

GobbiWright - QuickSheets

City	State	Metro Area	DATE:
Dallas	TX	Dallas-Ft. Worth Metro	Feb. 2022

Population
wikipedia.com

HOUSING

	Dallas	U.S.
Median Sold Price	\$415,301 14.0%	\$364,300
% SFR	70.2% -3.2%	72.5%
Average Age	1977 3 Years	1974

SOCIAL CAPITAL

Crime	449.3 66.0%	270.6
School Score	5.1 -1.0%	5.15
Owner Occupancy	83.5% 1.8%	82.1%
Bachelors Degree %	33.4% 4.0%	32.1%

DEMOGRAPHICS

Population	1,343,266	331,449,281
Population Change	12.1% 65.1%	7.4%
Poverty	20.5% 56.5%	13.1%

FINANCIALS

Median Family Income	\$55,332 -20.5%	\$69,560
Average Rent	\$2,313 18.4%	\$1,954
GRM	15.0 -6.9%	16.1

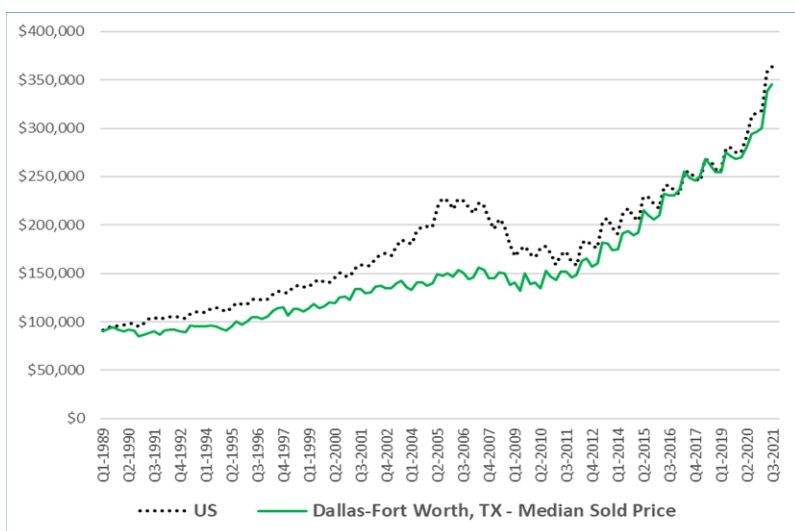
CYCLE GROWTH

1 YR. Growth	24.6% 39.9%	17.6%
3 YR. Growth	37.9% 16.5%	32.5%
8 YR. Growth	111.2% 41.9%	78.3%

Historical population		
Census	Pop.	%±
1850	1,073	—
1860	698	-34.9%
1870	3,000	329.8%
1880	10,358	245.3%
1890	38,069	267.5%
1900	42,639	12.0%
1910	92,104	116.0%
1920	158,976	72.6%
1930	269,475	69.5%
1940	294,734	9.4%
1950	434,462	47.4%
1960	679,684	56.4%
1970	844,401	24.2%
1980	904,078	7.1%
1990	1,006,977	11.4%
2000	1,188,580	18.0%
2010	1,197,816	0.8%
2020	1,304,379	8.9%

U.S. Decennial Census^[77]
2010–2020^[3]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
B
C
D



Comments:

Strong price growth. High rents. Strong population growth.	High poverty rate.
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