

GobbiWright - QuickSheets

City	State	Metro Area	DATE:
Las Vegas	NV	Las Vegas Metro	Feb. 2022

Population
Wikipedia.com

HOUSING

	Las Vegas		U.S.
Median Sold Price	\$395,001	8.4%	\$364,300
% SFR	72.7%	0.4%	72.5%
Average Age	1992	18 Years	1974

SOCIAL CAPITAL

Crime	327.4	21.0%	270.6
School Score	5.07	-1.6%	5.15
Owner Occupancy	70.7%	-13.9%	82.1%
Bachelors Degree %	24.6%	-23.4%	32.1%

DEMOGRAPHICS

Population	662,368		331,449,281
Population Change	13.5%	83.1%	7.4%
Poverty	15.8%	20.6%	13.1%

FINANCIALS

Median Family Income	\$58,713	-15.6%	\$69,560
Average Rent	\$1,844	-5.6%	\$1,954
GRM	17.8	11.1%	16.1

CYCLE GROWTH

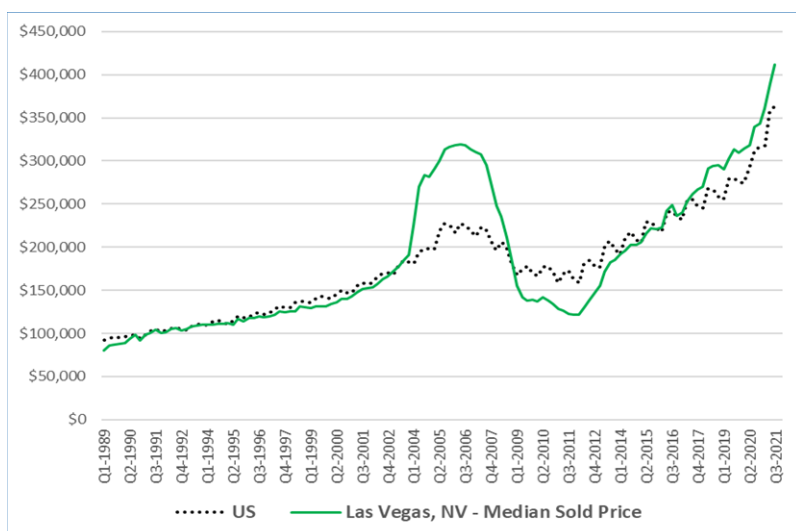
1 YR. Growth	24.9%	41.6%	17.6%
3 YR. Growth	36.2%	11.3%	32.5%
8 YR. Growth	111.1%	41.8%	78.3%

Historical population

Census	Pop.	%±
1900	25	—
1910	800	3,100.0%
1920	2,304	188.0%
1930	5,165	124.2%
1940	8,422	63.1%
1950	24,624	192.4%
1960	64,405	161.6%
1970	125,787	95.3%
1980	164,674	30.9%
1990	258,295	56.9%
2000	478,434	85.2%
2010	583,756	22.0%
2020	641,903	10.0%

source: [42][43]
2010-2010^[5]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
A
C
D



Comments:

Price growth has been very strong. Strong population growth as well.	Education is lower than average.
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