



THE QUINTESSENCE NEWSLETTER



Quintessence Neighborhood Association

SPRING 2024

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The Quintessence Spring Clean-UP

Join us at the Quintessence Park for the annual Spring Clean-Up.

When: Saturday, April 20th
Time: 8:00am-12:00pm

Trimming Bushes-Pull Weeds-Pick Up Trash

You can also work on your own yard and bring bags to the park for pickup before noon.

Sponsored by the Quintessence Neighborhood Association

QNA ANNUAL MEETING

Thursday, April 25, 7pm

Grace Lutheran Church (across Eubank)

Amber Maestas from the North Domingo Baca Multigenerational Center will give a short presentation, and we'll conduct elections and QNA business. In addition, Sean Nashville from Mayor Keller's office will be there for feedback and questions after the meeting.



Advertise in the FALL 2024 Quintessence Newsletter

Do you own a small business and want to advertise to your Quintessence neighbors!
Contact us for advertisement spots in the FALL 2024 newsletter!

Email qna.abq@gmail.com

NO MORE



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Text "Quintessence" to
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for \$25 off your Pest or
Weed Control Service!

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APRIL RODAS

- REAL ESTATE -

505.226.1882
aprilrodas@gmail.com



SCAN ME

QUINTESSENCE RESIDENT
AND REAL ESTATE BROKER

I know the value our neighborhood offers.
Whether you're looking to
buy or sell a home, I'd love to
make my services and
resources available to you.

KELLERWILLIAMS REALTY
505-271-8200

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Quintessence Neighborhood

SAVE 50%

2 MONTHS FOR \$99*



2 months of UNLIMITED
cardio-strength-stretch
classes for \$99*

Text/Call 505-710-3785

or bring this ad to receive this offer

Offer expires April 30th, 2024

*plus tax

jazzercise

New Customers Only
Offer only available at
ALBUQUERQUE FAR NE

12500 Montgomery Blvd NE
(Montgomery & Tramway)



Scan code for schedule
or visit
www.jazzercise/location/jazzercise-academy-albuquerque
Call or Text 505-710-3785

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January of 2023. The annual average 30-year mortgage rate for 2023 was 6.8%. For a \$550,000 home purchase with 20% down, a rise in mortgage rates from 3.5% to 6.5% equates to a principal and interest payment increase from \$1975 to \$2781—a difference of over 40%!

These rising rates having created a gridlock of sorts...current homeowners with a low rate are reluctant to move unless there's a compelling reason. This has kept home inventory low which is why we continue to see a rise in home prices despite the rising mortgage rates.

How about the good news? For sellers, the low inventory market means you can still get top dollar for your home. It's imperative to strategically price the home and ensure your home is in top notch shape prior to going on the market. For a buyer, you have less competition than you did in 2022. Be prepared to make a fair offer for a home, but there may be a little more room for negotiation. Many buyers are asking sellers to contribute towards a temporary (1-2 year) mortgage rate buy down.

What's the outlook for this year? Buyers may have to get more comfortable with the current mortgage rates, as a significant decrease in rates is not expected. Current rates are in line with the historical (1971-present) average of 7.74%. With many homeowners locked into low rates, experts are not predicting a meaningful increase in housing inventory this year. Quintessence continues to be an in demand and desirable neighborhood.

Date source: GAAR and Albuquerque MLS

Disclosure: I'm a local real estate broker and have an interest in buying and selling homes. The following information is not a solicitation for business.

Albuquerque & Quintessence Real Estate Market

By April Rodas

The most often asked question I receive as a real estate broker is "How's the market?" A quick look at the statistics for 2023 will give insight as to how the Albuquerque market, and Quintessence neighborhood specifically, are performing.

The table below is a recap for 2022 vs 2023 in the greater Albuquerque area (single family detached)

	2022	2023	Change '22 vs. '23	2023 % of Change
Average Price	\$378,491	\$397,603	\$19,112	5.05%
Median Price	\$330,000	\$345,000	\$15,000	4.55%
Total Sold & Closed	10,712	8,801	-1,911	-17.84%
Total Dollar Volume	\$4,054,396,923	\$3,499,303,928	-\$555,092,995	-13.69%

The table below is a recap for 2022 vs 2023 in Quintessence neighborhood.

	2022	2023	Change '22 vs. '23	2023 % of Change
Average Price	\$553,625	\$552,578	-\$1047	-.19%
Median Price	\$545,829	\$559,500	\$13,671	2.50%
Total Sold & Closed	20	16	-4	-20%
Total Dollar Volume	\$11,072,499	\$8,841,245	-\$2,231,254	-20.15%

Overall, the decline in total sales and dollar volume from 2022 to 2023 is largely attributed to the rise in mortgage rates. Many potential buyers sat on the sidelines in 2023 in the hopes that mortgage rates would decline. As we now know, there was no significant decline in mortgage rates with rates hovering around 7%. The 30-year fixed mortgage interest rate went from an average of 3.22% in January of 2022 to 6.5% in

APDMobile App

New community engagement application furthers transparency and community policing.

