

Eco Lifestyle And Home

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

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Appreciation

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Appreciation

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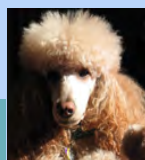
Real Estate News Pages 11,12,13,14,
15,16,17,18,19,20,22,23

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



"Yam Peanut Butter
Dried Blueberry
Treats

21



Monthly Newsletter Theme For December: Appreciation



This time of year, our thoughts turn to celebrations and appreciation for our friends, family, neighbors and business associates. It is the time of year when we celebrate all that we are grateful for.

Eco Lifestyle and Home News has been publishing its newsletter with conscious articles concerning lifestyle and real estate news in New Mexico, focusing on the Albuquerque, Santa Fe and Taos Ski Valley market since 2013. Our contributors have changed over the years and have added so much value to the newsletter. We greatly appreciate all the content contributors who have written articles that relate to our monthly themes. The articles our content contributors write, inspire us in every edition. It is said that it takes a village to raise a child, and it also takes a “village” to write a newsletter that adds meaning in our lives.

We decided to produce a conscious newsletter that has information about some real estate but more about living, playing & working. We also wanted to include our professional friends’ expertise as it relates to home, health, well-being, & lifestyle.

The main idea is that we want to communicate quality of being and connect our spheres of influence with other like minds, through a variety of conscious activities & resources in our communities.

We hear from many of our readers just how grateful they are for the monthly newsletter. The feedback that our readers share, inspires us to continue to produce this monthly newsletter.

This month’s theme is dedicated to all of you, our content contributors **and** our readers. Thank you for making it possible to connect with you all on a monthly basis.

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

Events Around New Mexico

1. River of Lights at Albuquerque Convention & Visitors Bureau

December 4-8, 2015 | 6:00 PM - 9:00 PM
 Experience millions of glowing, sparkling lights and over 150 dazzling light displays, animated sculptures and synchronized music light show at New Mexico's largest walk-through holiday production. Closed December 24 and 25.

2. The Nutcracker Ballet Popejoy Hall Albuquerque

December 5-6, 2015 | 7:00 PM - 9:00 PM
 Come experience New Mexico's most authentic, professional production of the The Nutcracker Ballet. Presented by the professionals of the New Mexico Ballet Company, this classic is sure to thrill audiences and help kick-off the holiday season!

3. Bonfires on Bent Street, Taos, NM Historic Bent Street and John Dunn Way, Taos, December 12, 2015 | 10:00 AM - 7:00 PM

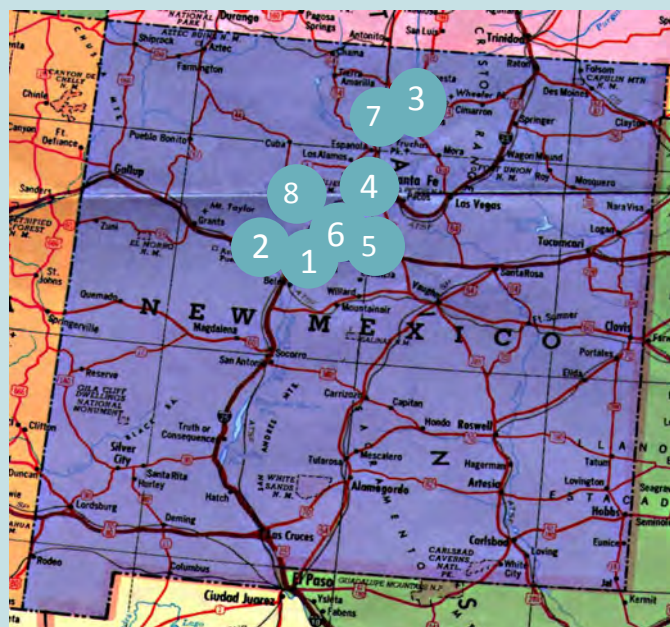
In it's 27th year, the Bent Street Merchants are joining with the John Dunn Shops to close Bent Street to all but foot traffic for this spectacular holiday event. The shops will be decorated for the festivities and offering hot beverages, snacks, hors d'oeuvres and a feast for all. Enjoy shopping, bonfires, farolitos, music and entertainment from 10 a.m. to 7 p.m.; Santa Paws benefit event and pet adoptions from noon to 4 p.m.; Reception from 4 to 7 p.m. on Bent Street and John Dunn Way.

4. Christmas Treasures Santa Fe Symphony Orchestra & Chorus | 211 W San Francisco St Santa Fe, 87501 December 13, 2015 | 4:00 PM - 6:00 PM

Get into the holiday spirit this year with The Santa Fe Symphony's annual afternoon of Christmas favorites!

