

# Ventana Ranch Neighborhood Report

[www.ventanaranch.com](http://www.ventanaranch.com)

Learn about the community's  
market activity, demographics,  
economic statistics and more.

Provided by:

**Syan**<sup>TM</sup>  
REAL ESTATE

**Cabazon Broker:** Leigh-Jo Anzures

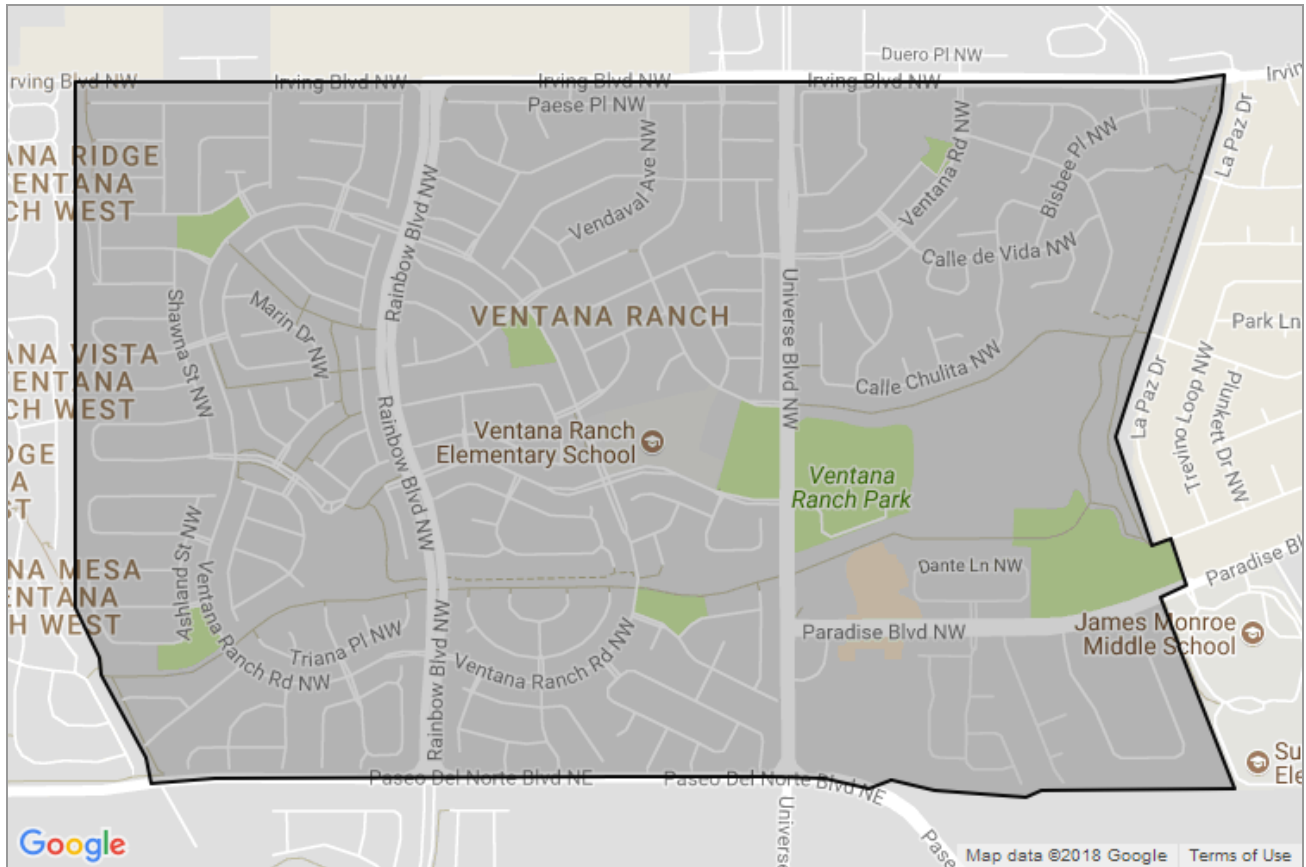
**Call/Text:** (505) 730-8181

**E-mail:** [info@syon.com](mailto:info@syon.com)

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NEIGHBORHOOD REPORT

# Ventana Ranch, Albuquerque



[www.ventanaranch.com](http://www.ventanaranch.com)

