

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Boston

MA

Boston Metro

Population

Wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

Boston

\$709,900	94.9%
2.9%	-96.0%
1928	-46 Years

U.S.

\$364,300
72.5%
1974

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

257.8	-4.7%
3.38	-34.4%
85.7%	4.5%
49.7%	54.8%

270.6
5.15
82.1%
32.1%

DEMOGRAPHICS

Population
Population Change
Poverty

691,531	
12.0%	62.8%
20.2%	54.2%

331,449,281
7.4%
13.1%

FINANCIALS

Median Family Income
Average Rent
GRM

\$79,018	13.6%
\$3,306	69.2%
17.9	11.4%

\$69,560
\$1,954
16.1

CYCLE GROWTH

1 YR. Growth
3 YR. Growth
8 YR. Growth

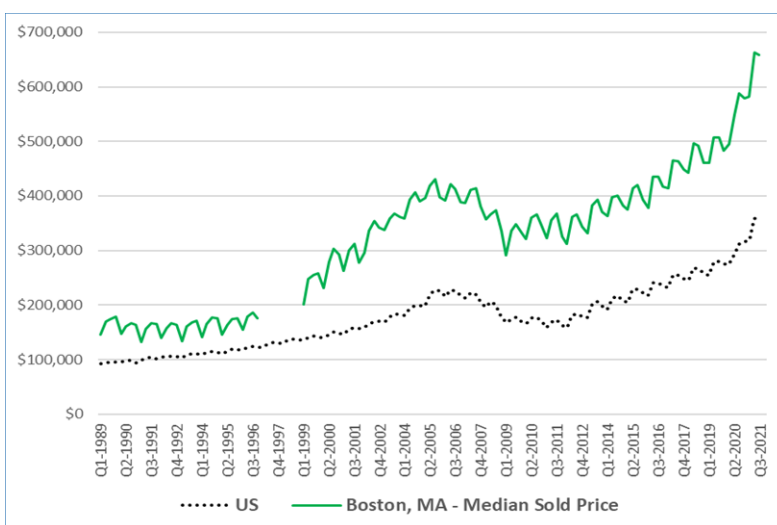
12.5%	-28.9%
26.1%	-19.8%
62.3%	-20.5%

17.6%
32.5%
78.3%

Historical population		
Year	Pop.	±%
1680*	4,500	—
1690*	7,000	+55.6%
1700*	6,700	-4.3%
1710*	9,000	+34.3%
1722	10,567	+17.4%
1742	16,382	+55.0%
1765	15,520	-5.3%
1790	18,320	+18.0%
1800	24,937	+36.1%
1810	33,787	+35.5%
1820	43,298	+28.1%
1830	61,392	+41.8%
1840	93,383	+52.1%
1850	136,881	+46.6%
1860	177,840	+29.9%
1870	250,526	+40.9%
1880	362,839	+44.8%
1890	448,477	+23.6%
1900	560,892	+25.1%
1910	670,585	+19.6%
1920	748,060	+11.6%
1930	781,188	+4.4%
1940	770,816	-1.3%
1950	801,444	+4.0%
1960	697,197	-13.0%
1970	641,071	-8.1%
1980	562,994	-12.2%
1990	574,283	+2.0%
2000	589,141	+2.6%
2010	617,594	+4.8%
2020	675,647	+9.4%

* = population estimate.
Source: United States census records and Population Estimates Program data. [118][119][120][121][122][123][124][125][126][127][128][129] 2010–2020^[2]
Source: U.S. Decennial Census.^[130]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

B
C
D
A



Comments:

High income, rents, population growth and education rate.	Low price growth.
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