5. Cliff's Magical Christmas

4800 Osuna Road NE Albuquerque, 87109
 December 18-22, 2015 | 5:00 PM - 9:00 PM



Experience the Christmas Magic that is Cliff's Magical Christmas! Cliff's Amusement Park has transformed into a must see Christmas extravaganza with over half a million dazzling Christmas lights and a 120 foot tall Christmas tree that was named a Top Tree to Visit by USA Today. Enjoy our premier amusement park rides, festive holiday eats, and of course, the man of the season himself: Santa Claus. Come join the magic and make a memory this Christmas.

6. The Little Mermaid - Musical Theatre Southwest

310 San Pedro Drive NE Albuquerque, 87108
 December 18-26, 2015 | 7:30 PM - 9:30 PM

In a magical kingdom, beneath the sea, the beautiful you mermaid Ariel longs to leave her ocean home to live in the world above. Based on one of Hans Christian Anderson's most beloved stories.

7. Holiday Cabaret Santa Fe CVB

201 West Marcy Street, Santa Fe, NM 87501
 December 27, 2015 All day event
 Holiday Family Cabaret with Circus and Puppetry Delights for Young and Old Alike!

8. New Years "Manhattan on the Mesa"

Anderson-Abruzzo Albuquerque International Balloon Museum 9201 Balloon Museum Dr. NE Albuquerque, 87113
 December 31, 2015 | 6:00 PM - 11:00 PM

Let's Take a Hike! with Cecilie Bodman

December 12th to Cabezon Peak

We will not climb to the top but hike around the bottom hills.

We can caravan or meet at the west face. Just follow the directions and we can meet at the sign at 10 am.

Cabezon Peak is a volcanic plug in the Rio Puerco Valley in Northern New Mexico. It rises dramatically from the desolation to the west as one drives along US 550 between San Ysidro and Cuba.



The summit views are impressive, taking in most of the principal landscapes of North and Central New Mexico, including the Sandia Mountains, the Rio Grande Valley, Mount Taylor, the Jemez Mountains, and the Santa Fe Range of the Sangre de Cristos. The peak rises vertically from all sides, but there is a non-technical scrambling (3rd class) route to the top that can be done in in 2-4 hours. The vertical gain is approximately 1100 ft, about half gained on the approach trail. Because of its close proximity to Albuquerque the peak sees a fair number of ascents, but many only hike up to the rock face or are turned back because of route finding difficulties. The standard route is detailed under The "Easy" Way under "Routes" in the menu bar.

From Albuquerque, travel north on I-25 to Bernalillo and take the US 550 exit. Travel NW on US 550 to San Ysidro (22 mi) and then another 19 miles to NM 279. The turn is marked from this direction by a highway sign reading "San Luis, Cabezon, Torreon" and also signs indicating that you are leaving the Zia Indian Reservation and entering the Jemez Indian Reservation. Please call and confirm.

Cabezon Peak : Climbing, Hiking & Mountaineering : SummitPost

Cecilie Bodman
Equity NM Real Estate
Ready When You Are
www.ABQgold.com
505-250-1356



Life By The Numbers

- Cecilie Bodman

December Numerology

December 2015 Numerology is Master number 11

This is the month to follow you intuition. Set new standards for yourself. You can be the light of the world today supporting the growth of your community. You can also be greatly inspired or you can inspire others. Rise above daily routine and keep your own inner peace. Live up to your ideals and prepare yourself with meditation. Develop ways so you can hear and act on your illumination.

Gems: Pearls, Silver

Oils: Spruce, Rose, Geranium, Lavender, Orange, Sage.

You can add Sage, Rose, Orange and Lavender to your cooking and apply diluted oils to your temples, very top of head at "soft spot", third eye and thyroid.

Affirmation For December:

"I am a shining example of the love and light growing in the world today."

Affirmation for the Month December

"Why am I deeply appreciated & well compensated?"



"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 Appreciation

by Lainie Grimmer

'Tis the season!

'Tis the season of gratitude & thankfulness...of celebrating sacredness and meaningful traditions, acknowledging the people who are important to us, counting our blessings and not counting the number of holiday treats we're eating. For me, December is also decorated with long lists of things to do, places to go, and people with whom to connect. How, in the midst of standing in line at the post office, creating delicious holiday meals, and finding the perfect gifts, can we keep from getting swept up in our deadlines and to-do lists? How can we instead open our hearts to the messages and the blessings of this season? **By appreciating.**

Appreciation isn't complicated; it doesn't cost anything, and unlike your neighbor's decadent eggnog, doesn't have any calories. Appreciation is simply recognizing and enjoying someone or something. This might seem almost too simple, especially during the holidays. However, simple is good: Studies show that cultivating appreciation has lasting and important benefits, including lifting your mood, increasing satisfaction with life, and building resilience. All of which can help you to stop and smell the candy canes in the days ahead.

