

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Champaign

IL

Population

Wikipedia.com

HOUSING

	Champaign		U.S.
Median Sold Price	\$177,000	-51.4%	\$364,300
% SFR	61.1%	-15.7%	72.5%
Average Age	1975	1 Years	1974

SOCIAL CAPITAL

Crime	364.9	34.8%	270.6
School Score	4.56	-11.5%	5.15
Owner Occupancy	99.7%	21.6%	82.1%
Bachelors Degree %	49.5%	54.2%	32.1%

DEMOGRAPHICS

Population	89,390		331,449,281
Population Change	9.8%	33.4%	7.4%
Poverty	26.3%	100.8%	13.1%

FINANCIALS

Median Family Income	\$47,379	-31.9%	\$69,560
Average Rent	\$1,706	-12.7%	\$1,954
GRM	8.6	-46.2%	16.1

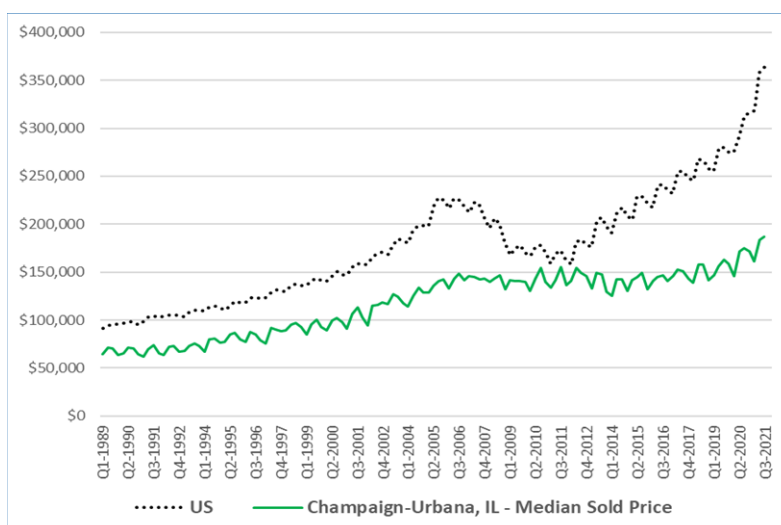
CYCLE GROWTH

1 YR. Growth	13.1%	-25.7%	17.6%
3 YR. Growth	21.4%	-34.4%	32.5%
8 YR. Growth	30.4%	-61.2%	78.3%

Historical population		
Census	Pop.	%±
1860	1,727	—
1870	4,625	167.8%
1880	5,103	10.3%
1890	5,839	14.4%
1900	9,098	55.8%
1910	12,421	36.5%
1920	15,873	27.8%
1930	20,348	28.2%
1940	23,302	14.5%
1950	39,563	69.8%
1960	49,583	25.3%
1970	56,837	14.6%
1980	58,133	2.3%
1990	63,502	9.2%
2000	67,518	6.3%
2010	81,055	20.0%
2020	88,302	8.9%

U.S. Census Bureau^[17]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

B
C
A
E



Comments:

Low GRM.

Low price growth. Low family income.