

HIGH DESERT HERALD

January/February 2008

GREG LOBBREGT

KELLER WILLIAMS REALTY

Call 269-GREG (4734) • email: greg@greglobb.com

www.highdesertspecialist.com • www.greglobb.com



Thinking of Selling?

Now could be the perfect time.



**Call Greg at:
269-GREG (4734)**

A New Year, a Bright Outlook

For months now, we've heard the bad news about the real estate market. It started back in the summer of 2007 with the subprime mortgage crisis and continued throughout the fall as many homebuyers took a "wait and see" approach to purchasing a home, wondering when housing prices and interest rates might hit bottom.

Obviously, I can't predict what will happen in 2008, but I can tell you what my experience has been. I've had an increase in business activity this December and January over October/November 2007. When the Albuquerque Metropolitan Board of Realtors releases the December and year-end figures this month, I expect to see the beginning of positive change in many of our market indicators.

So, my outlook for this year is mostly bright. If you want to buy a home, it's a great time to take advantage of both increased inventory and low interest rates. As of this Jan. 10 writing, rates for 30-year fixed conventional loans are 5.5 to 5.65 percent, with no points.

If you need to sell your home, it's important to know the facts:

- Avg. sales price in Nov. 2006 was \$242,061. In Nov. 2007 it was down only 3.35% to \$233,956. Residential real estate prices have surged upward so strongly over the last 3 to 4 years, that a decline of 3.35% compared to last year is, quite simply, an expected downward correction
- It's taking longer than it has the past four years to sell a house – an average of 61 days on the market.

- There are currently 6499 residential listings in the Albuquerque Metro area, compared with approximately 4000 one year ago.
- Albuquerque is still consistently ranked as one of the best real estate markets in the country. (#1-Housing Predictor.com Oct. 2007)

Now more than ever, you need an experienced agent that understands our unique market. Proper pricing and marketing are critical to get your home sold and get you where you need to be on time.

If you need help buying or selling a home, want to know the value of your home, or need other real estate related information or advice, I'm here to help. You can reach me at 269-GREG (4734). Take care,

P.S. I also wanted to add an interesting note about foreclosures in Albuquerque, in case you missed it in the Albuquerque Journal. According to the Dec. 16, 2007, edition of the Journal, the Albuquerque metro area had one foreclosure for every 880 households in the third quarter, a 31 percent drop from a year earlier. The national average was one foreclosure for every 196 households. Albuquerque's low rate of foreclosures has been attributed to its comparatively steady residential real estate market.

Win a \$100 gift certificate for a Valentine's dinner for two at Savoy Bar and Grill!

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HOMEOWNER SERVICES DIRECTORY

ALTERATIONS

Stephanie Carter 296-0688
(Home & Personal)

APPLIANCE SERVICE

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

APPRAISER

Leslie Hulebak 294-8888

ATTORNEY

Pamela Crane (Real Estate) 217-5266

Sylvain Segal(Real Estate) 888-8888

CARPET & FLOORCOVERINGS

Duke City Floor Coverings 803-3900

Floors & More (Jim) 991-0292

High Desert Flooring
(tile,carpet,laminate) 271-2238

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 712-4429

COMPUTER NETWORKING- HOME & SMALL BUSINESS

PCWise (Glen) 934-0606

DESIGNER

Rick Steffy 250-7126

ELECTRICIAN-GENERAL

Mark Arias 306-3771

Arnulfo Lopez Quinteros 286-4161

ESTATE SALES

Sharon's Sales 268-4393

Cross Current Estates
Liquidations and Sales 259-4249

FLOORING-REFINISHING

Crystal Alchemy (Micki) 907-8892

GARAGE DOOR INSTALLATION

Quality Garage Door (Joe) 298-8374

GRAPHIC DESIGN

Kathy Montoya 235-5966

HANDYMAN SERVICES

Richard Franklin 850-5633

Buddy Underwood 459-5455

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

Stacia Lamb 850-2667

LAWN MAINTENANCE/LANDSCAPING

Hidden Valley Landscaping (Gonzo) 480-9385

Landsculptors 294-4559

MORTGAGE COMPANY

Countrywide Home Loans
(Jason Pike) 828-9400

MOVERS

Graebel Movers (Tom Reichert) 831-8000

PAINTING

A+ Painting (Micah) 463-8999

Andy's Painting 934-0660

PERSONAL TRAINING

Ab-Salute Fitness (Tom Bailey) 604-5768

PEST CONTROL

Eagle Eye Exterminating (Aaron) 991-3931

Alliance Pest Mgmt. (Alan Feurer) 892-6100

PET SITTING SERVICE

Ruth Connery 292-7202

Angela Triplett 310-1790

PLUMBERS

Preferred Plumbing-Steve Baca 265-0708

RS Mechanical (Rick Stein) 239-5233

POOL MAINTENANCE

Dan Carrigan Pool and Spa Tech 797-9680

PROPERTY MANAGEMENT (RESIDENTIAL)