As we launch into the holidays, how can we integrate appreciation into our lives? How can we create a little cheer and resilience this month? All it takes is a being in **AWE**:

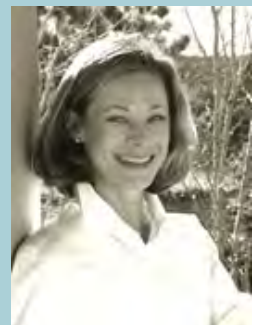
Aware: Become aware of what it's like when you feel appreciative and grateful. If you feel disappointment or loss, acknowledge them, then make appreciation more prominent;

Wonder: Open yourself to a sense of wonder at the world and events around you. Perhaps you might take a minute to feel falling snowflakes melting on your upturned face. Maybe stop at a red light finds you breathing deeply and appreciating the unexpected pause in your list of holiday errands:

Experiment: Give yourself permission to experiment with what and how you choose to appreciate. You might focus on noticing and appreciating the aromas of the holidays: Christmas cookies baking in the oven, the smell of a fresh Christmas tree. Or as you address holiday cards, bring to mind warmhearted memories of your friends and family as you appreciate your connections with others.

When you take small moments throughout your day to appreciate, what begins to show up is greater compassion and understanding, more moments of grace. And the more appreciative you are, the more you'll find you have to be grateful for. As you stop to smell the candy canes, take a bite of one, and appreciate the moment.

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Sarah Claudia Stout

Preparing Our Children For A Changing World

Appreciation

I've learned, and am still learning, so much about appreciation. Appreciation is best when done with specificity and genuineness. It has the power of shifting attitudes and behavior. I've learned that it starts with appreciation of myself, and then spreads out. It can bridge connection and even conflict.

Appreciation tips:

- **Include self-appreciation:** I've often heard the pathos of, "I'm not appreciated!" Appreciation starts at home, within ourselves, for ourselves. If we can't appreciate ourselves, and give it to others, we will continue to expect it only from others, and get frustrated that we never get enough.
- **Harness the power of ritual and habit:** gratitude, appreciation, and acknowledgement. Periodically I create a ritual for 30 days to reflect on my day and write or remember for what I am grateful, what I appreciate and what I acknowledge in myself and others. Each time, I notice a shift in attitude and a sense of "filling up".
- **Give Appreciation Sandwich feedback:** A well-meant appreciation opens the door to talking about a situation, conflict, or mistakes. Whether with self, at home, or at work, change takes place when difficult conversation opens and ends with a heart connection.
- **Be curious and notice:** Giving genuine appreciation means we have noticed small and big contributions and even efforts. We have seen moments of skills and gifts. Check out a TED by Carol Dweck on the value of acknowledging specific effort, even in light of mistakes and failures.

I knew a first grade teacher who had a hard class. She acknowledged and appreciated the acts of kindness she saw in the children by writing them on a paper taped to the wall. She kept adding papers. Eventually, to the children's delight, they rolled the scroll across the room.

Appreciation, when done from the heart, is a magic wand. It can shift relationships. It can bridge connection and even conflict. It is fed by our human-beingness.

Sarah Claudie Stout

email: sarahclaudia.s@gmail.com **web:** sarahclaudiastout.com **cell:** 505.603.1193





APPRECIATION

My life has been orchestrated by 3 major factors: Teaching, Travel and Spiritual Pursuits. My idea of

travel is not just hanging out on the beach, swilling margaritas. More like doing medical missions in 50 countries of the 6 inhabited continents. Amazingly, I've not yet traveled to Antarctica! Of course, I always make time for margaritas and beach recreation, but *after* the philanthropic service. Of course, these three are high on my **APPRECIATION** list. And a common thread that runs among them is friends and family. I like the way the lyrics in the Beatles' song, *In My Life*, express **APPRECIATION** for special people. I often use this in an "Auld Lang Syne" way, by tucking it into my Happy New Year cards. Instead of typing the lyrics in verse form, I will add them here as a running narrative. Think of those people you **APPRECIATE**, to whom these sentiments might apply:

There are places I'll remember---all my life, though some have changed. Some forever, not for better. Some have gone, and some remain. All these places have their moments, with lovers and friends I still can recall. Some are dead, and some are living: In my life, I've loved them all!

But of all these friends and lovers, there is no one compares with you. And these memories lose their meaning, when I think of love as something new. Though I know I'll never lose affection, for people and things that went before; I know I'll often stop and think about them. In my life I love you more. -John Lennon & Paul McCartney

What among your circumstances, do you **APPRECIATE** most? Least?

