

Foothills EXAMINER

March 2010

GREG LOBBEREGT

KELLER WILLIAMS REALTY

Call 269-GREG (4734)

email: greg@greglobb.com

www.foothillsspecialists.com

www.greglobb.com

It's a GREAT
Time to Buy!

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

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

Please contact me for details.

RECAP of 2009 vs 2008

Well, 2009 wasn't so bad in the Foothills compared to 2008. Foothills South (East of Tramway from Montgomery to I-40, also known as area 51) saw a decline in prices from \$287,067 to \$284,128, or a little over 1% decline. Not bad compared to the city overall, which saw a 7.72% decline.

There were 103 sales in Foothills South for 2009 compared to 128 for 2008 (a 20% drop). What's interesting about that is that there were 172 homes on the market in the area, which equates to a 60% chance of selling.

In Foothills North (East of Tramway and North of Montgomery to the Bear Canyon Arroyo, also known as area 31), saw a decline in prices of a little over 1% as well, from a median of \$399,500 in 2009 vs. \$405,000 in 2008. There were 14 sales in 2009 vs. 19 sales in 2008, or a 26% drop. 10 Properties expired which equates to a 58% chance of selling. This source is from the Greater Albuquerque Association of Realtors (GAAR). If you have any questions about this or any other real estate questions, please feel free to contact me anytime.



2008 vs. 2009 RECAP for Greater Albuquerque Area

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

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

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

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

*All information deemed reliable, but not guaranteed.

Total Sales History

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

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

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

HOMEOWNER SERVICES DIRECTORY

ALTERATIONS

Stephanie Carter (Home & Personal) .. 296-0688

APPLIANCE SERVICE

Layton's Appliance Service 344-9663
Ole's Appliance Service 244-1010

APPRAISER

Leslie Hulebak..... 294-8888

ARCHITECTS

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

ATTORNEY

Sylvain Segal (Real Estate) 888-8888

CABINETS

Blue Sky Woodworks (Mick Harper) 897-0594

CARPET & FLOORCOVERINGS

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

CARPET CLEANING

Pegasus Carpet Care (Paul)..... 296-0071
Sparkle Brite Carpet Clean (John)..... 203-2798

CARPET STRETCHING

Franklin (Carpets by Sonja) 688-3641
Bobby (Cash & Carry)..... 315-2494

CLEANING (RESIDENTIAL)

Maria 385-1430

COMPUTER NETWORKING- HOME & SMALL BUSINESS

PCWise (Glen) 934-0606

DE-CLUTTERING HOME

Kate.Schmitt..... 803-3573

DESIGNER

Rick Steffy 250-7126

ELECTRICIAN-GENERAL

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

ESTATE SALES

Landmark 459-4988

FINANCIAL SERVICES

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

GARAGE DOOR INSTALLATION

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

GRAPHIC DESIGN

Kathy Montoya 235-5966

HANDYMAN SERVICES

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

HEATING & COOLING

Philmore Heating & AC 884-1595
Scott Ruch..... 235-9994

HOME ENTERTAINMENT SYSTEMS

AVR Resources (Richard Gallegos)..... 9696-AVR
or 991-7424

INSURANCE

State Farm (Ken Brudos)..... 836-5060

INTERIOR DECORATING

Jessica Espot..... 264-0994

KITCHEN REMODEL

Davis Kitchens 292-4800

LAWN MAINTENANCE/LANDSCAPING

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

MORTGAGE COMPANY

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

MOVERS

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

PACKING/ORGANIZING

Kate.Schmitt..... 803-3573

PAINTING

A+ Painting (Micah)..... 463-8999
Andy's Painting..... 934-0660

PEST CONTROL

Eagle Eye Exterminating (Aaron)..... 991-3931
Route 66 Pest Control..... 892-6100

PET GROOMING

Bills' Mobile Pet Grooming..... 856-2760

PET SITTING SERVICE

Ruth Connery 292-7202
Angela Triplett 310-1790

PLUMBERS

Preferred Plumbing-Steve Baca 265-0708
RS Mechanical (Rick Stein) 239-5233

POOLS

New Mexico Pools (Gino Semeraro) ... 839-7777

POOL MAINTENANCE

Dan Carrigan Pool and Spa Tech 797-9680

PROPERTY MANAGEMENT (RESIDENTIAL)

