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HOME STYLE

ISSUE 48

APRIL 14 — APRIL 20, 2017



POOL FOR THOUGHT

MILLENNIALS WAIT TO BUY

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MOVING TIPS



EASING YOUR FAMILY THROUGH A MOVE

TIPS TO MAKE MOVING TO A NEW HOME EASIER FOR CHILDREN

WHETHER OR NOT TO RELOCATE CAN BE A DIFFICULT DECISION. Sometimes such decisions are born out of necessity when his or her company relocates a parent. Other times it is a personal reason to try out a new neighborhood or upgrade to a larger home. Data from the U.S. Census Bureau indicates a stable annual rate of moving hovering at around 12 percent of the population since 2008. Whatever reason behind a move, it can take some time to adjust to both the idea of moving and the new living space - especially for children who may seem disconnected from the decision. The following tips can make the transition a little easier for families.

TALK ABOUT IT

Do not blindside children with a

move. Begin having conversations as a family as soon as the possibility of moving arises. Involve the children in some of the decisions and ask about the features they want to see in their new home. Explain that people, be it prospective buyers, real estate agents or movers, will be visiting your current home and that this may be a little disruptive. Talk about the reasons for the move, such as a new job or that the family has outgrown their current space. Children can often process much more than many adults give them credit for.

CONCERNS AND FAMILIARITY

Children may have concerns about the move that differ from those of adults. Many of these may pertain to fears about making new friends or coursework at a new school. Let them

voice their opinions. Removing some of the mysteries by visiting schools or local hangouts before the move is made can assuage some fears. Set aside boxes or bins that will house kids' toys or items that the family connects with. These may include photographs, games, throw blankets, or the creature comforts of home. Make these the first items that are unpacked upon moving into the new house.

USE THE AGENT AS A RESOURCE

Many real estate agents live in the towns where they make their living. Find out if the agent can set up a meet-and-greet or if he or she knows of any clubs or leagues that suit your family's interests. Making a few introductions ahead of time will give children and adults some familiar faces on their

MOVING TIPS



Allow children to voice their opinions or concerns about the move.

first days in their new home. Families shouldn't shy away from making their own introductions as well. Knocking on a few neighbors' doors and letting them know a new family is coming to the street can pave the way for familiarity and friendships.

STAY IN TOUCH AND KEEP ROUTINE

Encourage children to stay in touch with their current friends. Video chat enables kids to see and speak with peers. When things settle after the move, arrange for a surprise play date where children can introduce their old friends to newer ones. One of the ways to breed familiarity is to stick to the same routine. If a big Sunday family dinner was the norm, continue the tradition in

your new home. Wake in the morning and go to bed at the same time. According to Vanessa Lapointe, a registered psychologist in Surrey, British Columbia, structure and routine is key for children. Try to focus on one new thing at a time to minimize stress.

Moving can be exciting and scary at the same time. Children may be anxious about the process, but families can work together to iron out the kinks and settle into their new homes successfully. ■



Tips From The Best

Why you *SHOULD* stage your home when you are selling!

Most buyers find staged homes easier to visualize as a future home. Professionally listed and staged properties spend less time on the market and typically sell for more money. Most importantly staged homes end up on the buyers "must-see" List!

Here are some tips to help show your home in the best light.

Cleaning up your cabinetry

Don't buy new cabinets! Just buy new cabinet doors and drawer fronts. Paint them to match.

Neutral Colors

Freshen up your paint with neutral colors. Neutral colors will help appeal to all potential buyers. If you have a small kitchen and dining room, paint them the same color to make them feel like one large interconnected space.

Remove Clutter

Removing excess furniture and clutter is the most important thing you can do.

Give bathroom a spa treatment

Putting out rolled towels, baskets, and candles costs nothing and gives a clean polished look.



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COMMERCIAL MARKET STATISTICS

MARKET SUMMARY – MARCH 2017

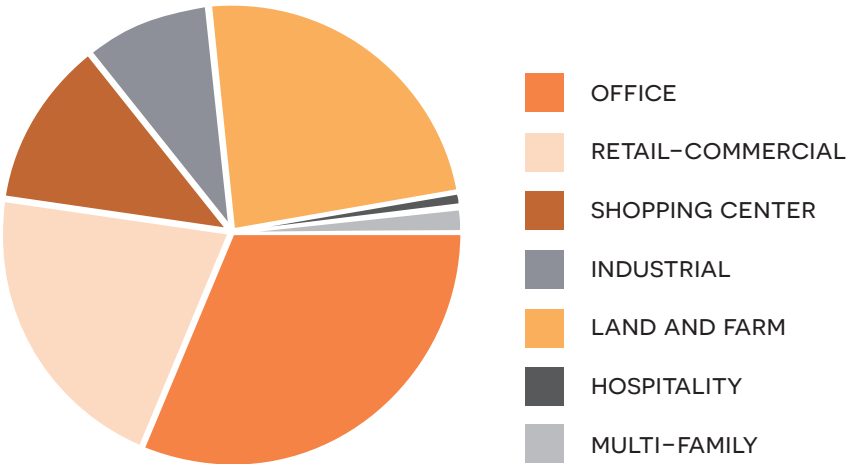
NEW MEXICO

14.1 MILLION SQ. FT.
COMMERCIAL SPACE FOR SALE

13.0 MILLION SQ. FT.
COMMERCIAL SPACE FOR LEASE

30,395 ACRES
LAND & FARM FOR SALE

\$2.2 BILLION
TOTAL SALE PRICE



CURRENT STATISTICS FOR NEW MEXICO

PROPERTY TYPE	LISTINGS	ASKING LEASE RATE	ASKING SALE PRICE
INDUSTRIAL	386	\$6.78 PSF	\$63.71 PSF
OFFICE	1,334	\$15.17 PSF	\$87.07 PSF
RETAIL-COMMERCIAL	802	\$19.09 PSF	\$149.74 PSF
SHOPPING CENTER	467	\$14.88 PSF	\$93.89 PSF
VACANT LAND	951	\$3.75 PSF	\$0.86 PSF
FARM/RANCH	27	-	\$0.05 PSF
HOSPITALITY	21	-	\$40.23 PSF
MULTI-FAMILY	92	-	\$38.85 PSF

STATISTICS COURTESY OF

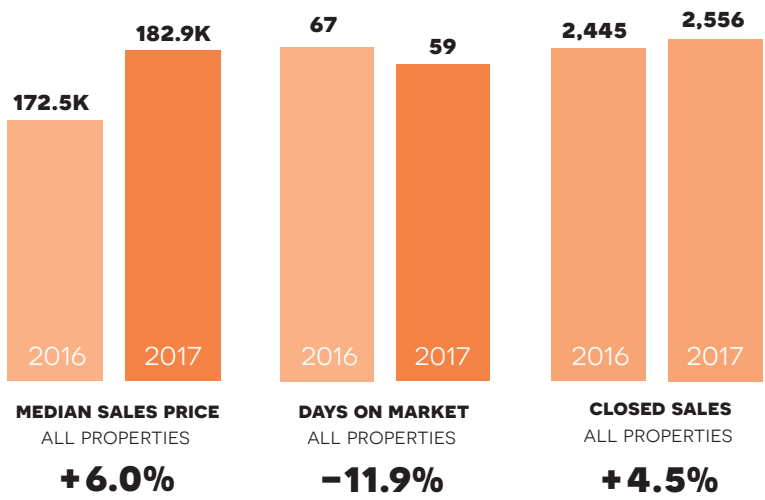


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RESIDENTIAL MARKET STATISTICS

MARKET YEAR TO DATE – 2017

NEW MEXICO



MARKET AT A GLANCE – MARCH 2017

NEW MEXICO

NEW LISTINGS

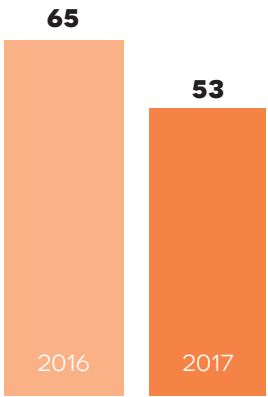
1,851
ALL PROPERTIES

CLOSED SALES

1,101
ALL PROPERTIES

MEDIAN SALE PRICE

185,000
ALL PROPERTIES



DAYS ON MARKET UNTIL SALE
ALL PROPERTIES

STATISTICS COURTESY OF



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ABOUT THE COVER



WELCOME TO 2834 DELICIAS RD SE. This Pulte property is a brand new, move-in ready home and showcases a grand foyer with a 17-foot ceiling and an iron staircase. The main living area and kitchen offer an open concept feel along with a cozy fireplace. The kitchen is a chef's dream with granite countertops, built-in stainless steel appliances and a long island.