# Neighborhood: Housing Stats and Charts

	Ventana Ranch	Albuquerque	Bernalillo County	New Mexico	USA
Median Estimated Home Value	\$190K	\$209K	\$211K	\$207K	\$229K
Estimated Home Value 12-Month Change	+5.5%	+5.1%	+5.2%	+5.1%	+1.4%
Median List Price	\$192K	\$198K	\$190K	\$169K	\$89.9K
List Price 1-Month Change	+1.3%	-0.5%	-0.7%	-0.5%	-5.4%
List Price 12-Month Change	+7%	+4.8%	+5.5%	+5.6%	+2.7%
Median Home Age	16	39	39	36	45
Own	84%	59%	62%	68%	64%
Rent	16%	41%	38%	32%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$195M	\$780M	\$102B
% Change in Permits for All Buildings	-	-	+4%	-3%	+2%
% Change in \$ Value for All Buildings	-	-	+12%	+1%	+7%

## Median Sales Price vs. Sales Volume

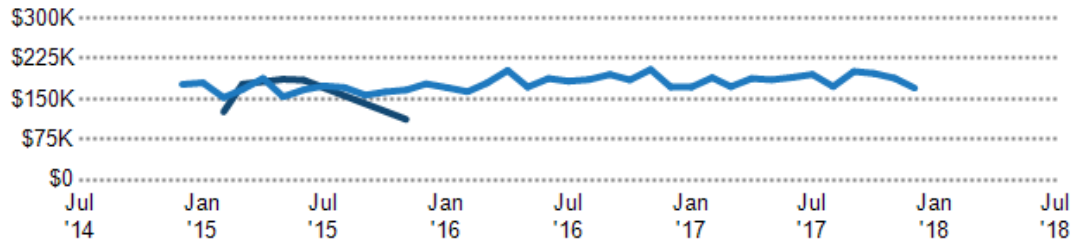
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

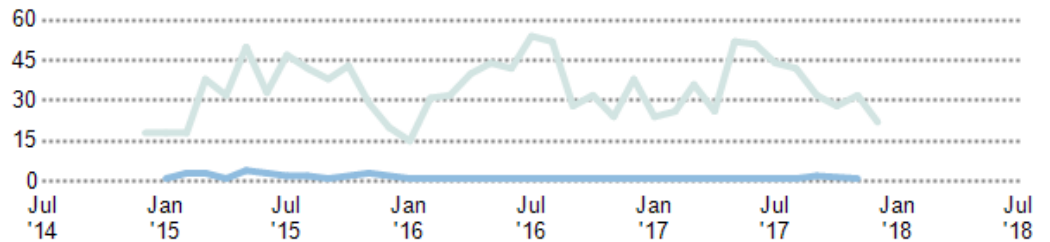
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

### Median Sales Price



### Sales Volume



### Median Listing Price vs. Listing Volume

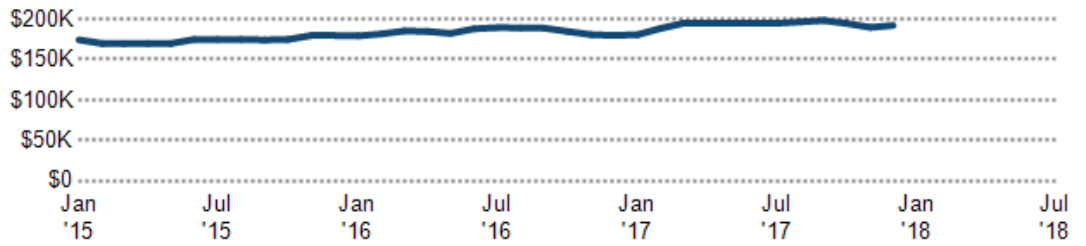
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

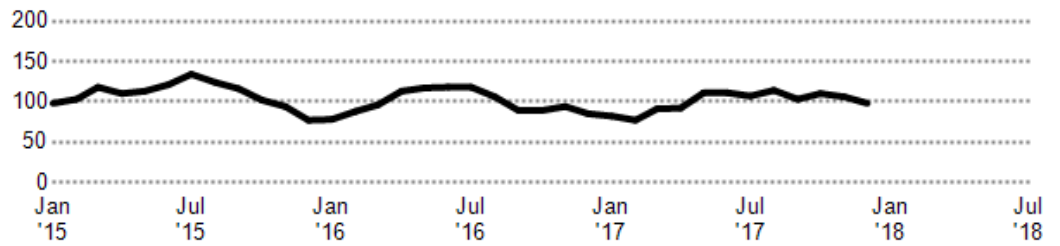
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



## Neighborhood: People Stats and Charts

	Ventana Ranch	Albuquerque	Bernalillo County	New Mexico	USA
<b>Population</b>	9.94K	556K	674K	2.08M	317M
<b>Population Density per Sq Mi</b>	7.51K	2.96K	581	17.2	–
<b>Population Change since 2010</b>	+0.2%	+3%	+1.9%	+3.3%	+2.4%
<b>Median Age</b>	31	36	37	37	38
<b>Male / Female Ratio</b>	52%	49%	49%	50%	49%