Jim Siebenthal Property Mgt..... 797-8764

**REAL ESTATE
SERVICES**
Greg Lobberegt
269-GREG(4734)



RESURFACING SINKS TUBS/COUNTER

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

ROOFER

Chase Roofing (Kyle)..... 821-2332
Reece Roofing (Kevin Reece) 681-8564

SECURITY SYSTEMS

The Alarm Store (Lynn Russell) 881-0001
Alarm Research (Paul)..... 291-9458

SPRINKLER MAINTENANCE

Anything Sprinklers 275-0996

STAINED GLASS

Pam Baker..... 401-5123

STORAGE

Economy Storage..... 294-4444

STUCCO WORK

Chuck Gonzales..... 306-7840
Stucco Seal (Robin Sproul)..... 292-7325

TILE WORK

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

TITLE/ESCROW SERVICES

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

TERMITE TREATMENT

Eagle Eye 867-9666

TUTORING/TEACHING

Paula Burns..... 275-9262

WALLPAPER

Angie Fincher Wallpapering 298-9053
Linda Jeffery..... 294-4029

WINDOW CLEANING

T & A Window Cleaning(Tony/Angela) . 804-3515
The Window Guy..... 203-9868

WINDOW REPAIR

M&T Glass..... 292-9188
Preferred Glass & Mirror 293-2060

WROUGHT IRON

Action Security Iron, Inc. 344-5451

FREE SERVICES FROM GREG

The following services are available FREE from Greg at 9201 Montgomery Blvd. NE • Ste. 101 • ABQ, NM 87111. Please call before you come by --269-GREG (4734).

- FREE use of office copy machine.
- FREE copy of your credit report
- FREE inbound/outbound faxing local OR long distance

- FREE market valuation of your home to find out if you can cancel your PMI (Private Mortgage Insurance) or to help you determine a price if you are ready to sell your home.

- FREE report on comparable sales in your neighborhood to help you protest your property taxes.

This list is for informational purposes only. We or our clients have used these professionals and found their services to be satisfactory. We cannot guarantee their services, nor are we responsible for any errors, omissions, agreements or charges you may incur.

FEATURED LISTINGS

See a Virtual Tour of my Listings @ www.greglobb.com



13620 Ernesto Ct NE

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



1433 Monte Largo Dr NE

- 2724sqft/3BR/2.5BA/3CG
- Fantastic Foothills location with City and Mountain Views!
- MLS:661339, \$375,000
- Call Greg at 269-GREG(4734)



1101 Lawrence Dr NE

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



1533 Willys Knight Dr NE

- 1256sqft/3BR/1.75BA/1CG/Views!
- Corner lot home nestled in the Foothills with updates!
- MLS:666986, \$175,000
- Call Greg at 269-GREG(4734)



1205 Sierra Larga Dr NE

- 3326sqft/3BR+Study/Office/3BA/3CG
- Wonderful floor plan with New paint!
- MLS:658052, \$450,000
- Call Greg at 269-GREG(4734)



2912 Palo Alto Dr NE

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



725 Supper Rock Dr NE

- 2854sqft/4BR/2.75BA/2CG
- Nestled in the Foothills, one Block from the Open Space!
- MLS:661478, \$289,500
- Call Greg at 269-GREG(4734)



4908 Calle De Luna NE

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



13612 North Rim Rd NE

- 2175sqft/3BR/2.5BA/3CG
- Great Light and Bright Floor plan!
- MLS:676032, \$309,900
- Call Greg at 269-GREG(4734)



1051 Monte Largo Dr NE

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



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

WHAT'S NEW?

BUYERS IN NEED OF HOMES You Can Help!

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

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

Foothills, Four Hills, and NE Heights, \$300-410K, 3-4BR, 2-4BA, 2-3CG, 2000-3000sqft. (DCAB)

Foothills, \$200-360K, 3-4BR, 2-4BA, 2-3CG, 1500-2300sqft. (TCC)

Foothills, \$175-310K, 3+BR, 2CG, 1800-2800sqft. (BC)

Foothills, \$200-350K, 3-5BR, 3-5BA, 3-4CG, El Dorado School District, 2500-4000sqft. (TH)

Foothills, Sandia Heights, High Desert, \$300-500K, 3-4BR, 2-4CG, 1 story, 2000-2500sqft. (JD)

Foothills, \$200-410K, 3-4BR, 2-3CG, El Dorado School District, 2000-3000sqft, No pool. (ML)

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

Foothills, \$340-410K, 3-4BR, 2-3CG, 1-2 stories, 1500-2200sqft. (AJN)



Up to
Four Free Tram Passes
are available from me every day.
Call early to reserve your passes,
as they are available on a first come,
first served basis.
Call 269-GREG (4734).



Voted
'Best of the City'
for a reason.

Try us out for 5 days to find out why...

compliments of **Greg Lobberegt Keller Williams Realty**

To redeem a pass, contact Patricia Miller at 505.293.9100
or pdmiller @wellbridge.com

EXAMINER *Foothills*

Pre Sorted STD
U.S. Postage
Paid
Albuquerque, NM
Permit No. 1893

GREG LOBBEREGT
9201 Montgomery Blvd NE
Albuquerque, NM 87111