Whom among your friends and family do you **APPRECIATE** most? *Do they know?*

As we overwhelm ourselves with holiday stress at 2015's end, it's easy to lose sight of **APPRECIATION**. We cram enough food, decorations, cards, traditions, parties, gifts, work stress, debt, for 6 people in 3 months, into our own single lives during the 5-week holiday rush at the end of the year. We lose sight of sanity, sleep, wellbeing, financial peace, relaxing time alone (or with others). Why not make it different this year? How about starting with **APPRECIATION**? Sip a cup of tea by the fire---before dawn, so you have no responsibilities, nor interactions with others. Survey your realm. **APPRECIATE** your blessings. Take a candlelight bath with someone you love! Treat your frayed nerves to the sound of silence! A friend and I always pick one morning in early December to get together in sloppy clothes and sit, and do nothing but bask in each other's delicious company---far from the madding crowd. No shopping, cooking, wrapping, nor mailing. Just peace, quiet, stillness and love. The Winter Solstice is approaching. "Sol-Stice" means the "Sun Stops." Yes, even the Sun **STOPS**---if only briefly! We need to pay attention, get a clue. If the SUN can do it, so can WE!

At the end of the year, the Japanese practice a delightful ritual. They clean their homes, resolve conflicts, pay bills, and mend relationships---so they can approach the New Year with a fresh, balanced start. Then, they hang a special ornament on their front doors, comprised of Pine (for longevity), Bamboo (for flexibility) and Plum (for Sweetness). What a lovely way to show **APPRECIATION** for this gift of LIFE we cultivate!

In the Chinese character for "crisis" lies the pictogram for "opportunity." From compost, flowers grow. "My barn burned down; now I can see the moon!" No matter how horrible are the circumstances you encounter, it could always be worse. You can always find something to **APPRECIATE**. Perhaps the least **APPRECIATED** person, place, or thing on your list is YOU! Time to change that? Happy New Year!



NERIUM™

I N T E R N A T I O N A L

Nerium offers exclusive products, with age-defying ingredients that you can't find anywhere else. This leads to unprecedented results. We observe the best of nature to find cosmetic skin-care applications and supplements that mimic natural age-fighting mechanisms. Our nature-based approach provides innovative solutions that produce exceptional results.

While we incorporate a number of tried and true ingredients into our formulas, we don't stop there. We search out ingredients developed and tested by the top universities and scientific labs in the world. This allows us to work with patented, exclusive ingredients that no other company can use or duplicate.

Unlike most skincare products, which contain a water-based foundation, Nerium formulations are created with Aloe Leaf Juice, a highly emollient and nutrient-rich source of moisture and hydration. Extracted from the leaves of the Aloe Vera plant, this powerful juice contains many beneficial properties to keep the skin healthy.

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

Santa is looking for Santa Fe Real Estate! Time to Buy!

The holidays are here, and now is the time to talk real estate with your family. Millennials, it's time to buy your first home. Mid-lifers, how about expanding your wealth opportunities with a vacation home? Empty-nesters, maybe it's time to downsize to that easier-to-maintain property.

If you are thinking of upgrading, downsizing, investing or buying for the first time, you may already have your sights set on a home or favorite location. This month I reached out to Santa Fe's leading real estate experts to find out where they think you'll find opportunities with Santa Fe real estate this holiday season.

Millennials, 1st Time Home Buyers, Homes under \$400,000. First, let's hear from National Association of Realtors Chief Economist Lawrence Yun, quoted in Forbes recently. He predicted that in 2016, a homeowner's net worth will be 45 times greater than that of a renter.¹ Wow. It's time to stop paying your landlord's mortgage and buy a home!

Felicity Strachan at Keller Williams Santa Fe says: We all know that finding quality housing on a budget in Santa Fe can be tricky - especially since the market has picked up recently. But there are some tremendous financing opportunities available right now for first-time home buyers. And new developments such as Las Soleras will hopefully add to the stock of housing that is within reach for first-time buyers.

Olga Chavez of Barker Realty comments on the current Santa Fe market: 2015 Santa Fe County third quarter sales were up four percent compared to the third quarter of 2014. Sixty-three percent of the sales were below \$400,000. Currently, 271 homes are available for sale below \$400,000 in the City and County of Santa Fe, with 100 of those units priced below \$250,000. It's a great time to be a Buyer!

Increase Your Net worth with Short-Term Rental Properties in Santa Fe. Commenting on short-term rental opportunities, Jeff Snodgrass of Snodgrass Realty states: For those wanting a lock and leave, or a vacation home that will generate revenue in between your visits, Fort Marcy condos are ideal. It's hard to beat the location, perched high above downtown, yet a short walk to the famous Santa Fe Plaza. This quiet setting offers views of city lights, sunsets, and the Sangre de Cristo Mountains. The Santa Fe ski basin is right up the road, making it a popular choice for winter sports enthusiasts. The short-term rental program is another attractive feature, with on-site management. Priced from \$150,000 to \$450,000, there are 1, 2, and 3 bedroom condos available.

