

LOCAL REAL ESTATE, HOME BUILDERS,
AND DESIGN TRENDS

HOME STYLE

ISSUE 7

JULY 3 – JULY 9, 2016



FINDING HER NICHE

COMMERCIAL REAL ESTATE REPORT

EVERY OPEN HOUSE THIS WEEK

Choosing Stewart Title last month made today's chance encounter a happy one.



When Patty headed out to run errands this morning, she was surprised to see a familiar face on the sidewalk – Maria, one of her past clients. Two months ago, Patty helped Maria find the home of her dreams, and she turned to the partner she could count on to ensure the closing went smoothly – Stewart Title of Albuquerque. We guided Maria through each step of the transaction and kept her closing on schedule and this morning, her great experience was all she could talk about.

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MARKET REPORT

IN PARTNERSHIP WITH  CARNM COMMERCIAL ASSOCIATION OF REALTORS® NEW MEXICO

MARKET SUMMARY – MAY 2016

NEW MEXICO

12.2 MILLION SQ. FT.
COMMERCIAL SPACE FOR SALE

13.1 MILLION SQ. FT.
COMMERCIAL SPACE FOR LEASE

28,753 ACRES
LAND & FARM FOR SALE

\$2.1 BILLION
TOTAL SALE PRICE

CURRENT STATISTICS FOR NEW MEXICO			
PROPERTY TYPE	LISTINGS	ASKING LEASE RATE	ASKING SALE PRICE
INDUSTRIAL	425	\$6.44 PSF	\$58.19 PSF
OFFICE	1258	\$15.22 PSF	\$75.41 PSF
RETAIL-COMMERCIAL	812	\$15.11 PSF	\$120.21 PSF
SHOPPING CENTER	510	\$16.82 PSF	\$103.30 PSF
VACANT LAND	991	\$4.99 PSF	\$1.00 PSF
FARM/RANCH	8	-	\$0.03 PSF
HOSPITALITY	13	-	\$66.70 PSF
MULTI-FAMILY	68	-	\$64.06 PSF

COMMERCIAL REAL ESTATE MARKET REPORT



BY KEITH MEYER CCIM, SIOR, DIRECTOR NAI MAESTAS & WARD

BUILDING CLASS DEFINITIONS / COMMERCIAL REAL ESTATE

CLASS A
Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

CLASS B
Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

CLASS C
Buildings competing for tenants requiring functional space at rents below the average for the area.

SOURCE: WWW.BORNA.ORG

STATISTICS COURTESY OF CARNM

DISCLAIMER: ALL STATISTICS ON THIS PAGE HAVE BEEN GATHERED FROM USER-LOADED LISTINGS AND USER-REPORTED TRANSACTIONS. WE HAVE NOT VERIFIED ACCURACY AND MAKE NO GUARANTEES. BY USING THE INFORMATION PROVIDED ON THIS PAGE, THE USER ACKNOWLEDGES THAT THE DATA MAY CONTAIN ERRORS OR OTHER NON-CONFORMITIES. YOU AND/OR YOUR CLIENT SHOULD DILIGENTLY AND INDEPENDENTLY VERIFY THE SPECIFICS OF THE INFORMATION THAT YOU ARE USING.

FOR THE PAST THREE YEARS, THE COMMERCIAL REAL ESTATE MARKET IN NEW MEXICO has been improving, but mixed. It has been a case where a rising tide has not yet raised all boats.

It has been well documented that New Mexico has not enjoyed the job growth or rate of recovery of our neighboring states. Professional seminars that I have attended in just the past month have reaffirmed this, including NAIOP's I.CON (land use conference) in Dallas, the Spring SIOR (industrial and office) conference in San Diego, and the ICSC retail global conference in Las Vegas.

Interestingly, in more than one instance examples were given that indicate things may be slowing down nationally. Factors contributing to this slowdown include the global recession, poor retail sales performance in some sectors, rising interest rates and the fact that it is an election year. Fortunately, many still see untapped opportunity in New Mexico.