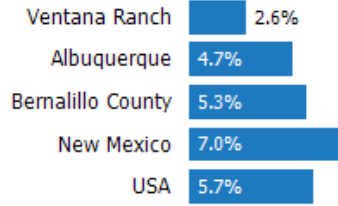
### Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

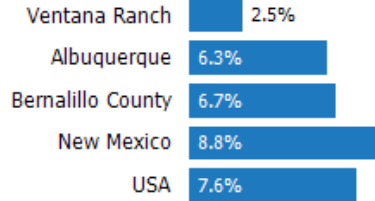
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

**Less Than 9th Grade**



**9-12th Grade/No Diploma**



**High School Graduate**



**Associate Degree**



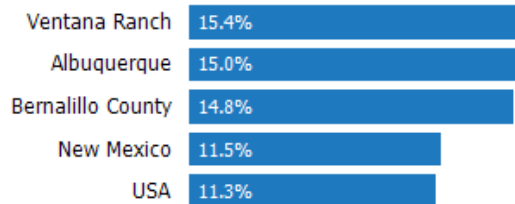
**Bachelor's Degree**



**At Least a College Education**



**Grad/Professional Degree**



### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Ventana Ranch



### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Ventana Ranch



### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Ventana Ranch



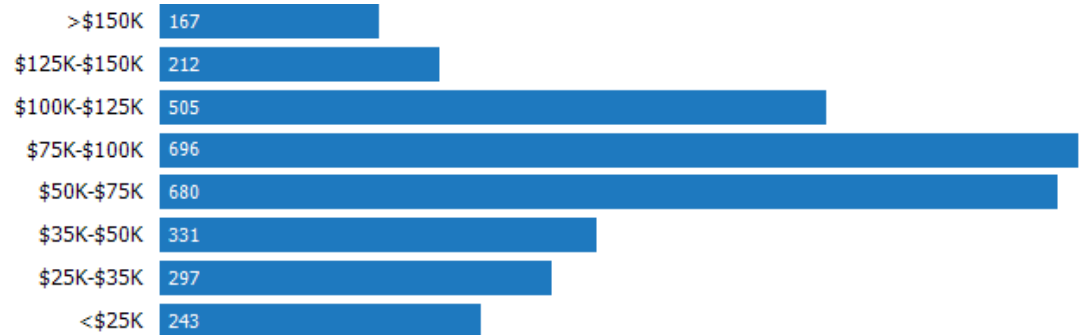
### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Ventana Ranch



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Neighborhood: Economic Stats and Charts

	Ventana Ranch	Albuquerque	Bernalillo County	New Mexico	USA
Income Per Capita	\$25,278	\$26,683	\$26,765	\$24,012	\$28,930
Median Household Income	\$75,521	\$47,030	\$47,725	\$44,963	\$53,889
Unemployment Rate	–	5.1%	5.1%	5.8%	4.1%
Unemployment Number	–	14K	16.8K	53.8K	6.68M
Employment Number	–	263K	312K	880K	154M
Labor Force Number	–	277K	329K	934K	161M

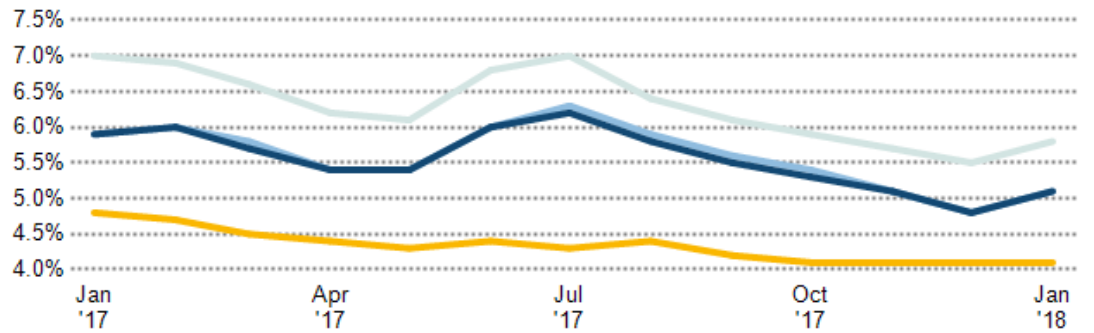
## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Albuquerque
- Bernalillo County
- New Mexico
- USA