Jim Siebenthal Property Mgt. 797-8764

REAL ESTATE SERVICES

Greg Lobbereg
269-GREG(4734)



RESURFACING SINKS/TUBS/COUNTER

Get A Grip 268-0929

Granite Transformations 872-3600

New Surface 294-4966

ROOFER

Alvarado Roofing 842-7663

Andy Lopez 450-9222

Palomino Roofing 452-2633

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(Patching/Repair) 869-7041

Stucco Seal (Robin Sproul) 292-7325

TILE WORK

Bob Warmeth 410-1011

Luis Villegas 261-1980

Lorenzo Hernandez 991-5507

TITLE/ESCROW SERVICES

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

TERMITE TREATMENT

Alliance Pest Mgmt. (Alan Feuer) 892-6100

WALLPAPER

Angie Fincher Wallpapering 298-9053

Linda Jeffery 294-4029

WINDOW CLEANING

Rocky Mountain Window Cleaners 294-2700

Dave and Betty Pacheco 730-7284

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

Is it time for an update?



*We can make your dream of
custom cabinetry a reality.*

Specializing in custom cabinetry for every room in the home and complete kitchen redesign. High quality craftsmanship at prices to fit every budget.



Brown Brothers Contracting
Tim, Dave and Jim Brown

(505) 715-1566 Call for a free estimate.

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 HIGH DESERT LISTING

13011 Sunrise Trail PI NE

Stunning custom 3 bedroom home built by Hofland in exclusive High Desert. Gorgeous kitchen with custom cabinets by Halbert, granite counters and very large island that opens to the great room with stunning VIEWS of the Sandias and formal dining. Front courtyard with water feature. Custom door with stained glass to 3rd bedroom/study. Master has own fire place

and private entrance to gorgeous backyard with fountain, bbq grill, flagstone patio and backs to the OPEN SPACE! Gorgeous beam ceilings. Radiant heat, refrigerated air, and central vac. MLS:606629, 2700sqft., \$659,000, Call GREG at 269-GREG(4734).



Win a \$100 gift certificate

Win a \$100 gift certificate for a Valentine's dinner for two at Savoy Bar and Grill on Montgomery NE.

Call me at 269-GREG(4734) or email me at greg@greglobb.com to enter the drawing to be held on Feb. 8.

Reservations have already been made for you at 7 p.m. on Valentine's Day.



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).

BUYERS IN NEED OF HOMES *You Can Help.*

We have several buyers searching for the following properties in High Desert:

High Desert, Foothills, \$195-360K, 3 or 4 bdms, 1.75+BA, 2+CG, single level. (KC)

High Desert, Foothills, \$245-410K, 1500-3000sqft. (SB)

Sandia Heights, High Desert, Vacant Land. (TN)

High Desert, \$300-400K, single level, 3+BR, 2+BA, Patio home or TH. (DT)

Northeast Heights, Foothills, \$195-300K, 3+BR, 1.75+BA, 2+CG. (L)

High Desert, Sandia Heights, \$295-525K, 3+BR, 2+BA, 2+CG, 1 story.

SOLD IN HIGH DESERT

Street Name	SF	Price Per SF	Sales Price	Days on the market
Bosque Viste Dr. NE	1280	\$199.22	\$255,000	174
Bosque Vista Loop NE	1403	\$200.29	\$281,000	42
Bighorn NE	2015	\$194.54	\$392,000	92
Goldfield Pl NE	2315	\$183.59	\$425,000	10
Slateridge Pl NE	2769	\$195.02	\$540,000	17
Anasazi Dr. NE	2594	\$212.03	\$550,000	8
Sunrise Trail Pl NE	3048	\$211.61	\$645,000	56
Embudito View Ct. NE	3300	\$271.21	\$895,000	56

HIGH DESERT HERALD

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Permit No. 1893

GREG LOBBBERGT
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Albuquerque, NM 87111