The Carissa home designed a master suite on the main floor, along with an extra bedroom and central office space. The master bathroom features a spacious walk-in closet, dual sinks and a large shower. A staircase leads to the grand loft for additional space for the family to enjoy or as an extra bedroom. This home is located in Rio Rancho's Cabezon community with parks, walking trails and is in close proximity to Rio Rancho schools. ■

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ORIENTAL RUGS



As a general rule, the thicker the pile on a rug, the longer it takes for the rug to wear out.



BY MATT GABEL

SERAFIAN'S ORIENTAL RUGS

A BUYER’S GUIDE TO HIGH QUALITY RUGS

FOUR SIMPLE FACTORS TO CONSIDER BEFORE PURCHASING AN ORIENTAL RUG

WHEN IT COMES TO HAND WOVEN RUGS, IT CAN BE TOUGH TO KNOW EXACTLY WHAT YOU ARE LOOKING AT. In truth, while there are many factors that go into determining the quality of a rug, there are four to focus on.

KNOT COUNT

In a hand woven rug, each knot is tied one at a time, and much like the pixels on your computer screen, the number of knots per inch affects the resolution of the design in the rug. Most rugs are woven at 100 to 150 knots per square-inch. Some of the finest rugs in the world are woven at 1,000 knots per square inch. The number of knots in a square inch tells you not only how fine the rug is, but also, how much time and work went into the rug. If a rug has twice as many knots, it took at least twice as long to weave. For this reason, knot count, more than any other factor, affects the price of your rug.

To count the knots, use a ruler and examine the backside of the rug. In most rugs, each square you see is an individual knot. Simply count the number of squares both horizontally and vertically across the length of an inch, then multiply the two numbers together. It’s important to note there are two types of

knotting common in hand weaving. Asymmetrical knotting, also known as Persian, leaves a single square on the back for each knot. However, the style of knotting known as symmetrical knotting, or Turkish, leaves two squares on the back for each knot. If you notice that every single knot seems to have a twin, you are probably looking at a rug that uses the symmetrical knotting techniques. For these rugs, simply take whatever knot count you came up with and cut it in half.

THICKNESS AND DENSITY

The second factor to look at is thickness. As a general rule, the thicker the pile on a rug, the longer it takes for the rug to wear out. This is the easiest to judge – it is simply defined by the heights of the pile. As a nice side benefit, thicker rugs tend to be softer underfoot and much more comfortable to walk on. Next on our list of factors is weave density. Like thickness, this factor greatly affects the durability of your rug. Density is determined by how tightly packed together the fibers of your rug are. When a rug is more densely woven, the fibers provide each other with more support which helps to prevent excess wear from use. This also keeps dirt from settling into the foundation of the rug where it grinds at the

roots of the weaving. To test density, take your fingers, and try to run them into the foundation of the rug. The more difficult it is to do this, the more densely woven the rug is.

QUALITY OF WOOL

The fourth and final factor is the wool quality of a rug. Good wool has an oily and supple feel, where a poor quality of wool will feel dry and “brashy” to the touch. It can also bend and flex though years of heavy use, where bad wool will break apart under traffic and tends to wear out quickly. This is probably the most difficult of the four factors to judge. The general rule is that high quality wool feels good to the touch, while low quality wool does not. Just remember to look out for these four big factors, knot count, thickness, density, and wool quality. Generally speaking, as long as you keep these in mind, you will have a good idea of what to look for when buying a hand woven Oriental rug. ■

Matt Gabel is the Retail Manager at Serafian’s Oriental Rugs. For more information, call (505) 504-RUGS or go to serafians.com

KEEP YOUR POCKETS FLUSH WITH CASH



Above: Selling with carpet, outdated wallpaper and counter, and a single sink leaves money on the table. The shower door dwarfs the room while the stained glass is taste specific and limits natural light.



BY MINDY ABRAMSON

DISTINGUISHING STYLE

VALUABLE BATHROOM IMPROVEMENTS

WHEN SELLING A HOUSE IN NEED OF UPDATES, the luxury of waiting until that design gets back in style or becomes a retro-cool vibe is not an option.

Instead, improve the property before placing it on the market. The key is identifying what to address and how to proceed. Prioritize bathrooms.

Done well, bathrooms, especially master baths, are selling features. Buyers prefer and will pay extra for move in ready. Be willing to invest money to make money or risk the house sitting unnoticed for extended time on the market and selling at a substantial loss.

When facing an update, rein in the inclination to overspend. Focus on return on investment and seek expert advice. Selection of finishes and colors are integral to a cohesive, professional look. The final product should be designer quality, not cookie cutter. An unlimited budget or making incorrect choices can flush your equity down the toilet.

Consider the following when planning a bathroom update.

BATHROOM DEAL KILLERS AND EQUITY BUSTERS

Homes with carpeting in a bathroom are sure to

offend buyers as do outdated wallpaper, taste specific tile, wild sink, tub, and toilet colors, and other tired flooring and counters. Buyers are not excited about completing unfinished projects or addressing disrepair. Those that are willing to tackle the work will significantly reduce bids to compensate for their effort.

CHOICES THAT LIMIT BUYER POOL

Since families prefer at least one tub for bathing children (and pets), houses with only showers attract fewer buyers. Sunken showers and tubs receive limited interest. They can be hazardous to young children and challenging to those with injuries, disabilities, and the elderly.

INEXPENSIVE UPDATES WITH GREAT IMPACT

In addition to determining how best to overcome the obstacles, selecting the right paint color can offer considerable return. Replacing outdated lighting, faucets, and towel bars will also provide great bang for the buck.

ADDED VALUE

Bathrooms with two sinks, fashionable and well maintained counter tops, spa like surroundings, and augmented storage are assets.

Bathrooms can make or break a sale. Strategic bathroom updates can help keep your pockets flush with cash. ■

*Call today to determine which updates and finishes will **distinguish** your property from the rest.*



Above: Double sinks, granite counters, faucets, tile floors, tub surround, towel accessories, and paint create a welcoming and more spacious environment. Enhancing the existing cabinets saves money and maintains the integrity of the original design.

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FEATURE STORY / OUTDOOR POOLS

Pools are a financial investment, but more of an investment for quality family time and entertainment.



POOL FOR THOUGHT:
WHY YOU'LL WANT A
POOL THIS SEASON

FEATURE STORY



Lounge areas can center around a pool to create a unique backyard social space.

A POOL IS A
PLACE OF FUN,
ACTIVITY AND THE
CENTERPIECE OF A
WELL-CONCEIVED
LANDSCAPING
SCHEME

A POOL IS NOT NECESSARILY AN INVESTMENT THAT’S GOING TO MAKE A SOLID RETURN ON ITS INVESTMENT, said Lee Poper, owner and founder of Lee-Sure Pools, which has been in the pool business since 1976. That doesn’t mean, however, that installing a pool is a bad idea. As a matter of fact, Poper believes having a pool will make your home more attractive, making it easier to sell – although that’s not the top reason to put them in. In reality, people who install pools are not too worried about it as a financial investment, but more of an

investment for quality family time and entertainment. “There’s a lot of people, especially young families, that are looking to build a pool,” said Poper, who does all the new pool sales for the company. “Families are looking for entertainment options so they can keep children home as well as invite friends and neighbors over.”

FAMILY CLIENTELE

It’s creating a play space that is not always accessible to everyone. “Our clientele are families with parents be-

tween the ages of 30-to 40-years-old and they’re going to have kids from ages 5 to 15,” Poper said. “They are looking for entertainment in their backyard, that’s the majority of the pools; a pool where you can play basketball or volleyball and have a slide. Very few pools have diving boards anymore. The trend is a play pool with those features,” Poper added. Half of the prospective pool owners fall into this category, he said. Other home owners want to incorporate a pool into their landscaping. “I’ll hear, ‘I want to fill up my back yard,’” said Poper. “Which is kind of

BY GLEN ROSALES / HOMESTYLE WRITER

FEATURE STORY

POOL FOR THOUGHT
CONTINUED FROM PAGE 11



an expensive way to fill your backyard using a pool as a part of the design.” There’s also a growing trend among older clients seeking to put in a pool, Poper said. “I’ve been seeing people in their 60s and 70s who have retired and want a pool for themselves and the grandkids. It may even be a smaller pool that they can relax in – I’m seeing more of that.”

