

GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

Charlotte

NC

Charlotte Metro

Population

Wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

Charlotte

\$362,000	-0.6%
83.0%	14.4%
1986	12 Years

U.S.

\$364,300
72.5%
1974

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

x	#VALUE!
4.82	-6.4%
72.5%	-11.6%
44.3%	38.0%

270.6
5.15
82.1%
32.1%

DEMOGRAPHICS

Population
Population Change
Poverty

900,350	
23.1%	214.1%
14.0%	6.9%

331,449,281
7.4%
13.1%

FINANCIALS

Median Family Income
Average Rent
GRM

\$63,483	-8.7%
\$1,695	-13.2%
17.8	10.8%

\$69,560
\$1,954
16.1

CYCLE GROWTH

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

25.7%	46.1%
46.7%	43.5%
104.6%	33.6%

17.6%
32.5%
78.3%

Historical population

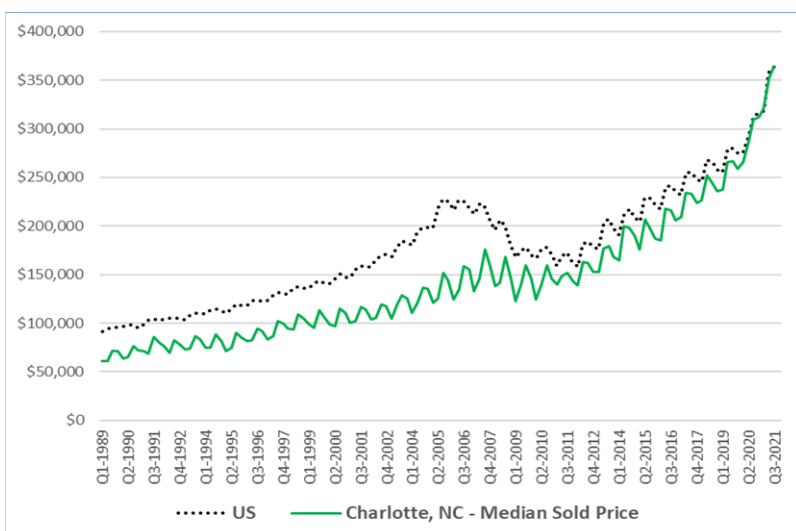
Census	Pop.	%±
1800	276	—
1850	1,065	—
1860	2,265	112.7%
1870	4,473	97.5%
1880	7,094	58.6%
1890	11,557	62.9%
1900	18,091	56.5%
1910	34,014	88.0%
1920	46,338	36.2%
1930	82,675	78.4%
1940	100,899	22.0%
1950	134,042	32.8%
1960	201,564	50.4%
1970	241,420	19.8%
1980	315,474	30.7%
1990	395,934	25.5%
2000	540,828	36.6%
2010	731,424	35.2%
2020	874,579	19.6%

U.S. Decennial Census^[87]

2010–2020^[8]

NC population changes in the 1800s^[88]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

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A

C

D



Comments:

Strong price growth and population growth. Newer average home age.