

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Detroit

MI

Detroit Metro

Population
Wikipedia.com

HOUSING

	Detroit		U.S.
Median Sold Price	\$83,500	-77.1%	\$364,300
% SFR	64.6%	-10.9%	72.5%
Average Age	1960	-14 Years	1974

SOCIAL CAPITAL

	Detroit		U.S.
Crime	833.6	208.1%	270.6
School Score	3.74	-27.4%	5.15
Owner Occupancy	56.5%	-31.1%	82.1%
Bachelors Degree %	15.3%	-52.3%	32.1%

DEMOGRAPHICS

	Detroit		U.S.
Population	665,369		331,449,281
Population Change	-6.8%	-192.2%	7.4%
Poverty	36.4%	177.9%	13.1%

FINANCIALS

	Detroit		U.S.
Median Family Income	\$33,965	-51.2%	\$69,560
Average Rent	\$1,008	-48.4%	\$1,954
GRM	6.9	-57.0%	16.1

CYCLE GROWTH

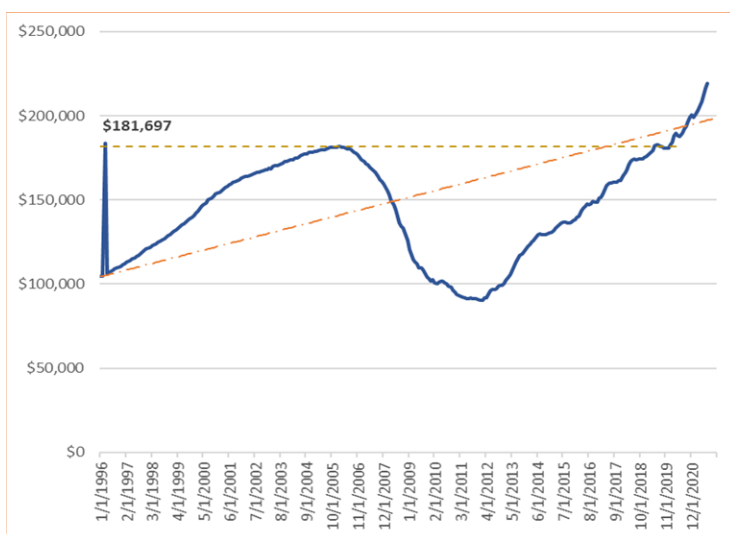
	Detroit		U.S.
1 YR. Growth	12.8%	-27.3%	17.6%
3 YR. Growth	29.2%	-10.3%	32.5%
8 YR. Growth	87.0%	11.1%	78.3%

Historical population

Census	Pop.	%±
1820	1,422	—
1830	2,222	56.3%
1840	9,102	309.6%
1850	21,019	130.9%
1860	45,619	117.0%
1870	79,577	74.4%
1880	116,340	46.2%
1890	205,876	77.0%
1900	285,704	38.8%
1910	465,766	63.0%
1920	993,678	113.3%
1930	1,568,662	57.9%
1940	1,623,452	3.5%
1950	1,849,568	13.9%
1960	1,670,144	-9.7%
1970	1,514,063	-9.3%
1980	1,203,368	-20.5%
1990	1,027,974	-14.6%
2000	951,270	-7.5%
2010	713,777	-25.0%
2020	639,111	-10.5%

U.S. Decennial Census^[133]
2010–2020^[4]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

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Comments:

Extremely low GRM.

Low income and rents. Low price growth. High poverty and crime. Negative population growth.