LANDSCAPE ART

When integrated into a full-scale landscaping master plan, a pool can deliver a centerpiece feature that is functional and attractive. “We always try to make it part of the living space,” Poper said. “My job is to make it cozy so you can install a barbeque area off of the back porch, and make the pool part of the living area you already have.” That means working hand-in-hand with the landscaper to create space that is comfortable and livable, while also being especially appealing. “I like to keep the pool somewhat close to the house so it meshes with the living space,” Poper added. “An option is to add in some water features that can be incorporated in with the pool. We try to situate the pool so it can be seen from the most heavily used space in the house and so it all makes sense.” Adding fountains, waterfalls and upgrading the pool can add another attractive layer to the overall look, he said. “I would say the majority of the people want something they can enjoy, but also something that is aesthetically pleasing,” Poper said. “So we’ll add LED lighting and

put in changing colored lights at night so it can give a desirable effect.”

LOW MAINTENANCE AND SAFETY

The great thing about pools today is that the amount of maintenance required is dropping. “Here’s what is really nice these days,” Poper said. There are a lot of mechanical products for pools, such as automatic covers, which is a safety cover for pools. “When the cover is closed, literally, a child or a dog cannot get into the pool – it will easily hold an adult on that cover.” As a safety cover it means that the walls surrounding the property only have to be four-feet high because the attractive nuisance issues are greatly reduced. Poper mentioned that it could also serve as a solar and a winter cover to keep debris out. “It does a great job of heating the pool and keeping it clean,” he said. “You can be out swimming in the pool and a storm comes out of nowhere, so you just turn the switch and the pool is covered. When it’s over, you can just open it up again.”

With the new cleaning systems, pool maintenance really becomes a secondary issue. “You can have an in-floor cleaning system or a robotic cleaner and those automatically clean the pool so you don’t have to worry about it,” Poper said. “Automatic systems as far as chemicals with automated feeders and automated water levels help out so you don’t have to monitor the level of pools. All that being said, pools can be fairly easy to take care of compared to 30-years ago, if they’re set up correctly.” ■



Create entertainment in your pool with a basketball hoop, volleyball net, or slide, rather than a diving board.



Automatic pool covers are easy to use and create a safe pool area. Here you can see the track for the automatic cover.



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HOME REMODELING



Boomers are also redoing their kitchens and sprucing up other areas – since they’re staying put, they want to enjoy their surroundings.

REMODELING BECOMES A PRIORITY

BY JOYCE M. ROSENBERG

ASSOCIATED PRESS

BABY BOOMERS
TAKE OVER THE
REMODELING
INDUSTRY

THE SMALL BUSINESSES THAT DOMINATE THE HOME REMODELING INDUSTRY ARE EXPECTING ROBUST GROWTH IN THE NEXT FEW YEARS, thanks partly to baby boomers who want to remain in their homes. Home remodelers say they’ve had a pickup in projects from boomers who are in or approaching retirement and are seeking to modify their houses.

REMODELING FOR SAFETY

It’s a trend known as “aging in place,” an alternative to moving to smaller quarters or a warmer climate. Many of these homeowners are hoping to make their surroundings easier to manage and safer in case they have health problems. They’re replacing bathtubs with walk-in showers, install-

ing safety rails, widening doorways and building ramps. These features are known as a “universal design” since they can be used by anyone, regardless of physical ability. Boomers are also redoing their kitchens and sprucing up other areas – since they’re staying put, they want to enjoy their surroundings. Zach Tyson estimates that 30 to 40 percent of his revenue is now coming from boomer renovations, up from 15 to 20 percent five years ago.

Most of the projects come from homeowners who are healthy and mobile now, but want to be prepared if illness or injury hits. Besides making bathrooms safer, they’re enlarging rooms so wheelchairs or walkers can be used more easily, and also to give the rooms a more open feel. “It’s trending

up, for sure,” says Tyson, co-owner of Tyson Construction in Destrehan, Louisiana. The oldest of the 76.4 million boomers, the U.S. generation born after World War II, are turning 71 this year. As more of them retire and make decisions about where they want to live, there will be a great need for accessible housing, according to a report released in February by Harvard University’s Joint Center for Housing Studies. “A large share of these households live in older homes in the Northeast and Midwest, where the housing stocks have few, if any universal design features,” the study said.

REMODELING COSTS

The report predicts home improvement spending by homeowners 65 and

HOME REMODELING

older will account for nearly a third of the total amount of remodeling dollars by 2025, more than twice the portion that group spent in 1995-2005. Owners age 55 and older already account for just over half of all home improvement spending. “The boomer activity seems to be driving the market,” says Abbe Will, a research analyst at the Harvard center. That’s a change from the past, when older homeowners generally handled maintenance, repairs and landscaping but tended not to renovate. Some of the boomer-driven remodeling is coming from younger homeowners who expect their parents might later come to live with them and want to be ready, Tyson says.

The requests Tiffany and Bryan Peters get from boomer customers include replacing traditional turning doorknobs with lever handles that can be pushed down. Homeowners want motion-sensor light switches and faucets, and non-slip flooring. In bathrooms, they’re replacing fixtures with models that are designed for people with disabilities – showers that can accommodate wheelchairs, and toilets at the same height as wheelchairs, Tiffany Peters says. “We’ve definitely experienced an increase in requests for aging-in-place work,” says Peters, who with her husband owns a Handyman Connection franchise business in Winchester, Virginia. “We get several requests a month.”

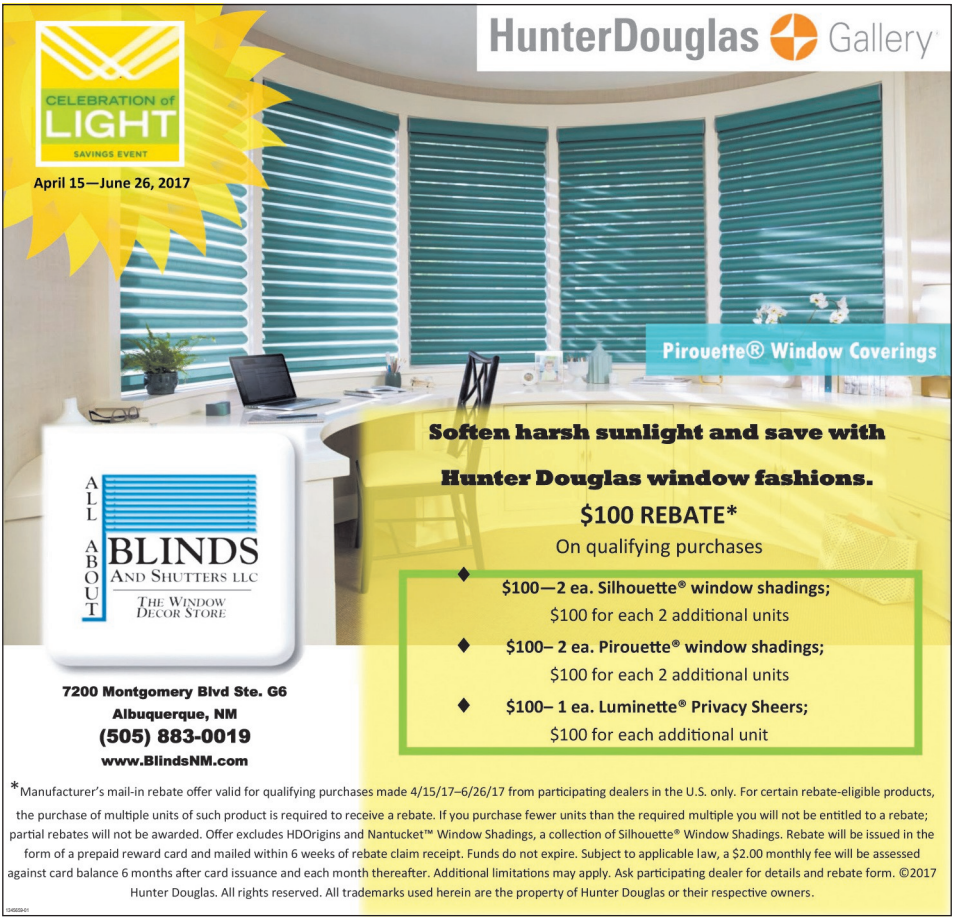

SPENDING AND HIRING INCREASE

Home remodeling companies began seeing an increase in boomer spending about 18 months ago and expect it to contribute to their growth in the next few years, says Fred Ulreich, CEO of the National Association of the Remodeling

Industry. “We see this as something that is dramatically affecting the market-place,” Ulreich says.


Boomers typically live in homes that are several decades old, prime targets for remodeling, Ulreich says. Unless they move to a brand-new home that’s designed for aging in place, their decision is likely to mean remodeling. Sal Ferro says boomers are his biggest group of customers, but he’s not getting many requests for aging-in-place projects. It’s more renovations to make their homes more enjoyable. “They’re finally getting the projects done that they always wanted. They’re getting that kitchen or bathroom,” says Ferro, owner of Alure Home Improvements, based in East Meadow, New York.

