

GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

Memphis

TN

Memphis Metro

Population

Wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

Memphis

\$169,901	-53.4%
74.3%	2.5%
1976	2 Years

U.S.

\$364,300
72.5%
1974

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

819.6	202.9%
3.74	-27.4%
62.5%	-23.8%
26.2%	-18.4%

270.6
5.15
82.1%
32.1%

DEMOGRAPHICS

Population
Population Change
Poverty

649,705	
0.4%	-94.1%
26.8%	104.6%

331,449,281
7.4%
13.1%

FINANCIALS

Median Family Income
Average Rent
GRM

\$43,794	-37.0%
\$1,330	-31.9%
10.6	-33.7%

\$69,560
\$1,954
16.1

CYCLE GROWTH

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

19.6%	11.2%
42.2%	29.6%
78.7%	0.5%

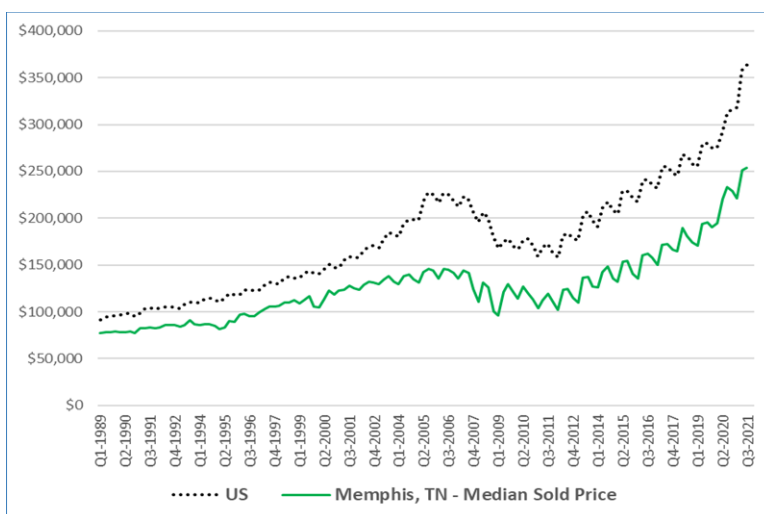
17.6%
32.5%
78.3%

Historical population

Census	Pop.	%±
1850	8,841	—
1860	22,623	155.9%
1870	40,226	77.8%
1880	33,592	-16.5%
1890	64,495	92.0%
1900	102,320	58.6%
1910	131,105	28.1%
1920	162,351	23.8%
1930	253,143	55.9%
1940	292,942	15.7%
1950	396,000	35.2%
1960	497,524	25.6%
1970	623,988	25.4%
1980	646,174	3.6%
1990	610,337	-5.5%
2000	650,100	6.5%
2010	646,889	-0.5%
2020	633,104	-2.1%

U.S. Decennial Census^[76]
2010–2020^[2]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

D
C
A
B



Comments:

Low GRM.

Low income, rents and school scores. High crime and poverty.