

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Durham

NC

Durham Metro

Population

Wikipedia.com

HOUSING

	Durham		U.S.
Median Sold Price	\$325,000	-10.8%	\$364,300
% SFR	72.9%	0.6%	72.5%
Average Age	1980	6 Years	1974

SOCIAL CAPITAL

	Durham		U.S.
Crime	402.2	48.6%	270.6
School Score	4.77	-7.4%	5.15
Owner Occupancy	79.5%	-3.2%	82.1%
Bachelors Degree %	49.6%	54.5%	32.1%

DEMOGRAPHICS

	Durham		U.S.
Population	285,897		331,449,281
Population Change	25.2%	242.9%	7.4%
Poverty	16.8%	28.2%	13.1%

FINANCIALS

	Durham		U.S.
Median Family Income	\$65,534	-5.8%	\$69,560
Average Rent	\$1,694	-13.3%	\$1,954
GRM	16.0	-0.5%	16.1

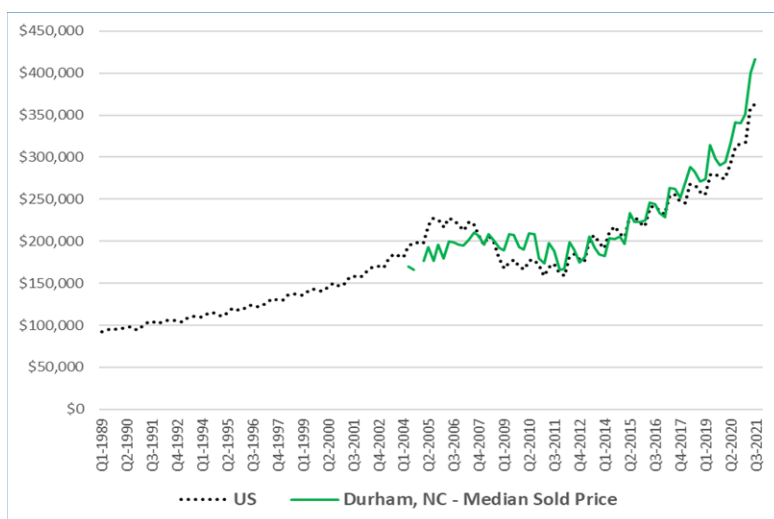
CYCLE GROWTH

	Durham		U.S.
1 YR. Growth	27.0%	53.5%	17.6%
3 YR. Growth	42.4%	30.4%	32.5%
8 YR. Growth	86.8%	10.8%	78.3%

Historical population		
Census	Pop.	%±
1880	2,041	—
1890	5,485	168.7%
1900	6,679	21.8%
1910	18,241	173.1%
1920	21,719	19.1%
1930	52,037	139.6%
1940	60,195	15.7%
1950	71,311	18.5%
1960	78,302	9.8%
1970	95,438	21.9%
1980	101,149	6.0%
1990	136,611	35.1%
2000	187,035	36.9%
2010	228,330	22.1%
2020	283,506	24.2%

U.S. Decennial Census^[48]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

B
A
B
D



Comments:

High price growth. High population growth. Newer home age.