Some remodeling companies are specifically marketing to boomers, sending salespeople to trade expos and events those customers are likely to attend. Miracle Method, a franchise business that refinishes kitchens and bathrooms, has increased its outreach to boomers, says Erin Gilliam, the company’s marketing manager. Franchise owners say boomers drove much of the 11 percent growth in the franchise’s overall business in the past year, she says. Gilliam’s husband, Gabriel, sees the trend in the franchise he owns in Salt Lake City. He estimates that revenue from boomers has risen between 10 and 20 percent, and the growth is prompting him to hire more workers. He has five staffers now, having added one per month the past three months, and expects to reach 10 in the next year. “I’m hiring as quickly as I can,” he says. ■





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REAL REASONS MILLENNIALS ARE WAITING TO BUY

SURVEYS WITH TRANSUNION HIGHLIGHT CONCERNS ABOUT BECOMING HOMEOWNERS

ABOUT 42 PERCENT OF MILLENNIALS SAY THEY ARE DELAYING BUYING A HOME because of the December 2016 Fed interest rate hike, according to a new TransUnion survey released this week of more than 1,200 consumers.

RATE INCREASE

The Federal Reserve announced a second rate increase in March, which might be prompting even more millennials to hold off with their home buying plans, according to the survey. The federal in-

terest rates usually serve as a benchmark for private lenders' interest rates, TransUnion notes. Many millennials reported that they had heard about the December rate hike, and for those who did, they say it affected their decision to go ahead with a home purchase. Consumers may be surprised to learn that mortgage rates lately, however, have been falling. The 30-year fixed-rate mortgage is near its lowest average of the year, averaging 4.10 percent last week, according to Freddie Mac.

CREDIT CONCERNS

But millennials' concerns may go deeper. More than 38 percent currently have subprime credit, according to TransUnion's consumer credit database. "Good credit is vital when shopping for a mortgage," says Heather Battison, vice president of TransUnion. "Lenders rely on credit to assess borrowers' riskiness and determine appropriate rates and terms for their loan. By keeping their credit strong and healthy, borrowers can position themselves for the best lowest

possible rates and best possible terms." Yet, the TransUnion survey showed that millennials are more concerned about the costs of homeownership after they move in than their credit. Millennials expressed the most concern about how they would fund home improvements or deal with maintenance issues when moving in—more so than concerns about their credit. ■

Source: The National Association of REALTORS®



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COLOR TREND

WHITE REMAINS A TIMELESS CLASSIC

WHITE PAINT CONTINUES TO BE A POPULAR SHADE FOR HOMEOWNERS

WHITE IS A VERSATILE COLOR IN HOME DECORATING AND RENOVATION. It helps any space look effortlessly chic, blends well with just about any color and can be incorporated into various design styles. While the color white is always trendy, it can be used nearly anywhere inside and outside the home. Improving interior and exterior spaces with white elements is easier than you might think.

KITCHEN

While rich cherrywood cabinets and deeply hued granite countertops have long been popular, creamy white cabinets paired with blonde wood countertops can work together to make kitchens seem open and airy. If all white is not your thing, brighten up kitchen spaces with white canisters, cookie jars and a fresh bouquet of white flowers to add instant appeal.

LIVING ROOM

Use white as a base color for living room spaces so you can build on it with other hues on pillows and draperies, mixing and matching however you see fit. Homeowners who have children and/or pets should look for furniture with removable slipcovers. This way they're easily removed and laundered.

BATHROOM

White bathrooms look fresh and are easy to clean and maintain. White tiles provide a classic look. Include colored bath mats, towels and shower curtains to break up the white as you see fit. A neutral white base makes it easy to switch out color schemes whenever you choose.

BEDROOM

Feminine and fresh, white bedrooms may not be the first choice for novice designers. If the prospect of white on white seems too sterile, offset deeper hues on bed linens and walls with white furniture. This provides some pop against the darker contrast. Keep in mind that doing a bed in all white means it will always be easy to find matching sheets and pillowcases, mak-

ing it possible to ensure everything looks cohesive and crisp.

OUTDOORS

Use white paint on trims, shutters, mailboxes, and more to provide that pop of contrast against the rest of the home. White complements just about every color, making it a versatile choice on a home's accents regardless of the main exterior color of that home. White and other light shades will reflect the sun as well, contributing to cooler temperatures on walkways, decks and other structures, which can be advantageous to homeowners who live in warm climates.

White continues to be a classic and popular color to use around the home. Whether you do so with monochromatic rooms or accent pieces, you can incorporate white into design plans throughout your home. ■



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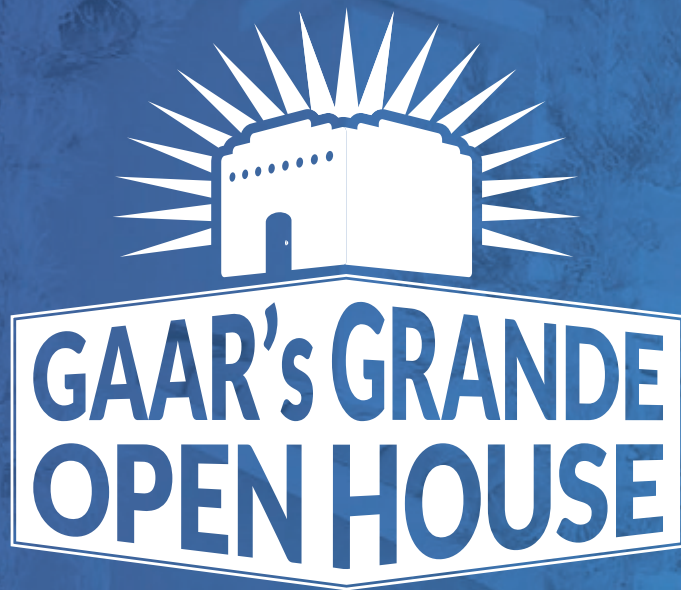
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SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

ABQ ACRES WEST
8923 VISTA OAKLAND COURT NE
\$599,900 | 3000 SQ. FT. | 4BDR | 4BA
Rio Grande Realty & Invest LLC
(505) 250-8135
Todd Kruger
MLS # 884772
04/15 1PM-5PM,04/16 1PM-5PM

ABQ ACRES WEST
8709 DESERT FOX WAY NE
\$295,000 | 1604 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Joi Banks-Schmidt
MLS # 885929
04/15 11:00AM-1:00PM

ABQ ACRES WEST
8509 HAMPTON AVENUE NE
\$359,000 | 2044 SQ. FT. | 3BDR | 2BA
Granfors Realty,LLC
(505) 821-1309
Gregory J Gillogly
MLS # 886463
04/16 1:00PM-3:00PM

ACADEMY WEST
7304 BRENTWOOD BOULEVARD NE
\$359,160 | 1715 SQ. FT. | 4BDR | 2BA
Stillbrooke Homes, Inc
(505) 923-4624
Rodney Oates
MLS # 879384
04/15 10:00AM-4:00PM

ACADEMY WEST
6909 PAPAYA PLACE
\$274,769 | 1674 SQ. FT. | 2BDR | 3BA
Stillbrooke Homes, Inc
(505) 923-4624
Rodney Oates
MLS # 879593
04/15 10:00AM-4:00PM

BERNALILLO/ALGDONES
1112 AVENIDA LOS SUENOS
\$650,000 | 3408 SQ. FT. | 4BDR | 3BA
ERA Sellers & Buyers Real Estate
(505) 296-1500
Boyden Team
MLS # 877070
04/14 1PM-5PM,04/15 1PM-5PM

BERNALILLO/ALGDONES
1206 SAN LUIS STREET
\$220,000 | 2090 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Venturi Realty Group
MLS # 887868
04/16 12:00PM-3:00PM

CORRALES
106 RICHARD ROAD
\$499,900 | 3554 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Venturi Realty Group
MLS # 878810
04/16 2:00PM-4:00PM

CORRALES
1334 LA ENTRADA
\$675,000 | 3661 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Les Gordy
MLS # 879831
04/15 11AM-1PM,04/16 11AM-1PM

CORRALES
11 PASEO C DE BACA
\$655,000 | 2806 SQ. FT. | 4BDR | 5BA
Coldwell Banker Legacy
(505) 293-3700
Kimberley Beauford
MLS # 886584
04/16 3:00PM-5:00PM

CORRALES
95 RANCHO ALONDRA
\$600,000 | 3272 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Faith Martin-Leithead
MLS # 887161
04/15 2:00PM-4:00PM

CORRALES
602 CALLE DE BLAS NW
\$450,000 | 2012 SQ. FT. | 3BDR | 3BA
Equity New Mexico
(505) 291-0050
Renee Furst
MLS # 888309
04/15 2:00AM-4:00PM

