

# GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Chicago

IL

Chicago Metro

Population  
wikipedia.com

## HOUSING

Median Sold Price  
% SFR  
Average Age

### Chicago

\$314,000	-13.8%
34.3%	-52.7%
1955	-19 Years

### U.S.

\$364,300
72.5%
1974

## SOCIAL CAPITAL

Crime  
School Score  
Owner Occupancy  
Bachelors Degree %

433.2	60.1%
3.88	-24.7%
90.8%	10.6%
39.5%	23.1%

270.6
5.15
82.1%
32.1%

## DEMOGRAPHICS

Population  
Population Change  
Poverty

2,677,643	
-0.7%	-109.1%
19.5%	48.9%

331,449,281
7.4%
13.1%

## FINANCIALS

Median Family Income  
Average Rent  
GRM

\$61,811	-11.1%
\$1,525	-21.9%
17.2	6.8%

\$69,560
\$1,954
16.1

## CYCLE GROWTH

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

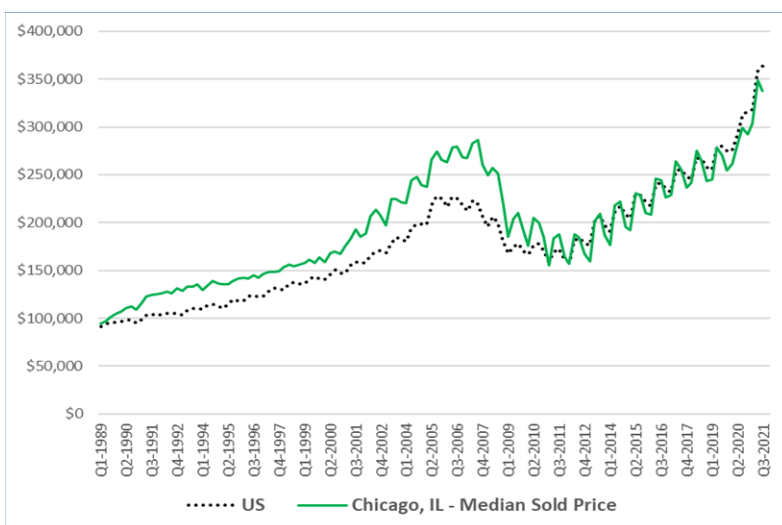
12.2%	-30.8%
21.4%	-34.4%
48.6%	-38.0%

17.6%
32.5%
78.3%

Historical population		
Census	Pop.	%±
1840	4,470	—
1850	29,963	570.3%
1860	112,172	274.4%
1870	298,977	166.5%
1880	503,185	68.3%
1890	1,099,850	118.6%
1900	1,698,575	54.4%
1910	2,185,283	28.7%
1920	2,701,705	23.6%
1930	3,376,438	25.0%
1940	3,396,808	0.6%
1950	3,620,962	6.6%
1960	3,550,404	-1.9%
1970	3,366,957	-5.2%
1980	3,005,072	-10.7%
1990	2,783,726	-7.4%
2000	2,896,016	4.0%
2010	2,695,598	-6.9%
2020	2,746,388	1.9%

United States Census Bureau<sup>[159]</sup>  
2010–2020<sup>[4]</sup>

Market Cycle:



GRADES:

Social Capital  
Growth Factors  
Cash Flow  
Cycle Growth

<b>C</b>
<b>D</b>
<b>C</b>
<b>E</b>



## Comments:

Low price growth. Lower rent and income.  
Negative population growth.