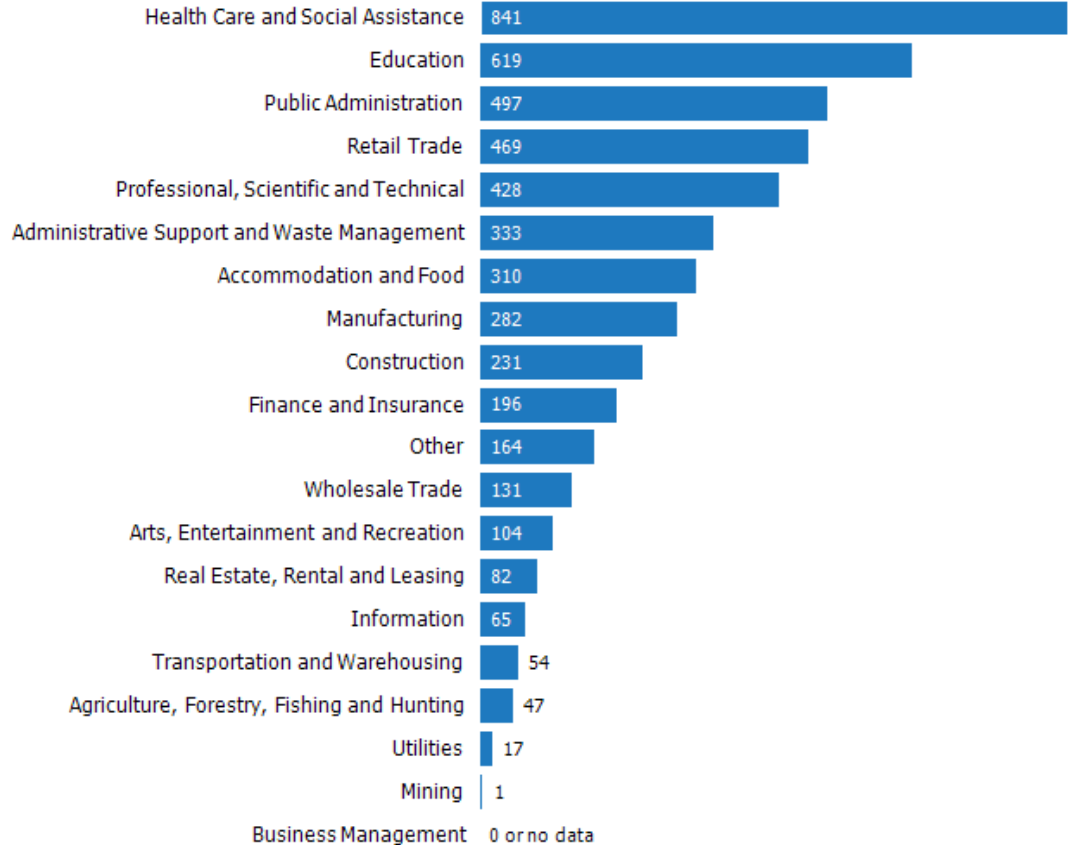
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Ventana Ranch





# Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

	Ventana Ranch	Albuquerque	Bernalillo County	New Mexico	USA
Elevation (in feet)	5,213	5,429	5,950	5,786	–
Annual Rainfall (in inches)	8.5	8.78	10.93	14.56	–
Annual Snowfall (in inches)	15.59	13.59	22.71	21.69	–
Days of Full Sun (per year)	165	165	165	159	–
Travel Time to Work (in minutes)	26	21	22	22	26
Water Quality - Health Violations	–	–	0	–	–
Water Quality - Monitoring and Report Violations	–	–	1	–	–
Superfund Sites	0	1	4	21	2,340
Brownfield Sites	No	Yes	Yes	Yes	Yes

## Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

Ventana Ranch



## How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



## Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



## Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly

**Overall Score**



**Amenity Score**



**Leisure Score**



# Contact a Ventana Ranch REALTOR®



## FREE Home Buyer Assistance

Since the Seller pays our commission, there is no cost to you for our personal assistance. Don't call the number on the sign. Call/Text us directly: **(505) 730-8181**

## FREE Ventana Ranch Home Search

To help save you time and frustration, we created a custom real estate website that targets only the Ventana Ranch communities. [Find Ventana Ranch homes for sale](#)

## FREE Ventana Ranch Listing Alerts

Unless you're searching 24/7, you're missing out on new listings that hit the market, price reductions and when homes come back on the market. **Setup FREE alerts**

## \$500 DOWN PAYMENT PROGRAM

Whether you are a former home owner or a first-time home buyer, you could qualify for the \$500 Down Payment Assistance Program. This means you may be able to buy a home with as little as \$500 out of pocket. With this program and low interest rates, there's no better time to get your piece of the American dream.

**Call, text or e-mail me today.**



**Leigh-Jo**



**Call or Text:**  
**(505) 730-8181**



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**info@syann.com**