

# GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

**Indianapolis**

**IN**

Indianapolis Metro

**Population**

Wikipedia.com

## HOUSING

Median Sold Price  
% SFR  
Average Age

### Indianapolis

\$218,501	-40.0%
74.1%	2.2%
1971	-3 Years

### U.S.

<b>\$364,300</b>
<b>72.5%</b>
<b>1974</b>

## SOCIAL CAPITAL

Crime  
School Score  
Owner Occupancy  
Bachelors Degree %

583.7	115.7%
3.41	-33.8%
83.3%	1.5%
30.9%	-3.7%

<b>270.6</b>
<b>5.15</b>
<b>82.1%</b>
<b>32.1%</b>

## DEMOGRAPHICS

Population  
Population Change  
Poverty

877,903	
7.0%	-4.8%
19.1%	45.8%

<b>331,449,281</b>
<b>7.4%</b>
<b>13.1%</b>

## FINANCIALS

Median Family Income  
Average Rent  
GRM

\$49,661	-28.6%
\$1,519	-22.3%
12.0	-25.4%

<b>\$69,560</b>
<b>\$1,954</b>
<b>16.1</b>

## CYCLE GROWTH

1 YR. Growth  
3 YR. Growth  
8 YR. Growth

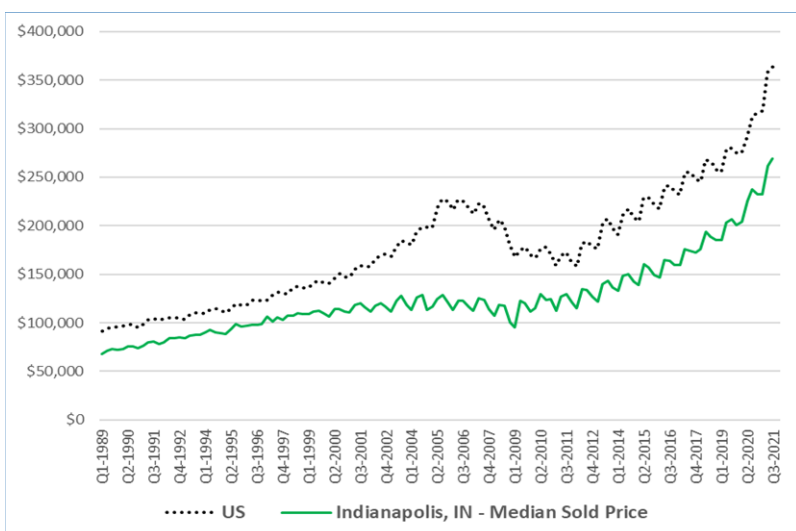
18.0%	2.6%
38.0%	16.7%
81.6%	4.1%

<b>17.6%</b>
<b>32.5%</b>
<b>78.3%</b>

Historical population		
Census	Pop.	%±
1840	2,695	—
1850	8,091	200.2%
1860	18,611	130.0%
1870	48,244	159.2%
1880	75,056	55.6%
1890	105,436	40.5%
1900	169,164	60.4%
1910	233,650	38.1%
1920	314,194	34.5%
1930	364,161	15.9%
1940	386,972	6.3%
1950	427,173	10.4%
1960	476,258	11.5%
1970	744,624	56.3%
1980	700,807	-5.9%
1990	731,327	4.4%
2000	781,926	6.9%
2010	820,445	4.9%
2020	887,642	8.2%

U.S. Decennial Census<sup>[143]</sup>  
2010–2020<sup>[6]</sup>

Market Cycle:



GRADES:

Social Capital  
Growth Factors  
Cash Flow  
Cycle Growth

<b>D</b>
<b>C</b>
<b>B</b>
<b>B</b>



## Comments:

GRM is low.

Crime and poverty rate are higher. Rents and family income are lower.