

# GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

**Kansas City, mo**

**MO**

**Kansas City Metro**

**Population**

Wikipedia.com

## HOUSING

Median Sold Price  
% SFR  
Average Age

**Kansas City, mo**

\$219,901	-39.6%
73.6%	1.6%
1968	-6 Years

**U.S.**

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

## SOCIAL CAPITAL

Crime  
School Score  
Owner Occupancy  
Bachelors Degree %

615.2	127.3%
4.23	-17.9%
72.9%	-11.2%
35.2%	9.7%

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

## DEMOGRAPHICS

Population  
Population Change  
Poverty

497,159	
8.1%	10.5%
16.5%	26.0%

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

## FINANCIALS

Median Family Income  
Average Rent  
GRM

\$55,259	-20.6%
\$1,454	-25.6%
12.6	-21.5%

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

## CYCLE GROWTH

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

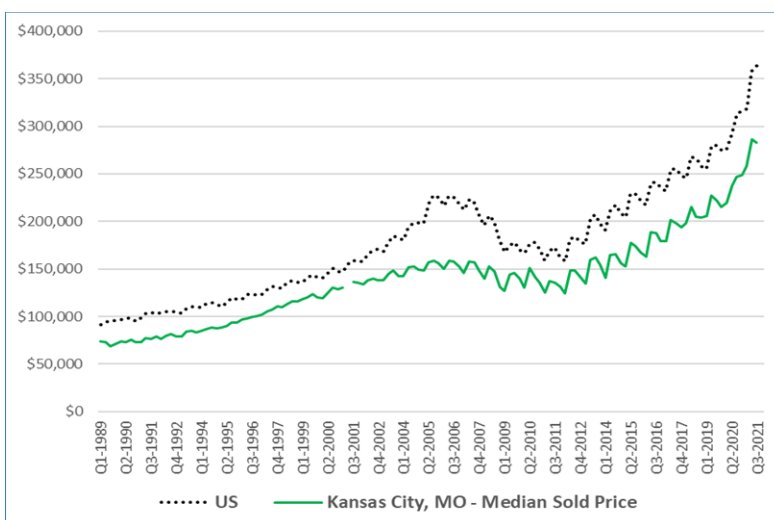
15.4%	-12.4%
32.2%	-1.0%
80.6%	2.9%

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

Historical population		
Census	Pop.	%±
1860	4,418	—
1870	32,260	630.2%
1880	55,785	72.9%
1890	132,716	137.9%
1900	163,752	23.4%
1910	248,381	51.7%
1920	324,410	30.6%
1930	399,746	23.2%
1940	400,178	0.1%
1950	456,622	14.1%
1960	475,539	4.1%
1970	507,087	6.6%
1980	448,159	-11.6%
1990	435,146	-2.9%
2000	441,545	1.5%
2010	459,787	4.1%
2020	508,090	10.5%

U.S. Decennial Census<sup>[54]</sup>  
2010–2020<sup>[2]</sup>

Market Cycle:



GRADES:

Social Capital  
Growth Factors  
Cash Flow  
Cycle Growth

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



## Comments:

Lower GRM.

Older homes, higher crime.