

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Des Moines

IA

Population
wikipedia.com

HOUSING

	Des Moines	U.S.
Median Sold Price	\$174,000	\$364,300
% SFR	79.7%	72.5%
Average Age	1969	1974

SOCIAL CAPITAL

	Des Moines	U.S.
Crime	418.1	270.6
School Score	3.69	5.15
Owner Occupancy	82.2%	82.1%
Bachelors Degree %	26.7%	32.1%

DEMOGRAPHICS

	Des Moines	U.S.
Population	212,312	331,449,281
Population Change	4.4%	7.4%
Poverty	17.2%	13.1%

FINANCIALS

	Des Moines	U.S.
Median Family Income	\$53,859	\$69,560
Average Rent	\$1,163	\$1,954
GRM	12.5	16.1

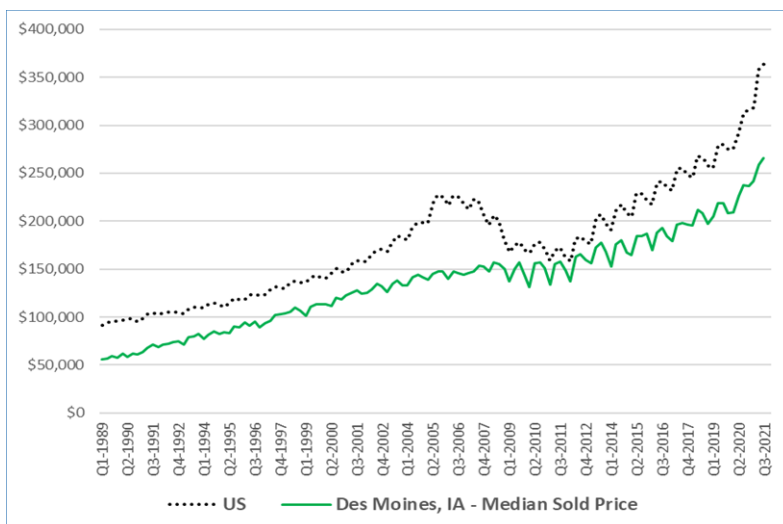
CYCLE GROWTH

	Des Moines	U.S.
1 YR. Growth	14.5%	17.6%
3 YR. Growth	23.3%	32.5%
8 YR. Growth	54.7%	78.3%

Historical population		
Census	Pop.	%±
1850	502	—
1860	3,965	689.8%
1870	12,035	203.5%
1880	22,408	86.2%
1890	50,093	123.5%
1900	62,139	24.0%
1910	86,368	39.0%
1920	126,468	46.4%
1930	142,559	12.7%
1940	159,819	12.1%
1950	177,965	11.4%
1960	208,982	17.4%
1970	201,404	-3.6%
1980	191,003	-5.2%
1990	193,187	1.1%
2000	198,682	2.8%
2010	203,433	2.4%
2020	214,133	5.3%

U.S. Decennial Census^{[46][5]}

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

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Comments:

Low GRM.

Slow price growth. Slow population growth. Low Rents.