New Mexico is experiencing strength in certain employment sectors over others, such as professional services over manufacturing. Leasing demand for Class A and B office space has been active while Class C continues to suffer higher than average vacancy. Demand for industrial buildings and land

have generally been weak. However, demand for new office space is so great that there are two new high rise office buildings currently under construction, a circumstance that we have not seen in Albuquerque in ten years.

Other factors that have been driving the market include: continued low interest rates, the disparity between lease rates and new construction costs, continued CAP rate (a return on investment computation commonly used to determine sales price), compression for income producing properties, strength in retail real estate, and changes in real estate demand based on an aging and downsizing population as it relates to single family housing.

We have been in an era of historically low interest rates for years and it has created opportunities that some have taken advantage of, although not as many people as you would hope, in large part because of the ongoing uncertainty in the market. What we do know is if you are thinking about buying, now remains a good time. Commercial real estate prices, especially vacant land, remain historically low. There are plenty of resources available to borrow money and interest rates will be going up.

The demand for real estate with an income stream is at an all-time high.

There are more buyers than sellers, and we see out-of-state demand from buyers who have given up trying to find value in California, Arizona, Texas, etc. With CAP rates now easily exceeding 2006 values, even the most steadfast owners have become sellers.

Retail has been the strongest commercial real estate sector. With the construction of Enchanted Hills Plaza in Rio Rancho and Las Estancias in the Southwest Mesa, the redevelopment of the former K-Marts at Sierra Vista, Central and Atrisco, topped off by the redevelopment of Winrock; there is more leased retail space in Albuquerque than ever before, and at higher lease rates. The rest of the state, from Farmington to Hobbs, has enjoyed similar new retail expansion. Maybe not as much as they wanted, or the retailers they wanted, but some. But again, a rising tide has not raised all boats, as certain markets such as Socorro and Belen have seen retail choices reduced.

The last significant driver in the current market is the aging population. This has manifested itself in two ways: the increase in the amount of

healthcare and health services related facilities, and the dramatic increase in demand for senior housing facilities. These two categories are currently the hottest in commercial real estate, as evidenced by the two high rise office buildings currently under construction that were described earlier; both will house major healthcare providers. At the same time there are at least five senior housing facilities either under construction, just completed, or in for approvals at this time.

In summary, the New Mexico commercial real estate market is active. Given the amount of out-of-state interest, level of new retail concepts looking for new customers, increases in health care demand, incremental strength in single family housing and stabilization in oil prices, we expect the market to continue its slow, uneven rise irrespective of the uncertainties that are swirling around us.

Keith Meyer is a Director at NAI Maestas and Ward, a CARNM and ICSC member and 2016-2017 New Mexico President of SIOR, the Society of Industrial and Office REALTORS®. ■

OUTDOOR ENTERTAINING

SPRUCE UP OUTDOOR SPACE BEFORE HOSTING GUESTS

BEAUTIFUL NIGHTS MAKE FOR GREAT OPPORTUNITIES TO INVITE some friends over for a starry soiree under the nighttime sky. Unlike house parties at which guests will be spending most of their time indoors and in various rooms throughout the house, outdoor parties are often limited to smaller areas, such as patios. That can make things much less taxing on hosts, who won't have much prep work to do to get an outdoor hosting area ready for guests.

The following are a few areas to address before guests arrive for your next outdoor get-together.

CLEAN THE FURNITURE

Unless items have been stored in a garage or shed, patio furnishings are exposed to the elements; and that means dirt, soil, spider webs, soot or pollen may have accumulated. Wipe down all cushions, using a mild detergent when necessary. Cushions may need some time to dry, so make this your first task, and leave them out in the sun so they dry quickly.

