

Year '24 Redux:
MetroABQ Architecture
Art & the Outdoors
& the Real Estate Scene



2024 has been quite a year.

If the year leaves you perplexed about moving forward, it might be good to take a look back. '24 was filled with change, & also with excellent creativity & energy. Looking back on the year, I am thankful to have witnessed stunning architecture, surprisingly imaginative public art, & the great, diverse MetroABQ & New Mexican outdoors. Plus, an all-consuming earthquake overtook the largest trade organization in the country-- the National Association of Realtors (NAR)--creating a seismic shift in how houses are bought & sold. My take on that, below.

Above, street artist Quigley strikes again, this time for most of a block. Read his intro further down...

The MetroABQ Newsletter '24 Redux starts...



Architecture

Above & Below:

I'm always grateful when someone transforms a building that had been humbled by time, into a functionally fantastic residence. The memory of an architecturally significant Mid-Century Modern property I listed for sale this year has stayed with me & often comes to mind.

Designed by regionally-known architect Harvey Hoshour, the re-imagined home is unique & has presence (MetroABQ Newsletter January). I was fortunate that the owner gave me an archive of all that he had on the property, a meticulous study with photos & documents that starts in 1968.

Above is the home before the owner gave it a nice makeover. The image epitomizes the condition after 55 years of hard living. Below, flash forward to 2024, after the home was repainted, re-stuccoed & refreshed, then put on the market for re-sale.

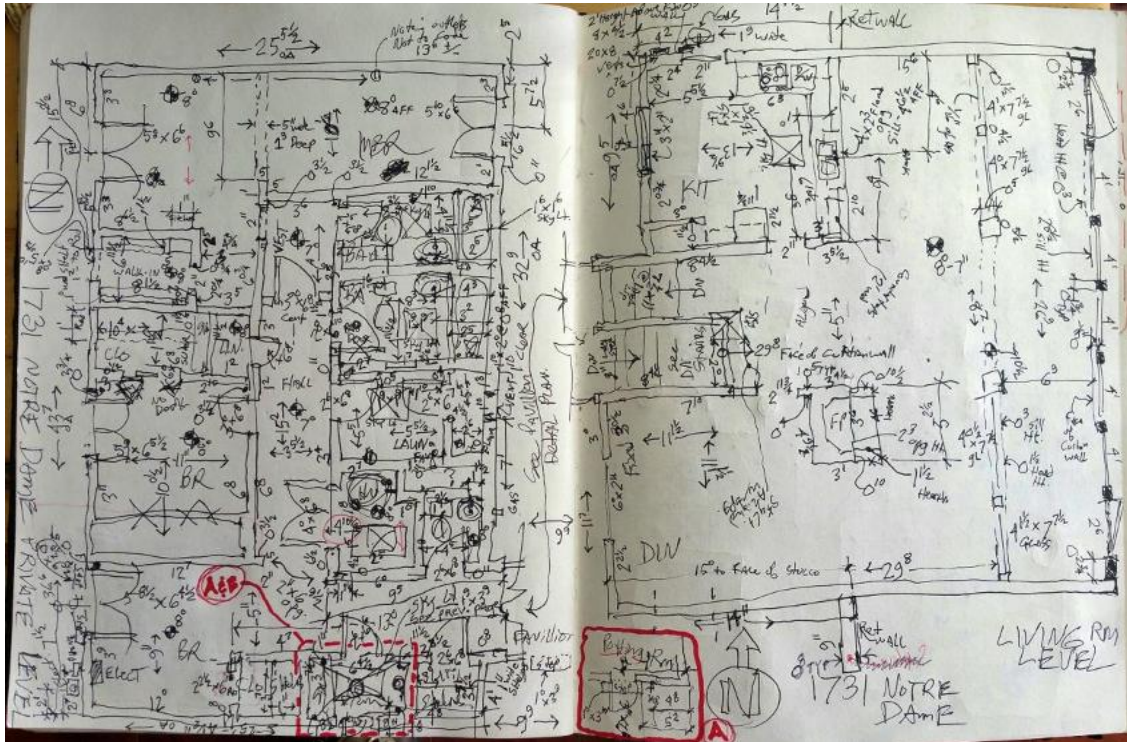


The Netherwood Park home, above, is the younger-nibling of one of the most iconic Mid-Century Modern structures, le Corbusier's French [Villa Savoye](#).



Perhaps one has to be a Mid-Mod aficionado to appreciate some of the documents in the archive. I found many of them interesting, like the digital maquette of the property, above. Another maquette, an actual--not digital--replica of a home in North ABQ Acres, was written about [here \(MetroABQ Newsletter February\)](#).

