

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Boulder

CO

Population
Wikipedia.com

HOUSING

	Boulder		U.S.
Median Sold Price	\$945,000	159.4%	\$364,300
% SFR	63.7%	-12.2%	72.5%
Average Age	1978	4 Years	1974

SOCIAL CAPITAL

	Boulder		U.S.
Crime	220.5	-18.5%	270.6
School Score	6.73	30.7%	5.15
Owner Occupancy	79.3%	-3.4%	82.1%
Bachelors Degree %	76.0%	136.8%	32.1%

DEMOGRAPHICS

	Boulder		U.S.
Population	107,645		331,449,281
Population Change	10.5%	43.3%	7.4%
Poverty	21.3%	62.6%	13.1%

FINANCIALS

	Boulder		U.S.
Median Family Income	\$74,900	7.7%	\$69,560
Average Rent	\$2,705	38.4%	\$1,954
GRM	29.1	81.2%	16.1

CYCLE GROWTH

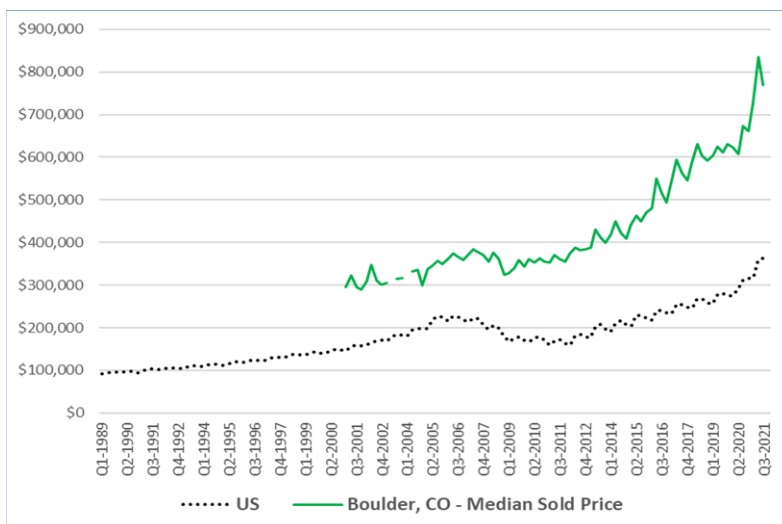
	Boulder		U.S.
1 YR. Growth	22.2%	26.5%	17.6%
3 YR. Growth	32.7%	0.4%	32.5%
8 YR. Growth	100.7%	28.6%	78.3%

Historical population

Census	Pop.	%±
1870	343	—
1880	3,069	794.8%
1890	3,330	8.5%
1900	6,150	84.7%
1910	9,539	55.1%
1920	11,006	15.4%
1930	11,223	2.0%
1940	12,958	15.5%
1950	19,999	54.3%
1960	37,718	88.6%
1970	66,870	77.3%
1980	76,685	14.7%
1990	83,312	8.6%
2000	94,673	13.6%
2010	97,385	2.9%
2020	108,250	11.2%

U.S. Decennial Census

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

A
B
D
B



Comments:

Well educated populous. Strong price growth.
Strong population growth.

GRM is very high. Poverty rate is higher than average.