CLEAR WALKS & PATIO OF DEBRIS

The walkways and patio may not need too much attention, but sweep them once to clear any debris. When clearing the patio move all furniture, sweep up any debris and food that might have fallen beneath tables and chairs since your last party. Consider power washing your patio to remove stubborn stains that rob the area of its aesthetic appeal.

CLEAN AND INSPECT THE GRILL

A dirty grill or running out of propane are summer soiree faux pas, so make sure the grill is washed thoroughly, tanks are full, and that you have a back-up. Guests may begin to grow antsy if they are not served food in a reasonable amount of time.

CLEAR THE ENTRYWAY TO YOUR HOME

Your guests will likely be using the same entryway over and over again, so focus on keeping it clear. Guests also need a clear path to high traffic areas like the outdoor entertainment area, the bathroom or the kitchen. ■

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LOCAL BUILDER



TOP

A spectacular granite-covered island. Matching counters and warm, contrasting tones make the kitchen a cozy workspace.

BOTTOM

Kay Beason of Reliance Construction moved from banking to building.



FINALLY FINDING HER NICHE

KAY BEASON LIVES HER DREAM, HELPS CUSTOMERS FIND THEIR OWN

KAY BEASON WITNESSED THE UPS AND DOWNS OF THE BUSINESS WORLD, emerged a survivor and thrived. But it hasn't always been easy for the owner of Reliance Construction. Like most other builders, when the economic slump settled into Albuquerque big time in 2008-09, things got pretty dicey.

Beason got her start in the business by chance and fell back on her remodeling roots. "For a while there, I didn't really have any projects going on," she said.

Good contacts, a winsome personality and good fortune played a big role for her, however, as a friend the Dallas area brought her to Texas for a major project that lasted well over a year.

The project was built with massive, full logs imported from Canada that were so large that their settlement movement post-construction actually had to be accounted for in the building process, as well tons of real stone. The home also included an 18-foot by 40-foot fireplace.

"I went to Dallas for 15 months," Beason recalled. "It was a really different experience. It was a lot of fun." Although she had never tackled such a project before, she prepared herself by doing copious amounts of research and relying on the confidence instilled in her by her parents. "My mother and dad and always taught us that you can do anything you want to do," Beason said. "And I truly believe that."

FINDING HER NICHE

Beason is originally from Carlsbad and moved to Albuquerque to attend the University of New Mexico, where she earned an education degree. She spent one semester at Fort Wingate, "and found out that I was really bad at teaching," Beason said.

She returned to Albuquerque and landed a job with a mortgage company, then moved over to a large-scale builder as their project and sales manager. It was then that she got her first itch for the building business. Then Beason moved back into the finance world, working for a savings and loan company. She also started doing small remodeling jobs for neighbors in her

Nob Hill community.

"My parents owned a furniture store and they were always working on our house growing up," Beason said. "I really love remodeling and making silk purses out of sow's ears." In many ways, she said, a remodeling project or adding an addition can be more challenging than building from scratch because you have to work within the confines of an existing structure. And there can be hidden issues that don't emerge until well into a project.

For instance, in one job, it was found that extension cords were used behind the walls instead of proper electrical wires. This meant that all the electrical work had to be redone, Beason said, greatly adding to the expense of the project. "It was a really hard job but it turned into a beautiful little house," she said.

BUILDING FOR THE CLIENT'S NEEDS

Still, when a neighbor asked Beason to build her a house, she was somewhat reluctant at first. "But she said, 'I know you can do it,'" Beason recalled the neighbor saying. "And I did."

That was 29 years ago, and Beason has experienced great success ever since.

"I love it," Beason said. "I like to get to know the people I'm working for. You can really help them. A lot of builders will just send them off to pick things out, but I like to go with them. I want to go with them so I can help them pick out the right touches for the house."

Building to a customer's needs helped create a cozy living space in a home Beason did in Bernalillo's upscale Bosque Encantado. The main room is centered around a grand piano and a magnificent fireplace. The home also has a three-car garage structure but one of the bays was turned into game room since the owner does a lot of entertaining. It was built in such a way, however, so that it can be easily returned to a garage when it comes to sell.