The Million Dollar + Market. Moo Thorpe of Sotheby's International Realty shares this observation: The \$1,000,000- \$2,000,000 market saw an increase of over fourteen percent in the number of units sold in the 3rd quarter. Many properties that have been on the market an extended period of time have been sold and attractive new inventory is coming into the market. Sellers still must have caution in pricing; however, the trend is looking positive.

Paul Geoffrey of Santa Fe Properties adds this view: People looking to build from scratch are seeing some amazingly low prices for land in the NW Quadrant and the Las Campanas area.

Continued on next page »

« Continued from previous page

Lots in Las Campanas can be had for as little as \$50,000 and up. In fact, a broker in my office sold a lot that had an asking price of \$170,000 at one time for \$30,000 recently. Similarly, I know of a lot in the Monte Sereno subdivision that went under contract this month for around \$60,000, where lots have been sold and offered previously for prices anywhere from \$200,000-\$400,000. Obviously a lot with killer views will sell for more than one without particularly good views, or no real views at all, but still, there is a lot of opportunity out there!

According to Meleah Artley and Gary Hall of Barker Realty, construction in the million dollar plus market is back: We are seeing the quality builder/developers come back into the marketplace in the speculative \$1 million plus luxury housing areas, especially in the Historic Eastside. Prices for this product have come up to a level that makes it profitable for them to re-enter this field and lenders are helping by loaning them the spec money again.

Location Location Location. Georgette Romero of Santa Fe Properties talks about in-town real estate: This year (and last) I have had so many buyers wanting to be close-in. In the past, most of requests for showing properties closer-in have been for the NE side and east side. The vast majority of buyers today are asking for the area around the Railyard and southwest of that area, across St. Francis, and the South Capitol area. There has been a surge of buyers who appreciate the walking and biking trails and the ease of living closer-in.

Amber Haskell of Santa Fe Properties adds her view on Santa Fe County locations: Opportunities within South Santa Fe County for luxury real estate are ever- increasing. Light traffic patterns, low density builds, and truly preserved night skies are what draw buyers to this wonderful Santa Fe location. And it's all within 30 minutes or less to the heart of Santa Fe Plaza.

Rates. I've written for 4 years that the low rates supported by the U.S. Government will not last forever. It appears that time has come. Federal Reserve Board Chair Janet Yellen gave a strong signal in November that the December Open Market Committee will consider a rate increase. Her comments were supported by better-than-predicted employment numbers on November 6. History has shown that the bond markets like to price ahead of projected rate increases, so don't wait. This may be the last call in 2015 to refinance your home to a 15 or 20 year fixed rate loan so you can lower your payment, or to refinance and take cash out with a new 30 year fixed rate loan.



Happy Holidays to all. I wish you great real estate tips and ideas to strengthen your portfolios for the years ahead. And if you're selling, don't be surprised to see Santa placing an offer on your home very soon. Santa Fe is on the rise!

¹<http://www.forbes.com/sites#/sites/lawrenceyun/2015/10/14/how-do-homeowners-accumulate-wealth/>

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.

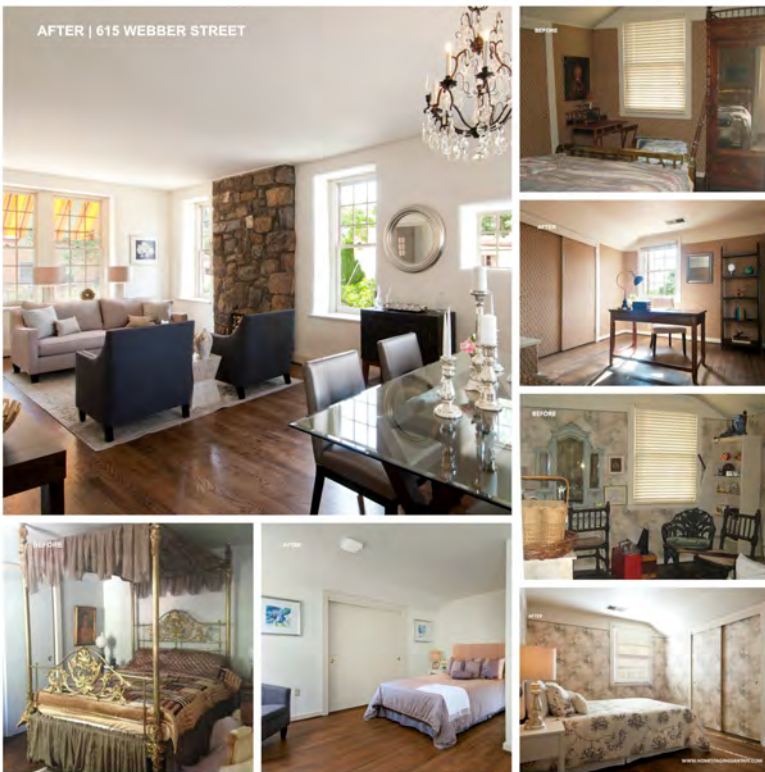
Home Staging + Design with Debbie DeMarais

