

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Houston

TX

Houston Metro

Population
wikipedia.com

HOUSING

	Houston		U.S.
Median Sold Price	\$325,001	-10.8%	\$364,300
% SFR	72.3%	-0.3%	72.5%
Average Age	1981	7 Years	1974

SOCIAL CAPITAL

	Houston		U.S.
Crime	522.8	93.2%	270.6
School Score	4.96	-3.7%	5.15
Owner Occupancy	82.9%	1.1%	82.1%
Bachelors Degree %	32.9%	2.5%	32.1%

DEMOGRAPHICS

	Houston		U.S.
Population	2,316,120		331,449,281
Population Change	10.3%	39.8%	7.4%
Poverty	20.6%	57.3%	13.1%

FINANCIALS

	Houston		U.S.
Median Family Income	\$52,450	-24.6%	\$69,560
Average Rent	\$1,950	-0.2%	\$1,954
GRM	13.9	-13.6%	16.1

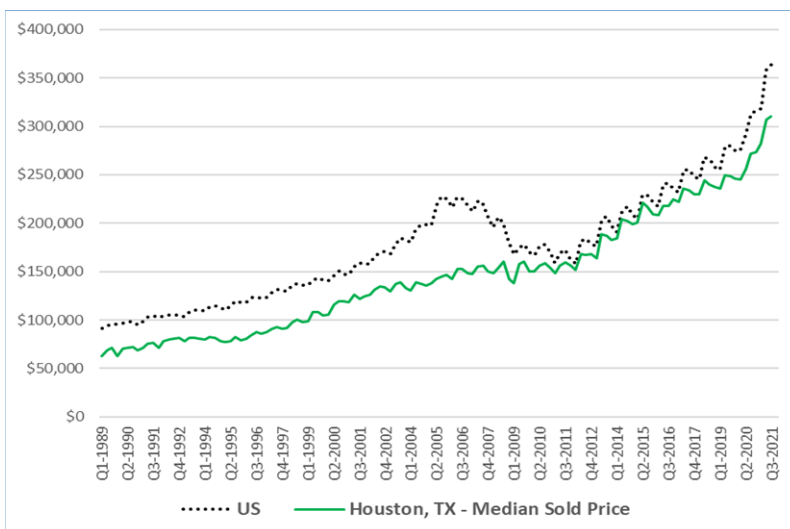
CYCLE GROWTH

	Houston		U.S.
1 YR. Growth	18.6%	5.8%	17.6%
3 YR. Growth	30.5%	-6.3%	32.5%
8 YR. Growth	70.9%	-9.5%	78.3%

Historical population		
Census	Pop.	%±
1850	2,396	—
1860	4,845	102.2%
1870	9,382	93.6%
1880	16,513	76.0%
1890	27,557	66.9%
1900	44,633	62.0%
1910	78,800	76.6%
1920	138,276	75.5%
1930	292,352	111.4%
1940	384,514	31.5%
1950	596,163	55.0%
1960	938,219	57.4%
1970	1,232,802	31.4%
1980	1,595,138	29.4%
1990	1,630,553	2.2%
2000	1,953,631	19.8%
2010	2,099,451	7.5%
2020	2,304,580	9.8%

U.S. Decennial Census 2010-2020^[2]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
B
B
A



Comments:

Lower GRM.

Higher crime and poverty rates. Lower median income.