"I like to be able to look at the lifestyles of the customer and work to fit their needs," Beason said. ■

"I like to get to know the people I'm working for ... I want to go with them so I can help them pick out the right touches for the house."

KAY BEASON

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ABOUT THE COVER



THIS BEAUTIFUL SCOTT PATRICK HOME OVERLOOKS THE BOSQUE and includes a one-bedroom detached casita. The grand entry is bathed in natural light and flows into the secluded, private yard with pool and hot tub. A built-in grill/kitchen and fire pit add to outdoor entertaining opportunities. Three water features, a basketball court, five-car tandem garage and dog run round out the outdoor features. Residents will also enjoy private

entry to the trails near the river.

The fabulous chef's kitchen boasts Wolfe & Subzero appliances, granite, custom cabinetry and a large island/bar that opens to the great room and formal dining. The intricately designed master bath features beautiful marble, an 11-headed shower and tub with jets. Two living areas, three fireplaces and cove ceilings offer a sophisticated yet warm environment for entertaining or family living. ■



FEATURED LISTINGS



**3805 ALAMOGORDO DRIVE NW
ALBUQUERQUE, NM 87120
\$310,000
NORTHWEST HEIGHTS**

**3 BEDROOM / 3 BATH / 2,605 SQ. FT.
MISSY ASHCRAFT
KELLER WILLIAMS REALTY
OFFICE: 505.271.8200 / CELL: 505.362.6823**

MLS# 857138



**12404 WALKERWAY STREET NE
ALBUQUERQUE, NM 87111
\$1,185,000
FAR NE HEIGHTS**

**5 BEDROOM / 6 BATH / 6,323 SQ. FT.
KATHLEEN TOMLINSON
COLDWELL BANKER LEGACY
OFFICE: 505.293.3700 / CELL: 505.452.6605**

MLS# 861022



**3101 CAMPECHE RD NE
RIO RANCHO, NM 87144
\$585,000
RIO RANCHO NORTH**

**4 BEDROOM / 3.5 BATH / 3,163 SQ. FT.
DIANA COSTALES
COLDWELL BANKER LEGACY
OFFICE: 505.892.1000 / CELL: 505.363.5457**

MLS# 862917



**9620 ALLANDE ROAD NE
ALBUQUERQUE, NM 87109
\$354,900
FAR NE HEIGHTS**

**3 BEDROOM / 3 BATH / 2,272 SQ. FT.
JOHN MITCHELL
ABQ REALTY
OFFICE: 505.321.4800**

MLS# 868517

THIS SUNDAY - SATURDAY

OPEN HOUSES

OPEN HOUSE LISTING INFORMATION WAS DERIVED FROM THE SOUTHWEST MULTIPLE LISTING SERVICE PROPERTIES (SWMLS) AS OF 5PM ON TUESDAY. INFORMATION IS ACCURATE, BUT NOT GUARANTEED.

53 LISTINGS
LOW: \$138.9K
HIGH: \$1.25M

ABQ ACRES WEST

7211 PEREGRINE ROAD NE
\$275,000
1897 sq. ft. | 3bdr, 3ba
Keller Williams Realty
Meryl Manning Segel
MLS # 866721
07/03 1:00PM-3:00PM

ABQ ACRES WEST

7347 OLD PECOS TRAIL NE
\$474,500
2516 sq. ft. | 4bdr, 2ba
Realty One of New Mexico
Kym Singleterry
MLS # 861552
07/03 2:00PM-4:00PM

ACADEMY WEST

7432 BRAZOS NE
\$329,600
2828 sq. ft. | 4bdr, 3ba
Campbell & Campbell Real Estate
CAMPBELL TEAM
MLS # 868733
07/03 2:00PM-4:00PM