CORRALES
822 CAMINO DE LUCIA
\$625,000 | 4271 SQ. FT. | 4BDR | 4BA
Keller Williams Realty
(505) 897-1100
Jeanne Kuriyan
MLS # 888664
04/16 9:00AM-9:00PM

DOWNTOWN AREA
822 SOUTHEAST CIRCLE NW
\$269,500 | 1925 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Stephanie Walter
MLS # 883532
04/15 1PM-3PM,04/16 1PM-3PM

DOWNTOWN AREA
236 ANNA MARIA PLACE SW
\$439,900 | 2490 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Lynda L Hartman
MLS # 884910
04/16 1:00PM-3:00PM

DOWNTOWN AREA
2407 MOUNTAIN ROAD NW
\$355,000 | 2033 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Ricquel J Padilla
MLS # 885814
04/15 11:00AM-2:00PM

DOWNTOWN AREA
410 12TH STREET NW
\$485,000 | 2251 SQ. FT. | 3BDR | 3BA
Re/Max Select
(505) 265-5111
Christopher M Lucas
MLS # 885843
04/16 12:00PM-2:00PM

DOWNTOWN AREA
1120 TIJERAS AVENUE NW
\$249,900 | 1756 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Carol L Radosevich
MLS # 886999
04/16 1:00AM-3:30PM

DOWNTOWN AREA
1719 CHACOMA PLACE SW
\$550,000 | 3313 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Feil Cabinet
MLS # 887425
04/15 2:00PM-4:00PM

DOWNTOWN AREA
1310 FORRESTER AVENUE NW
\$252,000 | 2675 SQ. FT. | 3BDR | 3BA
Homestart
(505) 243-6566
Ambrose Pena
MLS # 887644
04/15 1:00PM-3:00PM

DOWNTOWN AREA
926 20TH STREET NW
\$136,900 | 924 SQ. FT. | 2BDR | 1BA
Deacon Property Services
(505) 878-0100
Kyle E Deacon
MLS # 888817
04/15 10:00AM-10:00PM

FAIRGROUNDS
241 CARDENAS DRIVE NE
\$200,000 | 1550 SQ. FT. | 4BDR | 3BA
Home Authority
(505) 898-9000
Troy M Rivas
MLS # 882012
04/15 10:00AM-2:00PM

FAIRGROUNDS
2129 MADEIRA DRIVE NE
\$175,000 | 1305 SQ. FT. | 3BDR | 2BA
Platinum Properties & Invst.
(505) 332-1133
Shawn Reed
MLS # 882553
04/15 1:00PM-4:00PM

FAIRGROUNDS
1819 PALOMAS DRIVE NE
\$200,000 | 1680 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 892-1000
Lindsey Thomas
MLS # 886765
04/15 11:00AM-1:00PM

FAIRGROUNDS
5509 INDIAN SCHOOL ROAD NE
\$150,000 | 1706 SQ. FT. | 3BDR | 1BA
Keller Williams Realty
(505) 271-8200
The Bader Real Estate Group
MLS # 886775
04/15 12:00PM-2:00PM

FAIRGROUNDS
1841 GEORGIA STREET NE
\$245,000 | 1601 SQ. FT. | 4BDR | 3BA
Re/Max Select
(505) 265-5111
Christopher M Lucas
MLS # 887788
04/16 1:00PM-3:00PM

FAR NE HEIGHTS
6204 CARRUTHERS STREET NE
\$259,900 | 1949 SQ. FT. | 3BDR | 2BA
Casa Grande Realty
(505) 203-3713
Joann C Sandoval
MLS # 872625
04/15 11:00AM-3:00PM

FAR NE HEIGHTS
5415 COLLEENS WAY NE
\$265,000 | 2150 SQ. FT. | 4BDR | 3BA
EXP Realty LLC
(505) 554-3873
Debra Duran
MLS # 884111
04/15 11:00AM-3:00PM

FAR NE HEIGHTS
6333 ANNAPOLIS DRIVE NE
\$259,000 | 2000 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | Magdalene Stevens
MLS # 884260
04/15 2:00PM-5:00PM

FAR NE HEIGHTS
5408 AVENIDA CUESTA NE
\$525,000 | 3125 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 271-8200
Robert Sutton
MLS # 884478
04/16 2:00PM-4:00PM

FAR NE HEIGHTS
7831 QUINTANA DRIVE NE
\$385,000 | 2595 SQ. FT. | 4BDR | 3BA
Re/Max Elite
(505) 798-1000
Jane A Knap
MLS # 884762
04/16 1:00PM-3:00PM

FAR NE HEIGHTS
7125 MINUTEMAN NE
\$250,000 | 1883 SQ. FT. | 3BDR | 2BA
Re/Max Select
(505) 265-5111
Aaron Burnett
MLS # 885105
04/15 12:00PM-2:00PM

FAR NE HEIGHTS
6300 DORADO BEACH NE
\$279,500 | 2088 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Billingham Team
MLS # 886896
04/15 12:00PM-2:00PM

FAR NE HEIGHTS
12205 SAN VICTORIO AVENUE NE
\$485,000 | 2909 SQ. FT. | 4BDR | 3BA
Re/Max Select
(505) 265-5111
Christopher M Lucas
MLS # 886939
04/15 1:00PM-3:00PM

FAR NE HEIGHTS
11204 CAMERO AVENUE NE
\$275,000 | 1800 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Eric B Harris
MLS # 887947
04/15 1:30PM-3:30PM

FAR NE HEIGHTS
9207 SNOWRIDGE COURT NE
\$350,000 | 2450 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Jason W Dencklau
MLS # 887969
04/15 11:00AM-2:00PM

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.

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LOW: 120K
HIGH: 985M

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OPEN HOUSES**

THIS FRIDAY - THURSDAY

FAR NE HEIGHTS
7217 TICONDEROGA ROAD NE
\$339,000 | 2374 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Mike D Haley
MLS # 888048
04/15 2:00PM-3:30PM

FAR NE HEIGHTS
9820 LONA LANE NE
\$245,000 | 1882 SQ. FT. | 3BDR | 2BA
Re/Max Select
(505) 265-5111
Ed Smith
MLS # 888093
04/16 1:00PM-3:30PM

FAR NE HEIGHTS
7000 PALA MESA COURT NE
\$515,000 | 3335 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Sarah R Griffin
MLS # 888128
04/15 1:00PM-3:00PM

FAR NE HEIGHTS
8808 ROUGH RIDER ROAD NE
\$229,900 | 1390 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Beverly Hilton
MLS # 888364
04/15 11:00AM-1:00PM

FAR NE HEIGHTS
8907 CHAMBERS PLACE NE
\$245,000 | 2334 SQ. FT. | 2BDR | 3BA
Deacon Property Services
(505) 878-0100
Kyle E Deacon
MLS # 888800
04/15 2:00PM-4:00PM

FAR NE HEIGHTS
9505 VILLA DEL REY NE
\$279,000 | 2353 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Timothy Lopez
MLS # 888810
04/16 1:00PM-1:00AM

FAR NE HEIGHTS
11037 HAGEN ROAD NE
\$293,000 | 1784 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 828-1000
Joan L Wagner
MLS # 888873
04/15 11:00AM-2:00PM

FAR NORTH VALLEY
9828 4TH STREET NW
\$444,000 | 3228 SQ. FT. | 3BDR | 4BA
Coldwell Banker Legacy
(505) 898-2700
Sherry R McIlwain
MLS # 886358
04/15 2:00PM-4:00PM

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PAGE 22**



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NMLS #191394
M: 505.385.4385



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Mortgage Loan Officer
NMLS #779946
M: 505.463.7912



Cheryl Blomberg
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NMLS #983343
M: 505.850.7335



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SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

FOOTHILLS NORTH
6011 SILVER LEAF TRAIL NE
\$490,000 | 2945 SQ. FT. | 3BDR | 3BA
24K Real Estate Group, INC.
(505) 292-2424
Sharon Scott
MLS # 883896
04/15 1:00PM-3:00PM

FOOTHILLS NORTH
13315 PINE FOREST PLACE NE
\$544,000 | 2600 SQ. FT. | 3BDR | 3BA
RE/MAX Finest
(505) 792-2255
Linda Stallings
MLS # 888486
04/16 11:00AM-4:00PM

FOOTHILLS NORTH
12701 OSITO COURT NE
\$560,000 | 2837 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 271-8200
Marcia Haney
MLS # 888775
04/15 2:00PM-4:00PM

FOOTHILLS SOUTH
1309 MONTE LARGO NE
\$259,500 | 1877 SQ. FT. | 4BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | Jennifer Bean
MLS # 879423
04/15 11:00AM-2:00PM

