

# GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

**Austin**

**TX**

**Population**

Wikipedia.com

## HOUSING

	Austin		U.S.
Median Sold Price	\$579,001	58.9%	\$364,300
% SFR	69.3%	-4.4%	72.5%
Average Age	1984	10 Years	1974

## SOCIAL CAPITAL

	Austin		U.S.
Crime	302.3	11.7%	270.6
School Score	5.56	8.0%	5.15
Owner Occupancy	83.4%	1.6%	82.1%
Bachelors Degree %	51.7%	61.1%	32.1%

## DEMOGRAPHICS

	Austin		U.S.
Population	995,484		331,449,281
Population Change	25.9%	252.9%	7.4%
Poverty	14.5%	10.7%	13.1%

## FINANCIALS

	Austin		U.S.
Median Family Income	\$75,413	8.4%	\$69,560
Average Rent	\$2,299	17.6%	\$1,954
GRM	21.0	30.7%	16.1

## CYCLE GROWTH

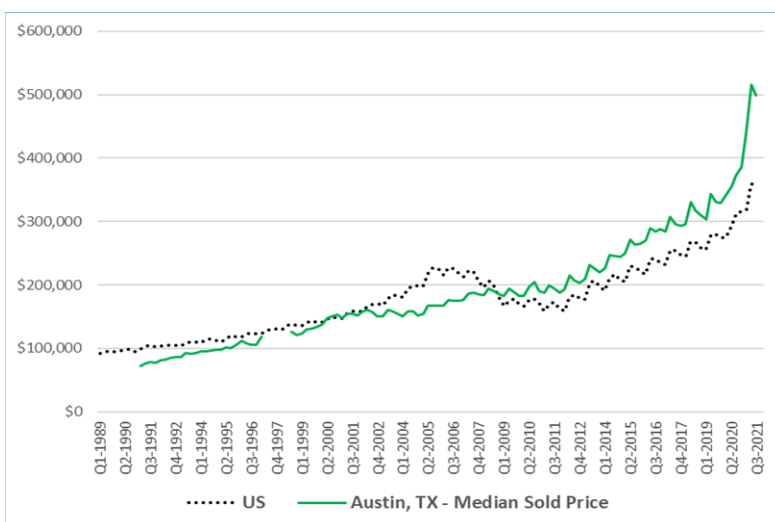
	Austin		U.S.
1 YR. Growth	42.0%	139.1%	17.6%
3 YR. Growth	67.9%	108.6%	32.5%
8 YR. Growth	129.0%	64.7%	78.3%

## Historical population

Census	Pop.	%±
1850	629	—
1860	3,494	455.5%
1870	4,428	26.7%
1880	11,013	148.7%
1890	14,575	32.3%
1900	22,258	52.7%
1910	29,860	34.2%
1920	34,876	16.8%
1930	53,120	52.3%
1940	87,930	65.5%
1950	132,459	50.6%
1960	186,545	40.8%
1970	253,539	35.9%
1980	345,890	36.4%
1990	465,622	34.6%
2000	656,562	41.0%
2010	790,390	20.4%
2020	961,855	21.7%

U.S. Decennial Census<sup>[102]</sup>  
2010–2020<sup>[15]</sup>

Market Cycle:



GRADES:

Social Capital  
Growth Factors  
Cash Flow  
Cycle Growth

<b>B</b>
<b>A</b>
<b>D</b>
<b>D</b>



## Comments:

Strong price and population growth. Newer average home age.

Higher GRM.