BOSQUE/PERALTA

5 PARK LANE CIRCLE
\$425,000
2562 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Wendy Wallace
MLS # 868232
07/03 1:00PM-4:00PM

CORRALES

1463 MEADOWLARK LANE
\$499,000
3527 sq. ft. | 4bdr, 3ba
Gift Realty NM
Eloise Gift
MLS # 860644
07/03 1:00PM-3:00PM

CORRALES

695 WINDSONG LANE
\$664,900
3262 sq. ft. | 4bdr, 3ba
Enchanted Homes Realty
Susan R Agostini
MLS # 860863
07/03 12:00PM-3:00PM

CORRALES

490 MARIQUITA ROAD
\$725,000
3605 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Susan Nelson Anderson
MLS # 865983
07/03 12:00PM-2:00PM

DOWNTOWN AREA

1403 3RD STREET SW
\$138,900
1284 sq. ft. | 3bdr, 2ba
Re/Max Select
Alex Carlos Argueta
MLS # 861520
07/03 1:00PM-3:00PM

DOWNTOWN AREA

227 HIGH STREET NE
\$215,000
1557 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
Linda Sugar
MLS # 866036
07/03 1:00PM-4:00PM

DOWNTOWN AREA

611 13TH STREET NW
\$260,000
1737 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
Sutter Sugar
MLS # 869427
07/03 2:00PM-4:00PM

DOWNTOWN AREA

652 BOSQUE VERDE LANE NW
\$482,000
3349 sq. ft. | 5bdr, 4ba
EXP Realty LLC
Jeffrey Rose
MLS # 859305
07/03 12:00PM-3:00PM

FAR NE HEIGHTS

11609 LA VISTA GRANDE NE
\$224,900
1407 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Julie G James-Griego
MLS # 868318
07/03 1:00AM-3:00PM

FAR NE HEIGHTS

9816 LONA LANE NE
\$235,000
1747 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Voula Chronis
MLS # 869588
07/03 2:00PM-4:00PM

FAR NE HEIGHTS

7319 DON TOMAS LANE NE
\$315,000
2236 sq. ft. | 4bdr, 3ba
Keller Williams Realty
Mary Bader
MLS # 868760
07/03 2:00PM-4:00PM

FAR NE HEIGHTS

5815 LOST DUTCHMAN AVENUE
\$329,500
2705 sq. ft. | 4bdr, 3ba
D L Huhn Real Estate
David L Huhn
MLS # 860187
07/03 1:00PM-4:00PM

FAR NE HEIGHTS

9644 MERION CIRCLE NE
\$330,000
2133 sq. ft. | 2bdr, 2ba
Coldwell Banker Legacy
Kathleen Tomlinson
MLS # 858832
07/03 2:00PM-4:00PM

FAR NE HEIGHTS

7213 VALLEY FORGE PLACE NE
\$365,000
2738 sq. ft. | 5bdr, 3ba
Coldwell Banker Legacy
John M Lopez
MLS # 869416
07/03 11:00AM-2:00PM

CONTINUED ON
PAGE 10



FEATURED BROKERS



CRYSTAL SADOWSKI

OFFICE: 505.271.8200

CELL: 505.573.0845

2 years ago we put our house up for sale. It was on the market for 9 months and did not sell. We put it up for sale again with the same realtor once again, no sale. When our contract was up, we changed realtors and Crystal came along. Just a few months later, it is sold!! She took care of everything she said she would in a timely manner and delivered with professionalism and a smile. Thank you Crystal for all you have done. You are amazing!! - Carla Rodriguez

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LOW: \$138.9K
HIGH: \$1.25M

FAR NE HEIGHTS
9109 MACALLAN ROAD NE
\$450,000
3342 sq. ft. | 4bdr, 4ba
Realty One of New Mexico
Courtney L Byrd
MLS # 867768
07/03 1:00PM-4:00PM

