

GobbiWright - QuickSheets

<i>City</i>	<i>State</i>	<i>Metro Area</i>	DATE: Feb. 2022
Denver	CO	Minneapolis-St. Paul	Population wikipedia.com

HOUSING

	Denver		U.S.
Median Sold Price	\$480,000	31.8%	\$364,300
% SFR	68.5%	-5.5%	72.5%
Average Age	1963	-11 Years	1974

SOCIAL CAPITAL

Crime	436.7	61.4%	270.6
School Score	4.87	-5.4%	5.15
Owner Occupancy	80.6%	-1.8%	82.1%
Bachelors Degree %	49.4%	53.9%	32.1%

DEMOGRAPHICS

Population	735,538		331,449,281
Population Change	22.6%	206.8%	7.4%
Poverty	13.8%	5.3%	13.1%

FINANCIALS

Median Family Income	\$75,646	8.7%	\$69,560
Average Rent	\$2,287	17.0%	\$1,954
GRM	17.5	8.9%	16.1

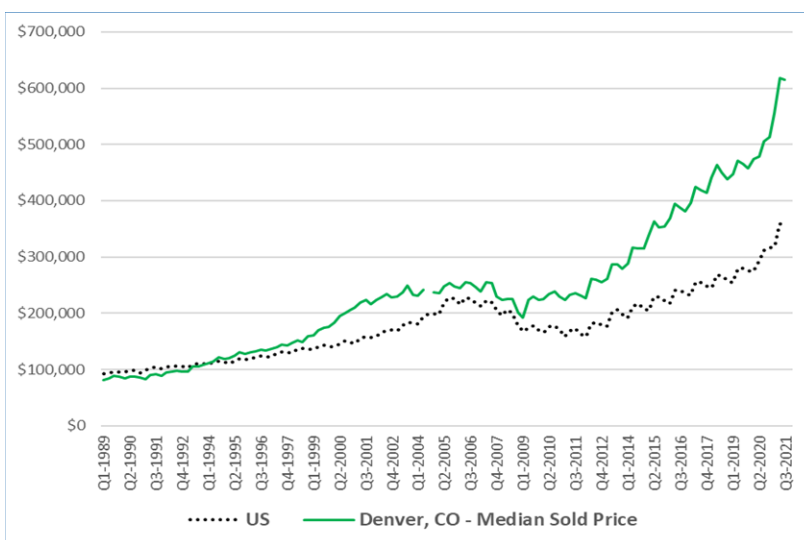
CYCLE GROWTH

1 YR. Growth	20.1%	14.2%	17.6%
3 YR. Growth	34.1%	4.8%	32.5%
8 YR. Growth	109.0%	39.1%	78.3%

Historical population		
Census	Pop.	%±
1860	4,749	—
1870	4,759	0.2%
1880	35,629	648.7%
1890	106,713	199.5%
1900	133,859	25.4%
1910	213,381	59.4%
1920	256,491	20.2%
1930	287,861	12.2%
1940	322,412	12.0%
1950	415,765	29.0%
1960	493,887	18.8%
1970	514,678	4.2%
1980	492,686	-4.3%
1990	467,610	-5.1%
2000	554,636	18.6%
2010	600,158	8.2%
2020	715,522	19.2%

U.S. Decennial Census

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

B
A
C
B



Comments:

Strong price and population growth.	Older average house age.
-------------------------------------	--------------------------