FOOTHILLS SOUTH
14415 ALENE COURT NE
\$390,000 | 3258 SQ. FT. | 5BDR | 3BA
Keller Williams Realty
(505) 271-8200
Brooks Real Estate Team
MLS # 883924
04/15 1:00PM-3:00PM

FOOTHILLS SOUTH
12800 COMANCHE NE
\$182,000 | 1250 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
Janet G McBride
MLS # 885294
04/16 1:30PM-3:30PM

FOOTHILLS SOUTH
207 TRIMBLE BOULEVARD NE
\$365,000 | 2991 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900
Anita A Mora
MLS # 886552
04/15 12:00PM-2:00PM

FOOTHILLS SOUTH
13509 WITCHER NE
\$240,000 | 1726 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Team Blunier
MLS # 887262
04/15 1:00PM-3:30PM

FOOTHILLS SOUTH
1146 NARCISCO STREET NE
\$370,000 | 2664 SQ. FT. | 4BDR | 3BA
Platinum Properties & Invest.
(505) 332-1133
Mark J Puckett
MLS # 887706
04/15 1:30PM-4:00PM

FOOTHILLS SOUTH
14205 CIUDAD COURT NE
\$291,900 | 2000 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
NM Home Team
MLS # 888484
04/15 1:00PM-3:00PM

FOOTHILLS SOUTH
2100 WHITE CLOUD STREET NE
\$239,900 | 2089 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 292-8900 | Greg Lobbereg
MLS # 888752
04/14 12PM-2PM, 04/15 2PM 4PM,
04/16 1PM-3PM

FOOTHILLS SOUTH
2900 VISTA DEL REY
\$140,000 | 1163 SQ. FT. | 2BDR | 2BA
Welcome Home Realty
(505) 839-0775
Deborah Duran
MLS # 888939
04/15 1:00PM-3:00PM

FOOTHILLS SOUTH
609 MONTE ALTO DRIVE NE
\$255,000 | 1774 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Meryl Manning Segel
MLS # 889066
04/15 2PM-4PM, 04/16 1PM-3PM

FOUR HILLS VILLAGE
1409 WAGON TRAIN DRIVE SE
\$184,900 | 1736 SQ. FT. | 2BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Gerald J Williams
MLS # 865466
04/16 2:00PM-4:00PM

FOUR HILLS VILLAGE
319 NARCISUS PLACE SE
\$229,900 | 1577 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Laura L Witzel
MLS # 882569
04/16 11:00AM-3:00PM

FOUR HILLS VILLAGE
817 LAMP POST CIRCLE SE
\$455,000 | 4281 SQ. FT. | 5BDR | 3BA
Brown & Associates, Inc.
(505) 883-1674
JoAnn Brown
MLS # 888867
04/15 12:00PM-4:00PM

LADERA HEIGHTS
7125 MAXIM COURT NW
\$153,000 | 1288 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Rickert Property Group Team
MLS # 885482
04/15 9:00AM-11:00AM

LADERA HEIGHTS
3219 SCHUMACHER STREET NW
\$136,500 | 1455 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Steven M Radolinski
MLS # 888840
04/15 11:00AM-1:00PM

MESA DEL SOL
5755 UNIVERSITY BOULEVARD SE
\$293,990 | 1763 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 863536
04/15 11:00AM-4:00PM

MESA DEL SOL
5672 AVEDON AVENUE SE
\$287,500 | 2123 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
John M Long
MLS # 884807
04/15 1:00PM-3:00PM

MESA DEL SOL
5735 WITKIN STREET SE
\$253,000 | 1793 SQ. FT. | 3BDR | 3BA
24K Real Estate Group, INC.
(505) 292-2424
Cathy J Burns
MLS # 886399
04/15 1:00PM-3:00PM

NE EDGEWOOD
50 CHURCH STREET
\$324,000 | 2180 SQ. FT. | 3BDR | 2BA
Signature Southwest Properties
(505) 332-8838
Joseph M Gorman
MLS # 885277
04/15 9:00AM-3:00PM

NEAR NORTH VALLEY
2232 RIO GRANDE BOULEVARD NW
\$485,000 | 2917 SQ. FT. | 5BDR | 4BA
Coldwell Banker Legacy
(505) 892-1000
Danny Wm. Vigil
MLS # 879908
04/15 12:00PM-3:00PM

NEAR NORTH VALLEY
2709 19TH STREET NW
\$164,900 | 1008 SQ. FT. | 3BDR | 2BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | James P Parsons
MLS # 884330
04/15 9:00AM-1:00PM

NEAR NORTH VALLEY
1621 GRIEGOS ROAD NW
\$159,000 | 1000 SQ. FT. | 1BDR | 2BA
24K Real Estate Group, INC.
(505) 292-2424
Fran Raymond
MLS # 886349
04/16 2:00PM-4:00PM

NEAR NORTH VALLEY
600 DOUGLAS MACARTHUR ROAD NW
\$179,000 | 1523 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Carlos Martinez
MLS # 886553
04/16 1:00PM-4:00PM

NEAR NORTH VALLEY
2112 MANCHESTER PLACE NW
\$448,500 | 2413 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 828-1000
Claudia Brown
MLS # 888035
04/15 1:00PM-3:30AM

NEAR NORTH VALLEY
3939 RIO GRANDE BOULEVARD NW
\$164,900 | 847 SQ. FT. | 1BDR | 1BA
The M Real Estate Group
(505) 247-1002
Thomas J Mestas
MLS # 888507
04/15 1:00PM-1:00PM

NORTH ABQ ACRES
8804 INDIAN GOLD PLACE NE
\$759,000 | 4248 SQ. FT. | 4BDR | 4BA
Signature Southwest Properties
(505) 332-8838
Clarissa D Smith
MLS # 830200
04/15 1:00PM-3:00PM

NORTH ABQ ACRES
12050 HOLLY AVENUE NE
\$487,000 | 3320 SQ. FT. | 4BDR | 4BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 887353
04/15 11:00AM-12:00PM

NORTH ABQ ACRES
11104 AMMAN AVENUE NE
\$635,000 | 3724 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 293-3700
Sue Holmes
MLS # 888819
04/15 1:00PM-3:00PM

NORTH OF I
7 CANONCITO ROAD
\$329,900 | 2306 SQ. FT. | 4BDR | 3BA
Equity New Mexico
(505) 291-0050
Jeannice Perry
MLS # 884405
04/14 10:00AM-1:00PM

NORTH OF I
6 MUD HEAD
\$560,000 | 3000 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Gary L Riedel
MLS # 887083
04/15 1:00PM-4:00PM

NORTH OF I
163 RINCON LOOP
\$235,000 | 2424 SQ. FT. | 3BDR | 3BA
RE/MAX PROS
(505) 281-7767
Lindsay Schwebke
MLS # 888397
04/15 1:00PM-4:00PM

NORTH VALLEY
1065 SOLAR ROAD NW
\$330,000 | 2332 SQ. FT. | 3BDR | 2BA
ABQ Home Brokers
(505) 884-4490
Thompson-Kelley Team
MLS # 881370
04/15 12:00PM-3:00PM

NORTH VALLEY
294 SANDIA ROAD NW
\$575,000 | 5002 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Natalie M Sanchez
MLS # 881716
04/15 1:00PM-4:00PM

187 LISTINGS
LOW: 120K
HIGH: 985M

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.

Contact Sabrina Rees
505.823.3393 or
srees@abqjournal.com

SOUTHWEST MLS

THIS FRIDAY - THURSDAY

OPEN HOUSES

■ NORTHWEST HEIGHTS
5820 MESA VISTA TRAIL NW
\$645,000 | 3591 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
The Bader Real Estate Group
MLS # 878856
04/15 12:00PM-2:00PM

■ NORTHWEST HEIGHTS
6528 METZ ROAD NW
\$399,900 | 2410 SQ. FT. | 3BDR | 3BA
Realty One of New Mexico
(505) 883-9400
Amy Waterman
MLS # 880766
04/15 1:00PM-5:00PM

■ NORTHWEST HEIGHTS
2512 LAVA BLUFF DRIVE NW
\$250,000 | 2341 SQ. FT. | 3BDR | 3BA
Blue Sage Realty
(505) 266-0323
Nance A Bouchier
MLS # 881586
04/15 1:00PM-3:00PM

■ NORTHWEST HEIGHTS
6364 CAMINO DE PAZ ROAD NW
\$325,000 | 2305 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Jazmin Paulino
MLS # 882420
04/15 1:00PM-3:00PM

■ NORTHWEST HEIGHTS
8105 CINNAMON DRIVE NW
\$367,900 | 2253 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 892-1000
Jazmin Paulino
MLS # 882673
04/15 1:00PM-3:00PM