FAR NE HEIGHTS
9424 PEBBLE BEACH DRIVE
\$505,462
3120 sq. ft. | 4bdr, 3ba
Realty One of New Mexico
Peggy Wheeler
MLS # 868343
07/03 2:00PM-4:00PM

FAR NE HEIGHTS
7019 STARSHINE STREET NE
\$599,000
4261 sq. ft. | 4bdr, 4ba
Realty One of New Mexico
Remington Properties LLC
MLS # 849421
07/03 1:00PM-3:00PM

FOOTHILLS NORTH
5700 VALERIAN PLACE NE
\$585,000
3333 sq. ft. | 4bdr, 3ba
Ida Kelly Realtors
Marilyn D Gregg
MLS # 860362
07/03 2:00PM-4:00PM

FOOTHILLS NORTH
5608 MARIOLA PLACE NE
\$635,000
3657 sq. ft. | 4bdr, 4ba
Coldwell Banker Legacy
Joi Banks-Schmidt
MLS # 864999
07/03 2:00PM-4:30PM

FOOTHILLS NORTH
13305 PINO RIDGE PLACE NE
\$1,250,000
5189 sq. ft. | 4bdr, 3ba
Realty One of New Mexico
Remington Properties LLC
MLS # 865396
07/03 1:00PM-3:00PM

FOOTHILLS SOUTH
4437 KELLIA LANE NE
\$215,000
1622 sq. ft. | 2bdr, 2ba
Coldwell Banker Legacy
Deanna Talbot
MLS # 864891
07/03 1:30PM-3:30PM

LADERA HEIGHTS
7828 BAYBROOK ROAD NW
\$170,000
1413 sq. ft. | 3bdr, 2ba
Berkshire Hathaway Home Ser-
vices New Mexico Properties
Connie Francis
MLS # 867842
07/03 1:00PM-4:00PM

LADERA HEIGHTS
6700 CONRAD AVENUE NW
\$190,000
1644 sq. ft. | 3bdr, 3ba
Realty One of New Mexico
Mary Ann Campbell
MLS # 869680
07/03 1:00PM-4:00PM,
07/09 1:00PM-4:00PM

NEAR NORTH VALLEY
1020 MAJOR AVENUE NW
\$275,000
1852 sq. ft. | 3bdr, 2ba
Q Realty, Inc
Marilyn J Eifert
MLS # 861375
07/03 1:00PM-4:00PM

NEAR SOUTH VALLEY
1342 FAIRHAVEN AVENUE SW
\$169,900
1820 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
David P Bernard
MLS # 867713
07/03 2:00PM-4:30PM

NEAR SOUTH VALLEY
1841 LA VEGA DRIVE
\$174,000
1783 sq. ft. | 3bdr, 2ba
Re/Max Masters
Gary J Martinez
MLS # 861013
07/03 1:00PM-4:00PM

NORTH VALLEY
364 LA CHAMISAL LANE NW
\$295,000
1629 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Carol Cooper-Skopil
MLS # 869511
07/03 2:00PM-4:00PM

NORTH VALLEY
338 NARA VISA ROAD
\$389,000
2423 sq. ft. | 3bdr, 2ba
The Ingles/Company Realtors
Sari A Krolik
MLS # 868008
07/03 12:00PM-3:00PM

NORTH VALLEY
914 FAIRWAY ROAD NW
\$450,000
3070 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Eric B Harris
MLS # 868089
07/03 1:00PM-3:30PM

NORTHEAST HEIGHTS
656 CLAUDINE STREET NE
\$169,900
2056 sq. ft. | 4bdr, 2ba
Coldwell Banker Legacy
Norm McBee
MLS # 867044
07/03 12:00PM-3:00PM

NORTHEAST HEIGHTS
11601 ATLANTIC CITY AVENUE NE
\$230,000
1657 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Joan DiGiovanna
MLS # 869611
07/03 12:00PM-2:00PM