How it Works

Residents will now be able to access Albuquerque Police Department services in a new and innovative ways.

Features Include:

- Alerts: Missing Children, Traffic Advisories, Police Activity
- Crime Maps: Real-Time Crime Data and Information
- APD News: Coffee with a Cop Events, Community Policing Council Updates, Wanted Subjects, Crime Trend Information
- Direct Access to Crime Stoppers
- Report a Crime: Auto Theft, Home Burglary, Child Abuse, Suspicious Activity
- File a Report: Traffic Accidents, Auto Burglary, Theft, Vandalism
- Connect with APD: Find Station Locations/Phone Numbers, Access Twitter, Facebook and YouTube without a personal account
- File a Commendation or Complaint Concerning an Officer

Get the APDMobile App



scan or visit CABQ.gov



APD Community Outreach Events

UPCOMING EVENTS:

APD will be hosting a **VIN etching** event on Saturday, April 20, 9:00AM-3:00PM. The event will take place at 2800 Vassar Dr NE.

Coffee with a Cop

Wednesday, April 3

11AM - 12PM

Starbucks inside Macy's Coronado Mall

ANNUAL QNA YARD SALE



Saturday, May 4th

Clean out your closets for our annual yard sale on May 4!

Anyone in Quintessence is welcome to host a yard sale on this day from 8am-noon. We have some large signs we can put up to bring people in to the neighborhood. Please email me if you plan to participate so we can make up a map.



SCAN ME



ENJOY THAT
Hometown Feeling

TAKE A PEEK INSIDE OUR BEAUTIFUL
ASSISTED LIVING COMMUNITY!

Morada Quintessence offers the best value in affordable Assisted Living our area has to offer. Whether it is savoring our chef-prepared meals, enjoying fun activities and social events with neighbors, or taking part in health and wellness activities, it's all right here!



Call 505.317.2731 to speak to a Senior Lifestyle Counselor to learn more!

CONNECT WITH US

MoradaQuintessence.com
7101 Eubank Boulevard, Albuquerque, NM 87122
Assisted Living

©2023 Morada Senior Living. All Rights Reserved. Prices, plans and programs are subject to change or withdrawal without notice. Void where prohibited by law. Managed and Operated by Morada Senior Living, Assisted Living Facility License #2045. MO 0035 4/23

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SOLEMATES®

Girls on the Run

*Join the movement,
through movement!*

Register Here:



Become part of a fun, free running group that benefits young girls in the Albuquerque area!

- Find an awesome running community! Get free coaching. All levels are welcome.
- Fundraise for Girls on the Run
- Free registration to a variety of races in ABQ

We meet every Saturday at 8am! Location will rotate between Duggans and Trifecta coffee. Schedules will be sent out in April.

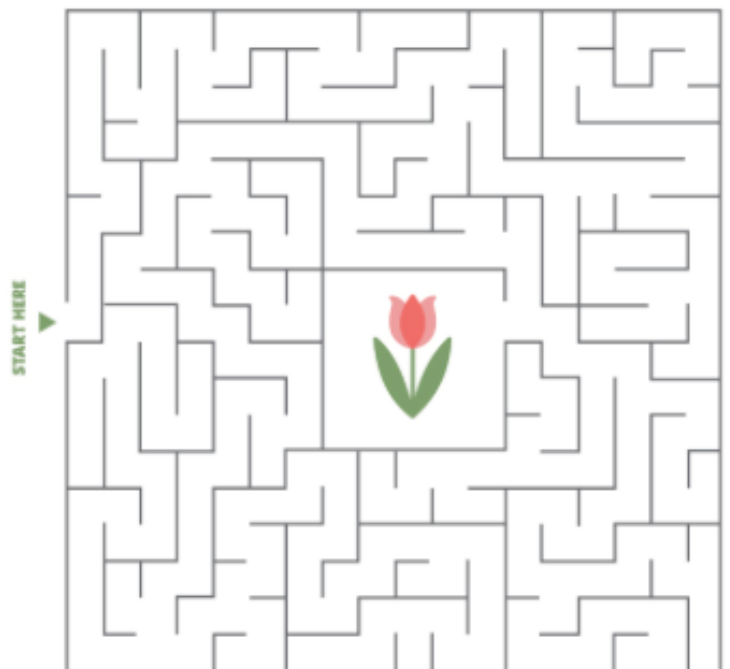


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SPRING MAZE

Find your way through the maze to reach the flower in the center.

Happy Spring!



DOWNLOAD MORE FREE PRINTABLES AT WWW.FJSANDBOARD.COM

ACADEMY IN MOTION



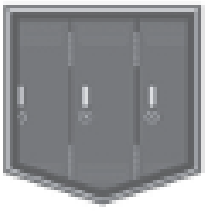
Albuquerque Academy is going places.
Join us for the journey.

Call to schedule a spring tour.

