pine doors, tile floors and berber carpeting. House brightened with natural light by many skylights.



2015 Aldea Stats: Sold, Pending & Listed

Sold: 34 Homes, DOM 167, 3 Lots,
Pending: 2 Homes, 0 Lots
Listed: 10 Homes, avg \$587,990, 10 Lots

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

There is a very low inventory of houses for sale in Aldea at this time. Here is the Santa Fe Association of Realtors market report for the 3rd quarter:











“New Listings in the Santa Fe region decreased 2.8 percent to 977. Pending Sales were down 28.0 percent to 480. Inventory levels fell 8.3 percent to 1,942 units.

The Median Sales Price decreased 3.7 percent to \$301,000. Days on Market was down 7.3 percent to 148 days. Sellers were encouraged as Months Supply of Inventory was down 26.5 percent to 9.2 months.

With positive economic news coming from many angles, there are no imminent factors to prepare for beyond the typical seasonal drop-off. From the mouths of market-analyzing pundits, we are in the midst of one of the healthiest housing markets in the past 15 years.”

LISTING COUNT:					DAYS ON MARKET:					LIST PRICE:				
TOTAL	HIGH	LOW	AVG	MED	TOTAL	HIGH	LOW	AVG	MED	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
10	347	52	184	187						\$668,000	\$449,000	\$587,990	\$599,450	\$5,879,900
					SOLD PRICE:					\$0	\$0	\$0	\$0	\$0

LISTING PRINT OUT

Address	Price	Original Price	TotSF	\$/TotSF	BD	BA(FTH)	Levels	InterSteps	Type	MLS #	DOM	Stat Date	Bank Owned	Short Sale	Photo
25 Calle Lemita	\$449,000	\$484,000	2,061	\$217.86	3	3(1 2 0)	Single	Yes	Single Family	201502107	175	5/15/2015	No	No	
5B W Via Plaza Nueva	\$499,000	\$514,900	2,800	\$178.21	3	3(2 0 1)	Two Story	Yes	Single Family	201501072	226	3/25/2015	Yes	No	
16 Camino Botanica	\$550,000	\$600,000	3,103	\$177.25	3	3(2 1 0)	Two Story	Yes	Single Family	201405411	347	11/24/2014	No	No	
13 Calle De Montanas	\$590,000	\$617,500	2,300	\$256.52	3	3(2 0 1)	Single	No	Single Family	201501572	200	4/20/2015	No	No	
150 AVENIDA FRIJOLES	\$599,000	\$599,000	2,391	\$250.52	3	3(2 0 1)	Single	No	Single Family	201501041	228	10/14/2015	No	No	
1 Calle Siete Casas	\$599,900	\$599,900	2,855	\$210.12	3	3(3 0 0)	Single	No	Single Family	201504291	52	9/16/2015	No	No	
55 Centaurus Ranch Rd	\$629,000	\$649,000	2,856	\$220.24	3	3(2 0 1)	Single	No	Single Family	201503201	117	7/13/2015	No	No	
39 Camino de Vecinos	\$647,000	\$657,000	2,499	\$258.90	3	3(2 0 1)	Single	Yes	Single Family	201503085	123	7/8/2015	No	No	
7 Calle Vista	\$649,000	\$699,000	2,700	\$240.37	4	3(2 0 1)	Single	No	Single Family	201500694	250	3/2/2015	No	No	
37 Camino Botanica	\$668,000	\$670,000	3,279	\$203.72	3	2(2 0 0)	Single	No	Single Family	201503001	126	7/3/2015	No	No	

Equal Opportunity Housing * All information deemed reliable, but not guaranteed. All information herein has not been verified and is not guaranteed.

2015 Las Campanas Stats: Sold, Pending & Listed

Sold: 55 Homes, DOM 223, 18 Lots,

Pending: 8 Homes, 0 Lots

Listed: 60 Homes, avg \$1,324,474, 81 Lots, avg \$82,456

Las Campanas Report: Homes & Lots



There are currently 60 homes for sale in Las Campanas. There are currently 20 Homes under \$1,000,000 in Las Campanas. There are currently 40 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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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.

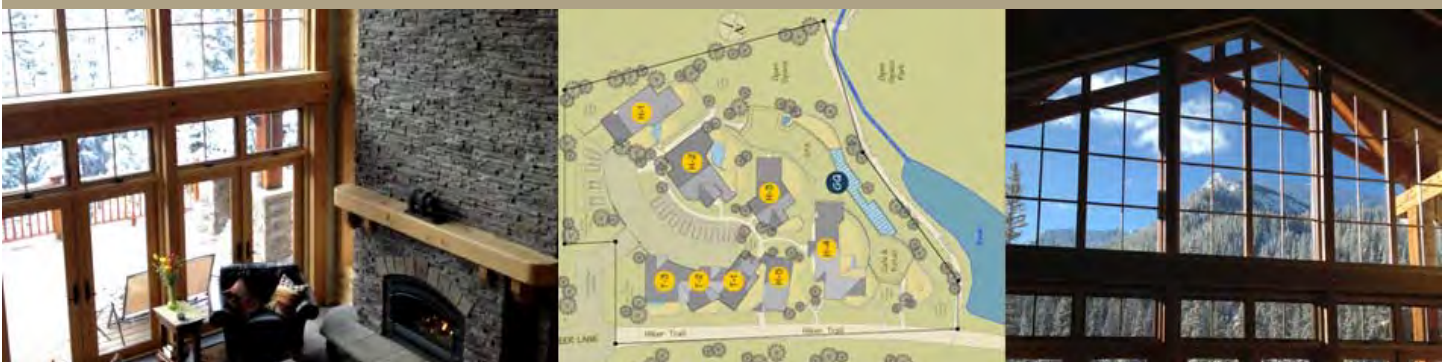
Community Investment Opportunity:

- 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



Pumpkin, Zucchini & Carrot Treat Crisps

Ingredients:

- 1 medium shredded zucchini
- 1 cup 2 small shredded carrots
- 2 cups of rice flour (any flour could be used)
- 1 cup of rolled oats, uncooked
- 1 can (15 oz) pumpkin (not pie filling)
- ½ cup of dried or fresh finely chopped parsley
- 1 cup of water +/- adjust as needed
- ✦ Parchment paper & rolling pin for rolling out the dough
 - ✦ Pizza cutter & ruler
 - A dog to snoopervise

Method:

1. Preheat oven to 350° F.
2. Place all ingredients in a bowl. Stir until thoroughly combined. Add water as needed to combine the ingredients. Divide into 4 balls.
3. Roll out dough ball between parchment paper to 1/8" -1/16" thickness in rectangular shape to fit baking sheet. Discard top parchment paper. Transfer rectangular 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.
4. Bake 35-40 minutes until no longer soft. Remove from oven and place upside down to remove parchment paper while hot.

**"The parchment paper makes the rolling easy, with no mess & cutting the crisps with the pizza cutter is super fast. You can keep them up to 1 week at room temperature in an airtight container or in the refrigerator for up to 4 weeks. You can also freeze them! I love these crisps because they are thin & I get to eat more. More is always better than less. After all, more is more!!!!" - Aewwyn*





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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- Making The Move Easy On The Kids
- How Sellers Price Their Homes
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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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- Send me information about your free, no-obligation HomeFinder service.
- 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:

_____, 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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