NORTHWEST HEIGHTS
4808 SUNDANCE TRAIL
\$199,900
1838 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Susan J Herrmann
MLS # 865634
07/03 11:00AM-1:00PM



FEATURED LISTINGS



1844 KELSO COURT SE
ALBUQUERQUE, NM 87123
\$335,000
SOUTHEAST HEIGHTS

4 BEDROOM / 4 BATH / 3,118 SQ. FT.
JANIE ROWE
COLDWELL BANKER LEGACY
OFFICE: 505.292.8900 / CELL: 505.301.9431

MLS# 866555



8200 GRAPE ARBOR COURT
ALBUQUERQUE, NM 87122
\$500,000
NORTH ABQ ACRES

4 BEDROOM / 3 BATH / 2,962 SQ. FT.
JOAN HURST
COLDWELL BANKER LEGACY
OFFICE: 505.293.3700 / CELL: 505-250-7636

MLS# 862716



912 MCDUFFIE CIRCLE NE
ALBUQUERQUE, NM 87110
\$497,900
UNM

3 BEDROOM / 3 BATH / 2,867 SQ. FT.
JANIE ROWE
COLDWELL BANKER LEGACY
OFFICE: 505.292.8900 / CELL: 505.301.9431

MLS# 865239



1809 VALDEZ DRIVE NE
ALBUQUERQUE, NM 87112
\$434,900
FOOTHILLS SOUTH

4 BEDROOM / 4 BATH / 3,547 SQ. FT.
JUDY LUCERO
RE/MAX ELITE
OFFICE: 505-798-1000 / CELL: 505-980-1351

MLS# 867590

THIS SUNDAY - SATURDAY

OPEN HOUSES

OPEN HOUSE LISTING INFORMATION WAS DERIVED FROM THE SOUTHWEST MULTIPLE LISTING SERVICE PROPERTIES (SWMLS) AS OF 5PM ON TUESDAY. INFORMATION IS ACCURATE, BUT NOT GUARANTEED.

53 LISTINGS
LOW: \$138.9K
HIGH: \$875K

NORTHWEST HEIGHTS
8500 HAWK EYE ROAD NW
\$279,900

2215 sq. ft. | 4bdr, 2ba
Re/Max Elite
Trish Prien
MLS # 865350
07/09 1:00PM-3:00PM

NORTHWEST HEIGHTS
5 TENNIS COURT NW
\$310,000

1817 sq. ft. | 3bdr, 2ba
Century 21 Unica Real Estate
Chris Lucas
MLS # 869541
07/03 1:00PM-3:00PM

NORTHWEST HEIGHTS
8427 LOS REYES COURT NW
\$315,000

2600 sq. ft. | 4bdr, 3ba
Keller Williams Realty
Karsten & Associates
MLS # 869312
07/03 2:00PM-4:00PM

NW EDGEWOOD
12 JOSHUA COURT
\$275,000

2537 sq. ft. | 4bdr, 2ba
The Kniffin Team
Catherine A Cunningham
Hopper
MLS # 864568
07/09 12:00PM-4:00PM

PLACITAS AREA
297 STATE HIGHWAY 165
\$395,000

2190 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
Team Sedoryk
MLS # 866672
07/03 12:30PM-3:30PM

PLACITAS AREA
4 TRAILS ROAD WEST
\$399,000

2014 sq. ft. | 3bdr, 2ba
La Puerta Real Estate Serv LLC
Jennise A Phillips
MLS # 866534
07/03 1:00PM-3:00PM

RIO RANCHO CENTRAL
1629 QUESTA ROAD NE
\$145,000

1341 sq. ft. | 3bdr, 2ba
Coldwell Banker Legacy
Brian L Fossa
MLS # 869483
07/03 1:00PM-3:00PM

RIO RANCHO CENTRAL
3240 COCHITI STREET
\$204,995

2627 sq. ft. | 4bdr, 3ba
Keller Williams Realty
Rickert Property Group Team
MLS # 867297
07/03 1:00PM-3:00PM

