

# ALBUQUERQUE

Albuquerque is the largest city in New Mexico, located in the heart of the Rio Grande Valley. It serves as the economic and cultural hub of the state, offering a mix of Southwestern charm, diverse communities, and vibrant local traditions. Known for its stunning desert landscapes, Albuquerque is famous for the International Balloon Fiesta, its historic Old Town, and proximity to outdoor recreation, including hiking and skiing in the nearby Sandia Mountains. It's the centerpiece of the Albuquerque Metro Area, which includes nearby cities like Rio Rancho and offers a blend of urban and suburban living.



## Quick Facts

- *The Sandia Mountains soar over 10,600 feet and glow watermelon pink at sunset*
- *Albuquerque's median age is 37.1 years*
- *Albuquerque's median home cost is $370,000*
- *More than 60% of Albuquerque's residents are homeowners*
- *Albuquerque's average one-way commute time is shorter than the U.S. average*

## Fun Fact

*Albuquerque boasts 310 days of sunshine a year, making it an outdoor lover's dream! With blue skies overhead, it's the perfect spot for outdoor sports, concerts, festivals, and endless fun.*

## Population

*Albuquerque, home to over 908,200 residents, is growing steadily at 1 to 2 percent annually, with a five-year growth projection of 7.2 percent, outpacing the national rate of 4.0 percent. Despite its size, the city retains a close-knit, neighborhood feel.*



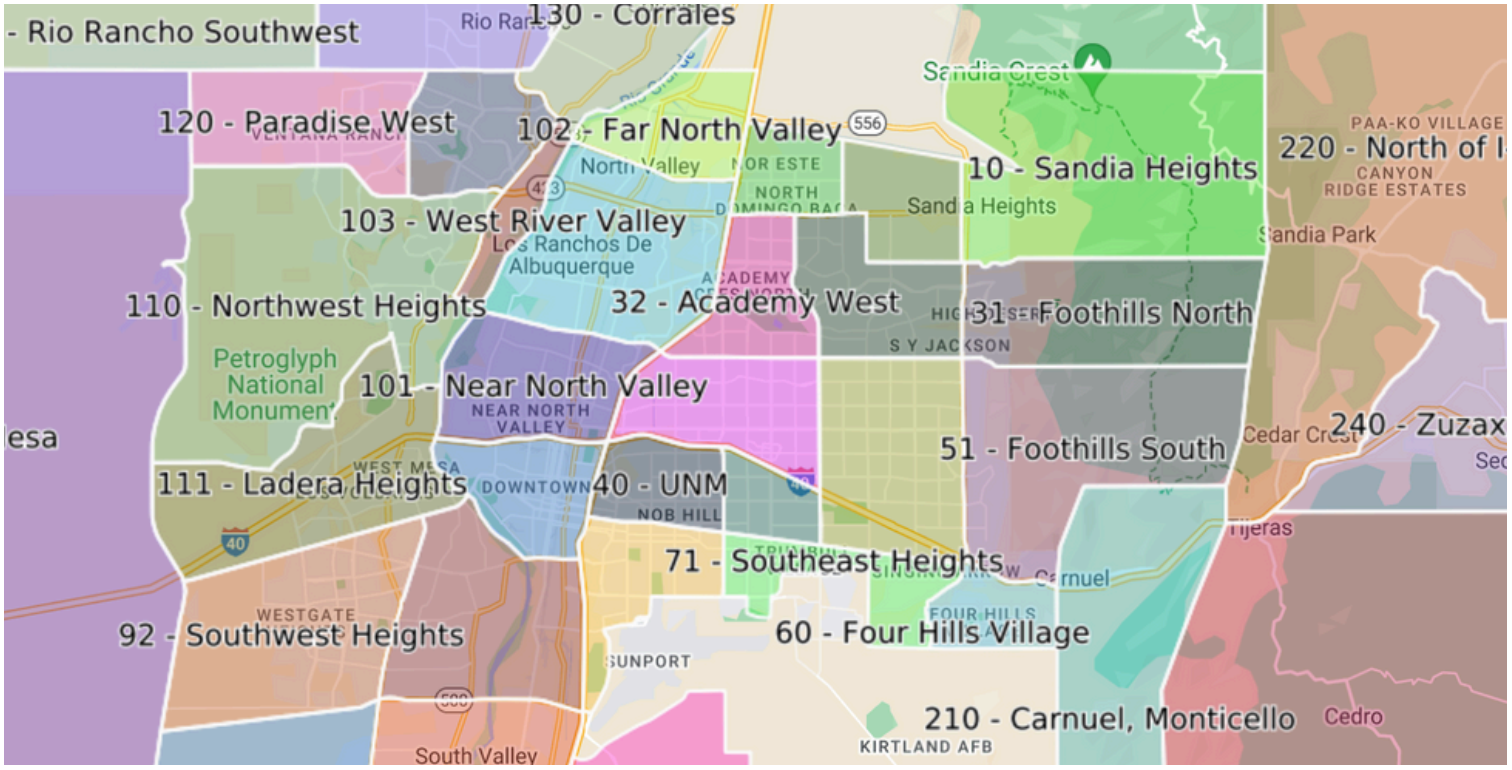
*Photo during Balloon Fiesta above the Rio Grande River*



# NEIGHBORHOODS

When selecting a neighborhood in Albuquerque to relocate to, several factors should be considered to ensure it aligns with your lifestyle and needs. Begin by assessing your budget and familiarizing yourself with local home prices. It's also important to evaluate the amenities in the surrounding area, proximity to essential services and employers, and the neighborhood's walkability. If you have children, researching the quality of schools and independent school districts is crucial.