Who doesn't love maps? Included in the archive were numerous floorplans depicting the home in stages along the way; this one was [one of the 1st floorplan maps](#), probably created in 1968. Another tidbit found was a written abstract, describing the reasoning for citing the home on the lot, [sufficiently yellowed by time](#). The image below feels more like abstract artwork, but it's part of a few frenetic pages showing detailed measurements of each room. These & other great morsels from the archive felt like worthy souvenirs...



This year was a busy year for organized home tours. The always interesting [Downtown Historic Homes Tour \(MetroABQ Newsletter July\)](#) & the Placitas Garden Tour, mentioned in [MetroABQ Newsletter November](#), didn't disappoint.

The Grande Dame of the architecture tours, though, was the ABQ Mid-Mod Home Tour ([MetroABQ Newsletter June](#)). The tour was eclectic, along with the attendees. [From the site](#): Attendees will likely be made up of Mid-century Modern enthusiasts, Architecture Historians, Architects, Interior Designers, etc. That was true.

One of the images from the tour that stayed with me is the quadratical Mid Century-style room divider, below. Something to look forward to in '25: save a weekend day in April to attend the newest version of the ABQ Mid Mod Tour...





Living Art

Human-created art installations experienced this year were fantastic--see below. However, the immersive natural phenomenon [Bat Crazy: Watching a Million Bats Swarm](#) (MetroABQ Newsletter August), was absolutely stunning. On many summer nights, at the Armendaris Ranch which sits in one of the most remote corners of the state, a Mexican Free-Tail Bat colony's undulating wave of bats blankets the sky as they leave their cave to feed. It's an organic art installation, created by (mostly) female bats & their pups, outside the small town of Truth or Consequences. You won't leave the bat show the same person who went in...



The video above, [Bat Cave Exodus](#) is 26 seconds of a more than 2-hour natural odyssey, featuring two million bats emerging from a collapsed lava tube (image two above), during summer dusks in New Mexico.

Below, the flying river of bats seems to hug the peaks of the ancient caldera background, drifting away from the home cave & toward the evening adventures...



Street Art

[There he goes again--Quigley is still on the loose...](#)

Near the beginning of the year, & only at night, [a mural scene began to emerge](#) from the shadows, along a Downtown interstate on-ramp. There were smiling Daisies one day, house plants the next week, then ornate flower pots & even a blue-sky window

appeared. Then more mural scenes came to life, up & down a busy one-way arterial, bringing painted plants where there had only been concrete.

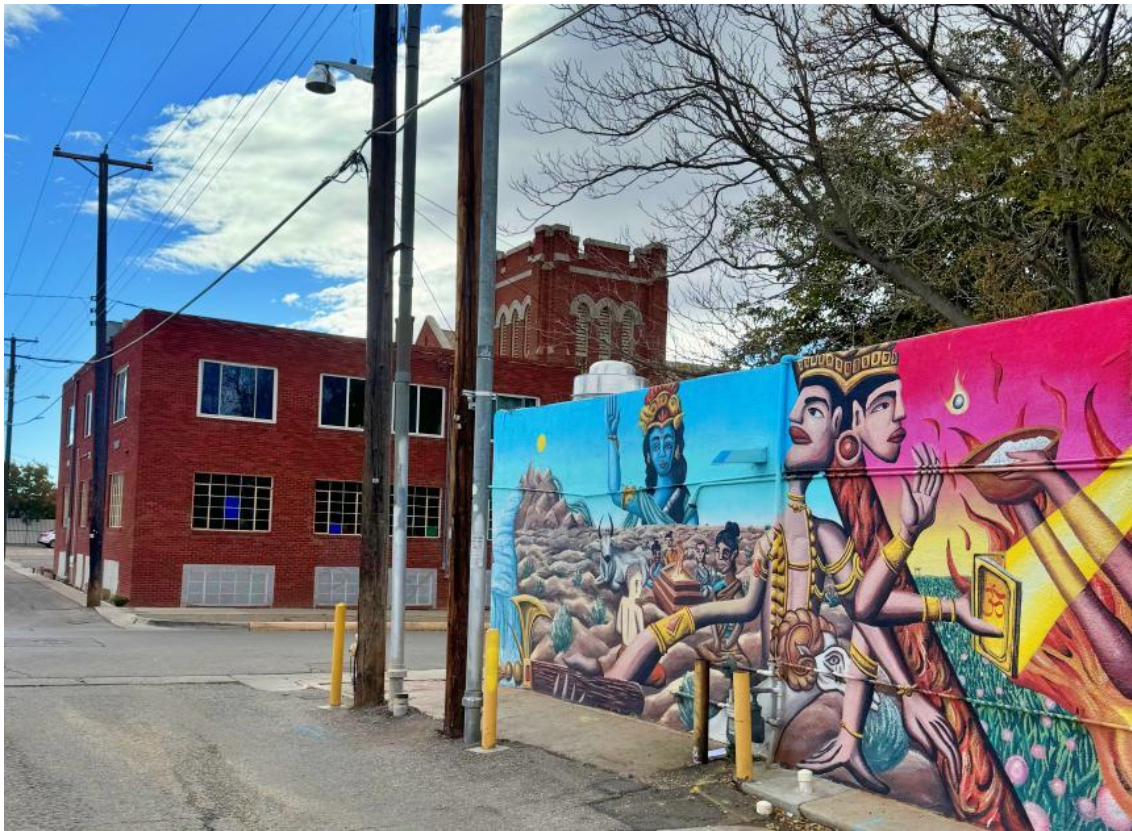
The artist goes by Quigley & he is rather prolific. Since that spring & summer mural spree, he has continued to spread his message of houseplants & mental peace of mind. A recent block-long image is the top image of this Newsletter, above; his image is spread along almost an entire block east of an I-25 on-ramp...You'll no doubt see more of his work if you spend any time Downtown...