RIO RANCHO MID
803 SAN JUAN DE RIO DRIVE SE
\$159,900

1385 sq. ft. | 2bdr, 2ba
Coldwell Banker Legacy
Dan L Warnock
MLS # 866614
07/03 11:00AM-2:00PM

RIO RANCHO MID
567 HERMIT FALLS DRIVE SE
\$205,000

1895 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
John M Long
MLS # 867210
07/04 1:00PM-3:00PM

RIO RANCHO MID
2870 PINE FOREST DRIVE SE
\$269,000

2626 sq. ft. | 5bdr, 3ba
Coldwell Banker Legacy
Barbara Ann Young
MLS # 868483
07/04 11:00AM-1:00PM

RIO RANCHO MID
3458 WHITE HORSE DRIVE SE
\$312,500

3119 sq. ft. | 4bdr, 3ba
Coldwell Banker Legacy
John M Long
MLS # 864496
07/04 9:00AM-11:00AM

SOUTHEAST HEIGHTS
12711 YORBA LINDA DRIVE SE
\$199,000

1942 sq. ft. | 3bdr, 2ba
Realty One of New Mexico
Remington Properties LLC
MLS # 866932
07/03 10:00AM-12:00PM

UNM
305 CHULA VISTA PLACE NE
\$330,000

1650 sq. ft. | 3bdr, 2ba
Keller Williams Realty
Karsten & Associates
MLS # 868977
07/03 12:00PM-4:00PM

UNM SOUTH
4401 PERSHING AVENUE SE
\$599,900

4086 sq. ft. | 3bdr, 4ba
Keller Williams Realty
Karsten & Associates
MLS # 860063
07/03 2:00PM-4:00PM

UPTOWN
3547 COLORADO STREET NE
\$230,000

1808 sq. ft. | 3bdr, 3ba
ERA Sellers & Buyers Real Estate
John Lucero
MLS # 869091
07/03 1:00PM-3:00PM

UPTOWN
7313 PICKARD AVENUE NE
\$389,000

2826 sq. ft. | 5bdr, 4ba
Re/Max Elite
Brett Paas
MLS # 868434
07/03 1:00PM-1:00PM

ZUZAX, TIJERAS
40 ESCENA DRIVE
\$285,000

2522 sq. ft. | 3bdr, 3ba
Coldwell Banker Legacy
William Chase
MLS # 859103
07/03 12:00PM-4:00PM



FEATURED LISTINGS



3252 SAN IDELFONSO NE
RIO RANCHO, NM 87144
\$225,000
RIO RANCHO CENTRAL

4 BEDROOM / 3 BATH / 2,350 SQ. FT.
CRYSTAL SADOWSKI
COLDWELL BANKER LEGACY
OFFICE: 505.292.8900 / CELL: 505.573.0845
MLS# 860057



4826 26TH AVENUE NE
RIO RANCHO, NM 87144
\$399,990
RIO RANCHO MID

4 BEDROOM / 3 BATH / 2,758 SQ. FT.
SUSAN AGOSTINI
ENCHANTED HOMES REALTY
OFFICE: 505.944.2490 / CELL: 505.400.3307
MLS# 867590



13201 MORNING MIST AVENUE NE
ALBUQUERQUE, NM 87111
\$430,000
HIGH DESERT

3 BEDROOM / 3 BATH / 2,003 SQ. FT.
THE VENTURI TEAM
KELLER WILLIAMS REALTY
OFFICE: 505.933.6881
MLS# 867805

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Rachel Donovan
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Mortgage Loan Officer
NMLS #779946



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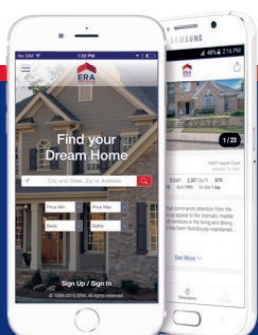
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