■ NORTHWEST HEIGHTS
6823 LAVA ROCK DRIVE NW
\$349,900 | 3400 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *James P Parsons*
MLS # 883493
04/15 2:00PM-5:00PM

■ NORTHWEST HEIGHTS
6933 QUARTERHORSE LANE NW
\$200,000 | 1678 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
Natalie M Sanchez
MLS # 885604
04/14 1:00PM-3:00PM

■ NORTHWEST HEIGHTS
8032 KIBO DRIVE NW
\$515,000 | 2866 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
John M Long
MLS # 886472
04/15 2:00PM-4:00PM

■ NORTHWEST HEIGHTS
7901 TEABERRY ROAD NW
\$319,900 | 1622 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Amy Waterman
MLS # 887318
04/15 1:00PM-5:00PM

■ NORTHWEST HEIGHTS
6739 KAYSER MILL ROAD NW
\$244,900 | 2497 SQ. FT. | 4BDR | 3BA
Roadrunner Realty & Investments
(505) 639-5961
Gilbert Garcia
MLS # 888542
04/15 3:00PM-5:00PM

■ NORTHWEST HEIGHTS
6219 EAGLE EYE DRIVE NW
\$345,000 | 2991 SQ. FT. | 4BDR | 4BA
Signature Southwest Properties
(505) 332-8838
Jennifer L Wilson
MLS # 888644
04/15 1:00PM-3:00PM

■ NORTHWEST HEIGHTS
8305 CALLE PRIMERA NW
\$295,000 | 2306 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Deanna Dopslaf
MLS # 888692
04/15 3:00PM-5:30PM

■ NORTHWEST HEIGHTS
7015 TIJERAS CREEK ROAD NW
\$239,000 | 2600 SQ. FT. | 4BDR | 3BA
Realty One of New Mexico
(505) 883-9400
NM Home Team
MLS # 888757
04/15 12PM-3PM,04/16 12PM-3PM

■ NORTHWEST HEIGHTS
8331 HAWK EYE ROAD NW
\$228,800 | 2000 SQ. FT. | 3BDR | 3BA
Platinum Realty Group
(505) 944-6544
Thomason Team
MLS # 888799
04/15 11:00AM-3:00PM

■ NORTHWEST HEIGHTS
8104 WELLSBURG COURT NW
\$235,000 | 2002 SQ. FT. | 3BDR | 3BA
Welcome Home Realty
(505) 839-0775
Susan C Blackwell
MLS # 888802
04/15 11:00AM-1:00PM

■ NW EDGEWOOD
3 GUILFORD ROAD
\$235,000 | 2272 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Billiejo Markham*
MLS # 887671
04/14 3:00PM-5:00PM

■ PARADISE EAST
5332 RIVER RIDGE AVENUE NW
\$218,000 | 2136 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Barbara Ann Young
MLS # 882253
04/15 1:00PM-3:00PM

■ PARADISE EAST
4304 CONDESA DRIVE NW
\$347,500 | 2473 SQ. FT. | 4BDR | 2BA
Re/Max Elite
(505) 798-1000
Sherilyn Lucas
MLS # 884308
04/16 11:30AM-1:30PM

■ PARADISE EAST
10244 REMPAS DRIVE NW
\$325,000 | 3149 SQ. FT. | 3BDR | 4BA
Re/Max Masters
(505) 883-8979
Donna R Stark
MLS # 885595
04/15 10:00AM-3:00PM

■ PARADISE EAST
4031 BRYAN AVENUE NW
\$469,900 | 2933 SQ. FT. | 4BDR | 3BA
Keller Williams Realty
(505) 897-1100
Hardern & Associates Team
MLS # 886017
04/15 2:00PM-4:00AM

■ PARADISE EAST
5579 TIMBERFALLS ROAD NW
\$275,000 | 2556 SQ. FT. | 3BDR | 3BA
Maestas Real Estate Services
(505) 463-3565
Anita Maestas
MLS # 886115
04/15 12:00PM-12:00PM

■ PARADISE EAST
5576 MANSFIELD PLACE NW
\$235,000 | 1750 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Helen DeMott
MLS # 887436
04/15 1:00PM-3:00PM

■ PARADISE EAST
10304 BRAD PLACE NW
\$225,000 | 2112 SQ. FT. | 3BDR | 3BA
Coldwell Banker Legacy
(505) 293-3700
Sandi Pressley
MLS # 888923
04/15 2:00PM-4:00PM

■ PARADISE WEST
9747 CALLE CHAMISA NW
\$257,957 | 1742 SQ. FT. | 3BDR | 2BA
Stillbrooke Homes, Inc
(505) 923-4624
Rodney Oates
MLS # 874377
04/15 10:00AM-4:00PM

■ PARADISE WEST
5900 ERMEMIN AVENUE NW
\$299,900 | 2650 SQ. FT. | 5BDR | 4BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 875896
04/15 11:00AM-4:00PM

■ PARADISE WEST
9624 SLICKROCK COURT NW
\$259,900 | 1960 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 898-2700
John M Long
MLS # 884805
04/15 11:00AM-2:00PM

■ PARADISE WEST
10023 CALLE ALLEGRO NW
\$253,900 | 2725 SQ. FT. | 4BDR | 3BA
Equity New Mexico
(505) 291-0050
Richard Pfisterer
MLS # 886184
04/15 1:00PM-5:00PM

■ PARADISE WEST
6564 JAZMIN PLACE NW
\$275,000 | 1850 SQ. FT. | 4BDR | 2BA
Coldwell Banker Legacy
(505) 293-3700
Gary Shaw
MLS # 886773
04/16 12:00PM-3:00PM

■ PARADISE WEST
10519 SALERNO STREET NW
\$208,000 | 2129 SQ. FT. | 3BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *John Fernandez*
MLS # 887343
04/15 2:00PM-4:00PM

■ PARADISE WEST
5901 NIGHT SHADOW AVENUE NW
\$210,000 | 2127 SQ. FT. | 4BDR | 3BA
Re/Max Advantage
(505) 452-1506
Kimberly Boucher
MLS # 887869
04/15 1:00PM-3:00PM

■ PARADISE WEST
5940 MAFRAQ AVENUE NW
\$277,000 | 1596 SQ. FT. | 3BDR | 2BA
Brown & Associates, Inc.
(505) 883-1674
JoAnn Brown
MLS # 888678
04/15 12:00PM-3:00PM

■ PARADISE WEST
9619 JACKS CREEK ROAD NW
\$225,000 | 2144 SQ. FT. | 3BDR | 3BA
Keller Williams Realty
(505) 271-8200
The Schuster Team
MLS # 888877
04/15 2:00PM-4:00PM

■ PARADISE WEST
5816 IRVING BOULEVARD NW
\$170,000 | 1547 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 898-2700
Brian L Fossa
MLS # 889013
04/15 1:00PM-4:00PM

■ PLACITAS AREA
10 DUSTY TRAIL DRIVE
\$535,000 | 2974 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 292-8900
Mark Parker
MLS # 886396
04/15 1:00PM-3:00PM

■ PLACITAS AREA
9 ATOLE WAY
\$364,000 | 2944 SQ. FT. | 4BDR | 4BA
Q Realty, Inc
(505) 750-0059
Joseph C Szklarz
MLS # 886841
04/15 1:00PM-3:00PM

■ PLACITAS AREA
177 CAMINO BARRANCA
\$385,000 | 1997 SQ. FT. | 3BDR | 2BA
La Puerta Real Estate Serv LLC
(505) 867-3388
Sandra S Poling
MLS # 888880
04/15 1:00PM-4:00PM

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.

