

# GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Boise

ID

Boise Metro

Population  
wikipedia.com

## HOUSING

	Boise	U.S.
Median Sold Price	\$538,801	\$364,300
% SFR	78.8%	72.5%
Average Age	1987	1974

## SOCIAL CAPITAL

	Boise	U.S.
Crime	176.9	270.6
School Score	5.63	5.15
Owner Occupancy	84.7%	82.1%
Bachelors Degree %	41.6%	32.1%

## DEMOGRAPHICS

	Boise	U.S.
Population	229,776	331,449,281
Population Change	11.7%	7.4%
Poverty	13.5%	13.1%

## FINANCIALS

	Boise	U.S.
Median Family Income	\$65,463	\$69,560
Average Rent	\$1,992	\$1,954
GRM	22.5	16.1

## CYCLE GROWTH

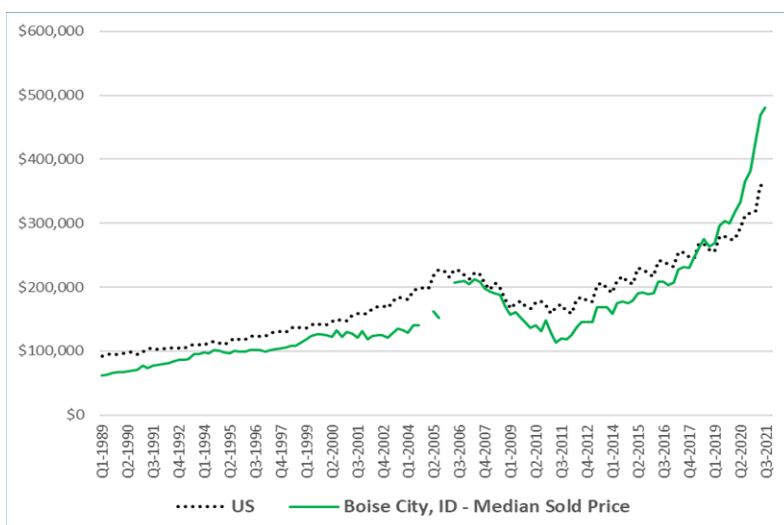
	Boise	U.S.
1 YR. Growth	27.0%	17.6%
3 YR. Growth	73.2%	32.5%
8 YR. Growth	167.8%	78.3%

## Historical population

Census	Pop.	%±
1870	995	—
1880	1,899	90.9%
1890	2,311	21.7%
1900	5,957	157.8%
1910	17,358	191.4%
1920	21,393	23.2%
1930	21,544	0.7%
1940	26,130	21.3%
1950	34,393	31.6%
1960	34,481	0.3%
1970	74,990	117.5%
1980	102,249	36.4%
1990	125,738	23.0%
2000	185,787	47.8%
2010	205,671	10.7%
2020	235,684	14.6%

U.S. Decennial Census<sup>[35]</sup>

Market Cycle:



GRADES:

Social Capital  
Growth Factors  
Cash Flow  
Cycle Growth

A
A
D
D



## Comments:

Very strong price growth. Strong population growth, and more newer homes.

GRM is high.