Quigley's mural is (was) outside the UNM Art Studio building, via the (cool) brutalist elevated walkway that connects three buildings--see [Albuquerque Brutalism](#), ([MetroABQ Newsletter March '23](#)). Sometime later, [leaves were added](#) for a little surreality.

The MetroABQ creates public art at a fast pace--artistically interesting murals are scattered across the city & seem to appear overnight. It's what one would expect living in the [Mural Capital of the Southwest](#) (MetroABQ Newsletter August).

The go-to database for the ABQ mural scene has to be [MurosABQ.com](#). On-site there is a handy map with about 150 murals from around the Metro, with a good number of standouts to see.



An interesting mural I didn't see listed in MurosABQ.com is a surreal scene outside an Ayurvedic vegetarian restaurant, across the street from a Protestant church.



Accessible Sculpture

I met the sensational artist-duo Ed Haddaway & Barbara Forshay in the fall of last year, at their outdoor gallery studio tour ([MetroABQ Medium Article, February](#)), where Ed's sculpture garden took center stage. I've since met them again & am reminded about Ed's quirky take on life through his eclectic art.

I appreciate that his sculptures aren't difficult to find, too. Haddaways can be found at Tingley Beach, at a roundabout north of Downtown, in museums &

galleries, [like one in Taos](#), & in innumerable private residences. There are two I had not seen & was glad to find them: in front of the ABQ Museum stands a Haddaway called "A Tree of Mixed Metaphors" above; & "Blue Man Eating in the Wind", found at the Uptown Outdoor Mall, below, which appears to depict a man of color eating a plate of spaghetti, while holding his hat.



Another notable art installation that brightened up the year included the permanent exhibit at UNM's PAIS complex, which you can see from outside, looking into a window. The paintings

are by artist & Transcendentalist Painting Group founder & UNM professor, Raymond Jonson, more than 90 years ago. The image below, Chemistry, is one of the six in the display.



Real Estate

What a difference a year makes...The National Association of Realtors (NAR), the largest trade organization in the country, was sued for essentially price-fixing, & lost. Until August of this year, sellers were generally encouraged to pay 3% commission for the buyer's Agent.

The settlement calls for sellers to decide for themselves how much they want to provide. Offering zero compensation makes it difficult, because then the buyer must pay for that service her/himself, & being a buyer can be financially tough enough. A skilled buyers agent--hopefully with years of experience--can help make a sale run smoothly & seem almost effortless. Compensating that person appropriately is how that can happen.

Since August, six properties that I listed went under contract. All of the sellers chose how much they were going to offer to the buying agent. Ultimately, after much negotiating, each seller provided an average of 2% to the agent who successfully brought in the buyer. That 1% drop from the typical 3% is a lot of savings for the sellers. Commission on the listing side remained unchanged at 3%.

On my website, I list how much each of my sellers is willing to contribute toward the buyer agent's commission, found in the [Listings & Seller Contributions tab](#).



Check it out--it's suddenly become the new normal.



A final '24 scene:

A 2024-created mural sits in a Nob Hill alley & depicts a young chef wielding a fry pan & tongs. As there are three restaurants on that block, I'm imagining it's the chef for my favorite, [Mesa Provisions](#). Cheers to another year of great food, stunning architecture & art, the ever-inspiring outdoors, & a robust real estate market -- Buen Provecho!

Thx for reading. Want more?

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[Medium.com/@MetroABQ](https://medium.com/@MetroABQ)

The complete MetroABQ Newsletter Archive is here:

[Chrislucasabq.com/newsletter-archive](https://chrislucasabq.com/newsletter-archive)



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I am a dedicated seven-days-a-week real estate professional, representing clients for over 17 years-- I love this city!

I continuously seek out the hidden gems at any price-point for my Buyers, & am a tireless promoter for all of my Sellers' listings. I love talking real estate.

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