187 LISTINGS
LOW: 120K
HIGH: 985M

SOUTHWEST MLS

OPEN HOUSES

THIS FRIDAY - THURSDAY

■ RIO RANCHO CENTRAL
5966 REDONDO SIERRA VISTA NE
\$337,220 | 2116 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Joseph Maez
MLS # 872954
04/15 11:00AM-4:00PM

■ RIO RANCHO MID
728 TIWA LANE NE
\$340,000 | 2200 SQ. FT. | 3BDR | 2BA
Stillbrooke Homes, Inc
(505) 923-4624
Rodney Oates
MLS # 852924
04/15 10:00AM-4:00PM

■ RIO RANCHO MID
3229 OAKMOUNT DRIVE SE
\$198,000 | 1558 SQ. FT. | 3BDR | 2BA
JP & Associates
(505) 259-6004
Joe Padilla
MLS # 870254
04/15 10:00AM-5:00PM

■ RIO RANCHO MID
92 UTAH MEADOW ROAD NE
\$250,000 | 1719 SQ. FT. | 3BDR | 2BA
One Stop Realty
(505) 881-0302
Karsten & Associates
MLS # 876083
04/15 1:00PM-4:00PM

■ RIO RANCHO MID
1916 REGENCY PARK ROAD SE
\$175,000 | 1540 SQ. FT. | 3BDR | 2BA
Realty One of New Mexico
(505) 883-9400
Holly V Adams
MLS # 876679
04/15 1:00PM-4:00PM

■ RIO RANCHO MID
610 LAKEVIEW CIRCLE SE
\$154,500 | 1750 SQ. FT. | 3BDR | 3BA
Total Property Management, LLC
(505) 814-3522
Dean F Robens
MLS # 880837
04/15 10:00AM-2:00PM

■ RIO RANCHO MID
328 PINNACLE DRIVE SE
\$350,000 | 2283 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Dario Gonzales
MLS # 885878
04/15 11:00AM-1:00PM

■ RIO RANCHO MID
617 RIO HONDO ROAD NE
\$289,000 | 2211 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 897-1100
Deanna Dopslaf
MLS # 886121
04/15 12:00PM-2:30PM

■ RIO RANCHO MID
651 WESTERN HILLS DRIVE SE
\$149,900 | 1515 SQ. FT. | 3BDR | 2BA
Red Rock Realty & Invest of NM LLC
(505) 994-9291
Arun Mehra
MLS # 886155
04/15 2:00PM-4:00PM

■ RIO RANCHO MID
1756 HUDSON RIVER ROAD NE
\$203,000 | 1700 SQ. FT. | 3BDR | 2BA
One Stop Realty
(505) 881-0302
Karsten & Associates
MLS # 887627
04/15 1:00PM-3:00PM

■ RIO RANCHO MID
520 LANDING COURT NE
\$275,000 | 2423 SQ. FT. | 4BDR | 3BA
Berkshire Hathaway Home Services
New Mexico Properties
(505) 798-6300 | *Ryan C Lynch*
MLS # 887747
04/15 1:00PM-3:00PM

■ RIO RANCHO MID
616 TROON DRIVE SE
\$235,000 | 2012 SQ. FT. | 3BDR | 3BA
Pasquale Realty
(505) 296-5636
Ken Mills
MLS # 887987
04/15 12:00PM-3:00PM

■ RIO RANCHO MID
724 1ST STREET NE
\$215,000 | 1494 SQ. FT. | 3BDR | 2BA
Coldwell Banker Legacy
(505) 892-1000
Dan L Warnock
MLS # 888201
04/16 1:00PM-4:00PM

■ RIO RANCHO MID
916 TULIP ROAD SE
\$152,375 | 1600 SQ. FT. | 2BDR | 1BA
Coldwell Banker Legacy
(505) 898-2700
Rudy Jiron
MLS # 888438
04/16 12:00AM-3:00AM

■ RIO RANCHO MID
3558 CALLE SUENOS SE
\$239,900 | 1952 SQ. FT. | 4BDR | 2BA
Rio Valley Realty
(505) 401-4384
Brian H Murphy
MLS # 888550
04/16 1:00PM-3:00PM

■ RIO RANCHO MID
813 6TH STREET NE
\$320,000 | 3085 SQ. FT. | 4BDR | 3BA
Coldwell Banker Legacy
(505) 292-8900
Joseph G Quintana
MLS # 888656
04/15 1:00PM-4:00PM

■ RIO RANCHO NORTH
3524 NORTH POLE LOOP NE
\$240,000 | 1852 SQ. FT. | 4BDR | 2BA
Keller Williams Realty
(505) 271-8200
ABQ Houses 2 Homes
MLS # 887943
04/15 11:00AM-1:00PM


■ RIO RANCHO NORTH
7401 LOIRE DRIVE NE
\$155,900 | 1113 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Joellen Beller-Hudgins
MLS # 888498
04/15 1:00PM-3:00PM



4519 OXBOW NORTH TRAIL NW
ALBUQUERQUE, NM 87120
\$739,000
NORTHWEST HEIGHTS

3 BED / 3 BATH / 3,462 SQ. FT.
JO ANN SILVA
REMAX ALLIANCE REALTORS
OFFICE: 505.298.9999 CELL: 505.401.1026


MLS# 876224



28 TIERRA MONTE NE
ALBUQUERQUE, NM 87122
\$269,000
TIERRA MONTE

.99 ACRES
LISA GUGGINO
REALTY ONE OF NEW MEXICO
OFFICE: 505.554.2213 CELL: 505.328.1546

MLS# 881777



46 NATURE POINTE DR
TIJERAS, NM 87059
\$129,000
TIJERAS

2.0 ACRES / 87,120 SQ. FT.
PATSY SPELLMAN
INFINITY REAL ESTATE
OFFICE: 505.281.2596 CELL: 505.321.8848

MLS# 757372



2313 AUDH CT NE
RIO RANCHO, NEW MEXICO 87144
\$510,390
RIO RANCHO NORTH

3 BED / 3 BATH / 3,187 SQ. FT.
KATE MATTHEWS
COLDWELL BANKER LEGACY
OFFICE: 505.892.1000 CELL: 505.353.2403

MLS# 888894

RIO RANCHO SOUTH
1020 12TH STREET SE
\$259,500 | 2600 SQ. FT. | 3BDR | 4BA
Coldwell Banker Legacy
(505) 898-2700
Rudy Jiron
MLS # 888437
04/15 1:00PM-3:15PM

SOUTH 217
31 WILLARD ROAD
\$260,000 | 1984 SQ. FT. | 4BDR | 2BA
Equity New Mexico
(505) 291-0050
Jeannice Perry
MLS # 888202
04/15 1:00PM-3:00PM

SOUTHEAST HEIGHTS
12112 NASHUA ROAD SE
\$359,900 | 2780 SQ. FT. | 4BDR | 4BA
Coldwell Banker Legacy
(505) 293-3700
Joi Banks-Schmidt
MLS # 888694
04/15 2:00PM-4:30PM

SOUTHWEST HEIGHTS
9109 SONYA AVENUE SW
\$134,000 | 1708 SQ. FT. | 3BDR | 2BA
Keller Williams Realty
(505) 271-8200
Rebekah M Sparks
MLS # 888811
04/15 10:00AM-12:00PM

UNM SOUTH
1712 ROSS PLACE SE
\$299,500 | 2022 SQ. FT. | 3BDR | 3BA
Century 21 Unica Real Estate
(505) 293-8400
Tracy C Highspencer
MLS # 884065
04/15 12:00PM-3:00PM

UPTOWN
3212 TENNESSEE STREET NE
\$289,000 | 2411 SQ. FT. | 5BDR | 3BA
Coldwell Banker Legacy
(505) 898-2700
Bernice L Holguin
MLS # 887600
04/14 4:30PM-6:30PM

SANTA FE MLS OPEN HOUSES


THIS FRIDAY - THURSDAY

1 LISTING: 615K

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

SOUTH OF I
43 CHURCHILL ROAD
\$615,000 | 2548 SQ. FT. | 3BDR | 2BA
City Different Realty
505-983-1557
Susan Orth
MLS # 201604614
04/16 2:00PM-5:00PM

ABQ OPEN HOUSE WEEKEND CONTINUES NEXT WEEKEND, APRIL 22ND AND 23RD



**8709 DESERT FOX WAY NE
ALBUQUERQUE, NM 87122**
\$295,000
ABQ ACRES WEST

3 BED / 2.5 BATH / 1,604 SQ. FT.
JOI BANKS SCHMIDT
COLDWELL BANKER LEGACY
OFFICE: 505.293.3700 CELL: 505.259.2033

MLS# 885929



**12112 NASHUA ROAD SE
ALBUQUERQUE, NM 87123**
\$359,900
SOUTHEAST HEIGHTS

4 BED / 3.5 BATH / 2,780 SQ. FT.
JOI BANKS SCHMIDT
COLDWELL BANKER LEGACY
OFFICE: 505.293.3700 CELL: 505.259.2033

MLS# 888694



**65 WIND NW
ALBUQUERQUE, NM 87120**
\$399,900
LA LUZ DEL SOL

3 BED / 3 BATH / 1,954 SQ. FT.
MISSY ASHCRAFT
KELLER WILLIAMS
OFFICE: 505.271.8200 CELL: 505.362.6823

MLS# 857823



**8121 VENICE AVE NE
ALBUQUERQUE, NM 87122**
\$897,500
ABQ ACRES WEST

6 BED / 4 BATH / 5,107 SQ. FT.
JOE MAEZ
KELLER WILLIAMS REALTY
OFFICE: 505.897.1100 CELL: 505.515.1719

MLS# 866420



**6528 METZ ROAD NW
ALBUQUERQUE, NM 87120**
\$399,900
NORTHWEST HEIGHTS

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