Architectural and Design Appreciation



Selling a home “as-is,” in most cases, is not the most effective way to reach a buyer’s attention and invoke their appreciation for the characteristic and fine detail of a home. Finding a buyer (only 20%) who can look past the seller’s décor style and furnishing arrangement, plus areas of neglect to appreciate the gem of an “as-is” home is risky.

This unique home built in 1900, was formerly the residence of Governor John E. Miles (1939-1941). In addition to its historic past, this South Capital home is appreciated for its unique architectural design. It is one of two homes found in Santa Fe built with the classic gambrel roof characteristic of the Dutch Colonial style. The exterior walls and fireplace built with stone, rumored to originate from Upper Canyon Road.



The age and history of this home was the inspiration to determine the style of furnishings and décor used to stage this property. Rather than staging it with traditional Santa Fe style furnishings, a timeless contemporary design with clean lines produced an elegance that is inviting, comfortable and highlights the floor plan. The completed design blends cohesively and harmoniously with its surroundings, while emphasizing the architectural characteristics, which become important elements in staging a home.

Had the seller retain the existing style of furnishings and décor, buyers may have been unable to appreciate the details this rare home has to offer. When selling a home, it is best to highlight key selling points and features, rather than overburden it with a design that competes with the space.

I appreciate Dianne McKenzie and the contributors of this newsletter for their monthly inspirations. Thank you!

Cheers for a healthy, safe and wonderful holiday season.

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Monthly Market Report Albuquerque

GAAR GREEN SHEET October 2015



A condensed overview of the monthly statistical highlights.

Active Listings

Detached: 3,763
Attached: 337

🕒 One year ago
Detached: 4,705
Attached: 443

% Change (Detached)
-20.02%

Pending Listings

Detached: 958
Attached: 103

🕒 One year ago
Detached: 831
Attached: 75

% Change (Detached)
+15.28%

Closed Listings

Detached: 835
Attached: 86

🕒 One year ago
Detached: 758
Attached: 69

% Change (Detached)
+10.16%

Average Sale \$

Detached: \$216,252
Attached: \$148,833

🕒 One year ago
Detached: \$212,905
Attached: \$145,206

% Change (Detached)
+1.57%

New Listings

Detached: 1,323
Attached: 116

🕒 One year ago
Detached: 1,368
Attached: 149

% Change (Detached)
-3.29%

Days on Market

(Average)

Detached: 59
Attached: 66

🕒 One year ago
Detached: 66
Attached: 60

% Change (Detached)
-10.61%

Sales Volume

(in Millions)

Detached: \$180.5
Attached: \$12.7

🕒 One year ago
Detached: \$161.4
Attached: \$10.0

% Change (Detached)
+11.83%

Median Sale \$

Detached: \$185,000
Attached: \$133,000

🕒 One year ago
Detached: \$175,000
Attached: \$136,000

% Change (Detached)
+5.71%

Closed Sales by Market Area

MLS Area	City/County	2013	2014	2015	% Change
Areas 10 - 121	Albuquerque	468	523	571	9.18%
Area 130	Corrales	14	14	11	-21.43%
Areas 140 - 162	Rio Rancho	136	119	144	21.01%
Area 170	Bernalillo	6	8	7	-12.50%
Area 180	Placitas	6	11	8	-27.27%
Areas 210 - 293	East Mtns. / Estancia	34	38	44	15.79%
Areas 690 - 760	Valencia County	59	45	50	11.11%

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
Equity New Mexico
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Cell: 505-250-1356
Email: abqgold@ymail.com
Web: <http://abqgold.com>

Aldea Home: Pending
4 Calle de Montanas, Aldea
MLS# 201505054

Santa Fe Report - Aldea
Real Estate News from Dianne McKenzie

Home Pending, Representing the Buyers!