Grades 6-12
(505) 828-3208 | aa.edu



Sponsored Ad



Locker #505

Students Clothing Bank

Locker #505 student clothing bank is a 501 (c)(3) nonprofit organization that has established a student-focused facility where children can try on and choose outfits that they feel good about wearing. Having appropriate school clothing allows children to concentrate on their school work, not their clothing. It also helps keep children, who might not go to class because of their clothes, stay in school.

Since Locker #505: Students Clothing Bank opened in 2014 we have had more than 22,000 referrals and just this school year we have served almost 4,000 students, thanks to the generosity of Albuquerque citizens.

What we wear may leave a lasting impression on those around us. For this reason, it is vital that everyone present their best selves to bolster their confidence and self-worth. By providing comfortable, suitable clothing, students can focus on their education without worrying about what they're wearing. We also hope that by providing clothes to children in need we can alleviate their parents' burdens, as they work to make ends meet.

At Locker #505, we hope that each student who passes through our doors will stay in school and one day graduate. These children are our future. We need to be sure they are given every opportunity to learn and to succeed.

How YOU can help Give

Financial support enables us to meet our goals and further support the needs of students.

Go to www.locker505.org

Volunteer

They say it takes a village to raise a child - clothing one does too! Find out how to help!

Donate

Help support Locker #505 with new and used clothing donations. Find our current list of needs here!

<https://locker505.org/donate-clothes>

We accept donations at our location anytime we are open.

Donation Hours:

Monday: 9 a.m. - 5 p.m.

Tuesday: 10 a.m. - 6 p.m.

Wednesday: 10 a.m. - 5 p.m.

Thursday: 10 a.m. - 5 p.m.

Friday: 9 a.m. - 1 p.m.

Appointments:

We are seeing students curbside or in-person by appointment.

If you are a referring individual (i.e. school counselor, social worker, school nurse, teacher, member of AFR or AFD) and need a referral form please contact us at referrals@locker505.org

Physical Address:

6203 Manual Blvd NE

Albuquerque, NM 87110

(505) 294-1647

<https://locker505.org/>

QUINTESSENCE

MARKET UPDATE



Home Values/Sales * Area Market Stats



1

Scan this QR
code

2

Enter Your
Name / Email

Quintessence Neighborhood Events 2023





STATE BIRD OF NEW MEXICO - GREATER ROADRUNNER (Geococcyx Californianus)

Support the Quintessence Neighborhood Association



QNA has been integral in the following activities:

- District 4 Coalition Membership
- Weed removal in common areas
- Facilitating Quintessence Park maintenance and upgrades
- Dog pots installation and maintenance
- Coordination with QNA Architectural Control Committee for city codes/covenants

We constantly interact with City and County representatives such as:

- APD NE Command
- Arroyo maintenance/flood control
- Parks and Recreation
- Open Space Maintenance (walking trails)
- District 4 Representatives and City Councilor
- Office of Neighborhood Coordination
- City planning
- Road Maintenance

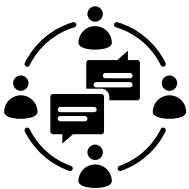
All residents and owners of property within our boundaries are welcome to join. This allows you to join our private email list for neighborhood updates (about once a month) as well as being able to vote.

Please support the Quintessence Neighborhood Association!

To donate you may use the enclosed envelope, scan the QR code:

Or visit:

QNA-ABQ.org



QNA COMMUNICATIONS

If you would like to receive updates via email about neighborhood happenings, send an email to **qna.abq@gmail.com**.

If you change your email address please let us know. When we send group emails, recipients are blind copied; we will never share your address with others.



QNA President's Message

When I ask neighbors about their concerns, some are small, like weeds or disagreements with neighbors. But others are bigger, like auto theft or reckless driving. The single, most effective thing we can do to help with problems large and small is to get to know our neighbors. Together, we can solve the little problems with cooperation and negotiation, and we can more easily be heard to get help with the larger problems. QNA can also help connect residents with APD or City resources or answer questions.

I encourage all QNA residents to introduce yourself to your neighbors if you haven't already. Even though it's often more comfortable to text or post online, nothing can replace meeting people face to face with a smile!

QNA events are great places to meet neighbors, like our Spring Cleanup at the park, or our Annual meeting on April 25. I hope to see many of you there, making our neighborhood stronger and brighter!

QNA President,
Andrea Landaker

2024 UPCOMING EVENTS

Cleanup Day
April 20 8am-12pm

Annual Meeting
April 25 7pm

Yard Sale Day
May 4 8am-12pm

Independence Day Celebration
July 3rd

National Night Out
August 6

Fall Festival
October 26



PO Box 22033
Albuquerque, NM
87154-2033

<http://qna-abq.org>
qna.abq@gmail.com

The Quintessence Spring Clean-Up '24

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When: Saturday, April 20th
Time: 8:00am-12:00pm

Trimming Bushes-Pull Weeds-Pick Up Trash

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