Albuquerque offers a variety of neighborhoods, each with unique characteristics to suit diverse preferences. For example, North Albuquerque Acres, near North Domingo Park, is known for its expansive properties and picturesque surroundings. Academy Hills, located in the peaceful northeast part of the city, is ideal for families, offering a tranquil and family-friendly environment. Northwest Heights provides a balance between serenity and accessibility, with affordable housing options just a short drive from Downtown Albuquerque. Finally, Nob Hill stands out for its vibrant atmosphere, making it a popular choice for young professionals seeking a lively environment near the university area.




## Neighborhood Guide

*For more information on the different neighborhoods in Albuquerque, visit:*

[Neighborhood Guide]



# OUTDOOR ACTIVITES

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## Water Sports

*With the Rio Grande flowing right through the heart of the city and stunning lakes and rivers just a quick drive away, Albuquerque is a water-lover's dream! Whether you're up for an adrenaline-pumping rafting or kayaking tour, a chill stand-up paddleboarding session, or just need to rent some gear for your next big splash, Albuquerque has your next adventure covered. So dive in, explore, and let the water-filled fun begin!*

## Neighborhood Guide

*For more information on outdoor activities, visit:*
*Sports & Outdoors*

## Biking

*Albuquerque is a cyclist's dream come true! With its stunning mountain views, endless trails, and year-round sunshine, it's no wonder this city ranks as one of the best biking spots in the U.S. Whether you're cruising through the city's sprawling network of bike lanes, tackling the adrenaline-pumping mountain trails just minutes from downtown, or exploring the numerous paths around the area, there's something for every type of cyclist. Get ready to pedal through gorgeous landscapes, breathe in the fresh air, and experience why Albuquerque is a top destination for biking enthusiasts*



# Farmer & Arts Markets



## Downtown Growers Market

Robinson Park, Downtown

Saturdays 8am- Noon

Get your fill of live music playing everything from soul, country, rock, folk and more! **Yoga at 8 am** Start your Saturday with gentle stretches for all bodies at the NE corner of the park.



## Corrales Grower's Market

500 Jones Rd, Corrales, NM

| Sunday Markets | Wednesday Markets |
|---|---|
| April 28 - Nov 3 | July 10 - Oct 16 |
| 9AM-12PM | 9AM-12PM |

Enjoy your day strolling and shopping fresh provisions. Plus, Arts in the Village is happening every first Sunday of the month, 10AM-4PM!



## Los Ranchos Art Market

6718 Río Grande Blvd NW

Saturdays 8am- Noon

Local artisan market filled with unique art and beautiful handmade gifts most of which are certified New Mexico True and all are made by the local artisans you meet face to face.

## Railyards Market

777 1st Street SW

Sunday Markets May- October 10AM-2PM

More than your typical farmer's or grower's market; you can peruse 100's of New Mexico's finest food, farm, artisan, and healing vendors, hear live musicians, and come away enriched from educational and demonstration zones for kids and adults!

STEVEY RAY
realtor



# Hello, hello!

# I'm Stevey Ray

## REALTOR® | LICENSE #53871

I am a licensed Realtor® in New Mexico, proudly serving the community since 2021. Born and raised in the north valley of Albuquerque, I have a deep connection to this region. I hold an Associate's Degree in Computer Information Systems and bring a diverse professional background in manufacturing, environmental design, and project management.

Before transitioning into real estate, I held the role of Senior Project Manager and Graphic Designer at Century Sign Builders, where I managed projects from concept to completion. My responsibilities included overseeing planning, design, fabrication, and installation, acting as the primary liaison between clients, architects, and contractors, and preparing detailed estimates for various stakeholders.

Known for being a positive, outgoing, and collaborative team player, I thrive under pressure and handle tight deadlines with ease. My varied experiences have prepared me to navigate the challenges of the real estate industry with precision and care.

In addition to my real estate career, I also work as a flight attendant for a major U.S. airline, which has honed my ability to manage time, multitask, and provide exceptional service. I am deeply committed to my community, serving on my neighborhood HOA Board since 2020. In my free time, I love to travel, attend concerts, watch scary movies, run, and spend quality time with my husband, our furr-baby, and loved ones.


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# Client Reviews

I randomly selected Stevey Ray Gurule using Google search, and was so very glad I did. Stevey Ray is a caring realtor who's incredibly generous with his time, and friendly as can be. Searching from a remote location is never easy, but Stevey Ray not only made it work, he made it enjoyable. If I liked a lot, he'd rush out and shoot video and take pictures, and give an assessment of the look and feel of the neighborhood and the views. If you're in the market for real estate in Albuquerque and want a realtor who really listens and works hard for you, your trust in Stevey Ray will not be misplaced.



**Todd T.**

Stevey is extremely professional, patient and reliable. I can't thank him enough for his dedication and commitment in finding me the perfect home. As a first time home buyer, I am blessed to have worked with someone as kind and knowledgeable as Stevey. HIGHLY RECOMMENDED!



**Chris S.**

Stevey was hands down the best realtor you could ask for! He made the process incredibly easy and stress free. He got me my dream house with 9 other offers!

I would highly recommend him! Especially if you're someone who is busy with a rough work schedule, he made every step of the process easy and smooth.



**Sydney G.**

I had the privilege of working with Stevey on the sale of my Client's home. He was professional, knowledgeable and had great communication skills throughout the transaction. He went above and beyond for his Client and it showcased the genuine character every Realtor should have! It was an honor to work with Stevey on our transaction and I look forward to many others.



**Property Partners, Inc.**