4 Calle de Montanas will soon be home to new Aldea residents!

"This beautiful pueblo style home is located on a cul-de-sac and backs up to open space for beautiful Sangre views. The east portal with kiva fireplace, lovely landscaping and a water feature is perfect for entertaining. This gracious home is single level with two fireplaces, high ceilings with vigas, beautiful plaster walls, custom kitchen cabinets with granite counters and lovely finishes. There are four bedrooms and three bathrooms and one of the bedrooms is located at the front of the house with an outside entry and a full bath. Also included is an attached, direct entry two-car garage." ~ from the MLS

Lot 15 Camino Barranca, Representing the Buyers!

Lot sale, custom home design and construction.

We are pleased to announce the sale of 15 Camino Barranca Lot in Aldea. The Buyers have hired John Halley, of Comet Studios, to design their new home and they have hired Jim Salopek to build it. This is a wonderful group effort with realtor, design & build team and, of course a very special client!



Jim Salopek, M 43 LLC,
Fine Home Building
Cell: 505.660.8801

Thirty five years of residential and commercial property development, construction management and renewable energy experience. This includes all aspects of a major homebuilding company: lot development, building construction, sales, customer service, office administration and renewable energy installations. **Web:** m43finehomebuilding.com



Comet Studios specializes in providing environmentally conscious planning, design & development services for a wide variety of sustainable project types – from small cabins to custom homes, custom estates, mixed-use commercial projects, land development projects, real estate developments and eco-communities.

Contact John Halley for a free consultation:
Web: CometStudios.com | **Cell:** 505.231.1454 | **Email:** comet@CometStudios.com
17 Plaza Nueva, Santa Fe, New Mexico 87507

2015 Aldea Stats: Sold, Pending & Listed

Sold: 34 Homes, DOM 167, 3 Lots,

Pending: 3 Homes, 2 Lots

Listed: 11 Homes, avg \$555,763, 9 Lots

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

Aldea's inventory remains low for this time of year. Sales have been slow with some houses on the market for as long as 375 days with an average of 167 days on the market. Lot sales are even more sluggish, with 9 Lots on the market and only 4 lots sold in 2015 to date.

There is more construction happening around Aldea, with a group of townhomes, patio homes and Homewise homes under construction. The custom home building market is just beginning to pick up as we will see more construction in 2016.



LISTING COUNT:		DAYS ON MARKET:				HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
TOTAL	HIGH	LOW	AVG	MED	LIST PRICE:	\$668,000	\$379,500	\$555,763	\$575,000	\$6,113,400
11	375	3	161	154	SOLD PRICE:	\$0	\$0	\$0	\$0	\$0

LISTING PRINT OUT

Address	Price	Original Price	TotSF	\$/TotSF	BD	BA(FTH)	Levels	InterS	Type	MLS #	DOM	Stat Date	Bank Owned	Short Sale	Photo
1 Camino Esperanza	\$379,500	\$379,500	1,900	\$199.74	3	3(2 0 1)	Two Story	Yes	Townhouse	201505215	3	12/1/2015	No	No	
25 Calle Lemita	\$449,000	\$484,000	2,061	\$217.86	3	3(1 2 0)	Single	Yes	Single Family	201502107	203	5/15/2015	No	No	
5B W Via Plaza Nueva	\$489,900	\$514,900	2,800	\$174.96	3	3(2 0 1)	Two Story	Yes	Single Family	201501072	254	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	375	11/24/2014	No	No	
105 AVENIDA ALDEA	\$559,000	\$559,000	2,470	\$226.32	3	3(2 0 1)	Single	No	Single Family	201504805	37	10/28/2015	No	No	
1 Calle Siete Casas	\$575,000	\$599,900	2,855	\$201.40	3	3(3 0 0)	Single	No	Single Family	201504291	80	9/16/2015	No	No	
4 W Calle Suerte	\$575,000	\$575,000	2,410	\$238.59	3	3(1 2 0)	Single	No	Single Family	201505078	17	11/17/2015	No	Yes	
13 Calle De Montanas	\$590,000	\$617,500	2,300	\$256.52	3	3(2 0 1)	Single	No	Single Family	201501572	228	4/20/2015	No	No	
55 Centaurus Ranch Rd	\$629,000	\$649,000	2,856	\$220.24	3	3(2 0 1)	Single	No	Single Family	201503201	145	7/13/2015	No	No	
7 Calle Vista	\$649,000	\$699,000	2,700	\$240.37	4	3(2 0 1)	Single	No	Single Family	201500694	278	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	154	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: 58 Homes, DOM 226, 19 Lots, DOM 95

Pending: 6 Homes, 1 Lots

Listed: 60 Homes, avg \$1,304,981, 72 Lots, avg \$134,088

Las Campanas Report: Homes & Lots



There are currently 60 homes for sale in Las Campanas. There are currently 39 Homes under \$1,000,000 in Las Campanas. There are currently 19 Homes over \$1,000,000 in Las Campanas.

There are currently 72 Lots for sale in Las Campanas. There are currently 31 Lots under \$100,000 in Las Campanas.

There are currently 41 Lots over \$100,000 in Las Campanas. View one photo per property. For additional photos or a tour call: 505.603.9300.

The total number of lots sold in Las Campanas doubled in 2014 compared to 2012 – from 22 to 47.

- Average Lot prices increased 30% during the same time period: from \$73,000 in 2012 to \$95,000 in 2014.
- Last year, 62 resale homes were sold in Las Campanas. So far this year, 54 have sold and another 11 are pending – total will be 65 -- and the year isn't over yet!
- 28 new homes are currently under construction in Las Campanas.
- Spec builders are investing once again in Las Campanas – and many are selling their homes before they completed!

To keep the momentum high in Las Campanas, the developer is offering these incentives on developer-owned Homesites:

- On homesites over \$100,000: a full-equity golf or social membership at the Club at Las Campanas, which can be activated at closing, or taken as an option for up to 2-years while you build your dream home.
- On homesites under \$100,000: a \$5,000 credit at the La Fonda Hotel for rooms, food and beverage, gift shop, and/or any services offered by the hotel.

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

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MOBILITYRE is a cutting edge mobile and tablet technology firm started by real estate professionals and run by real estate professionals. The **MOBILITYRE** platform is unlike any other mobile platform in the market today – a mobile and tablet platform delivered as a service that helps buyers and sellers transform the way they utilize technology to buy or sell real estate.

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.

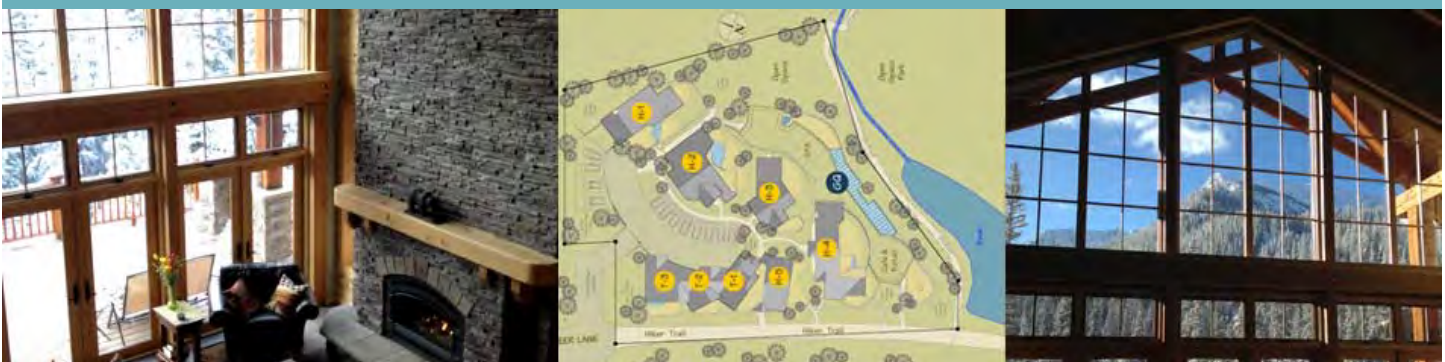
Community Investment Opportunity:

- 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



Yam Peanut Butter Dried Blueberry Treats

Ingredients:

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

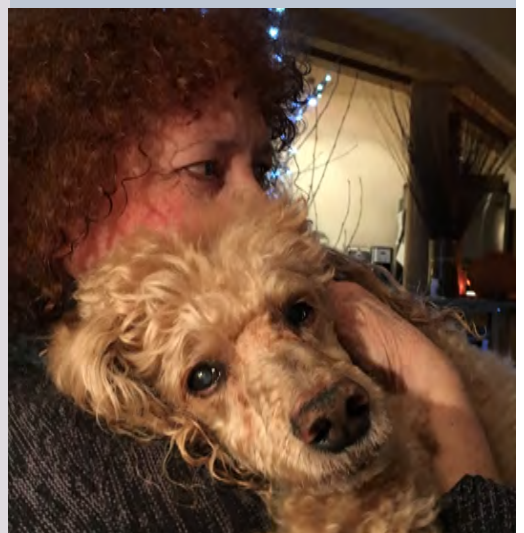
*Parchment paper for rolling out the dough, Pizza cutter, Ruler for cutting straight lines & a dog to snoopervise.

Method:

1. Preheat oven to 350° F.
2. Place the wet ingredients in a bowl. Stir until thoroughly combined. Place the dry ingredients in a bowl. Combine wet & dry ingredients. 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!!!!" – Aeowyn

This recipe is repeated from December 2014 issue of Eco Lifestyle and Home News.





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**

17 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
- How To Stop Wasting Money On Rent
- 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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