

# GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Miami

FL

Miami Metro

Population

Wikipedia.com

## HOUSING

	Miami		U.S.
Median Sold Price	\$450,000	23.5%	\$364,300
% SFR	51.2%	-29.3%	72.5%
Average Age	1976	2 Years	1974

## SOCIAL CAPITAL

	Miami		U.S.
Crime	341.1	26.1%	270.6
School Score	6.19	20.2%	5.15
Owner Occupancy	87.2%	6.2%	82.1%
Bachelors Degree %	29.6%	-7.8%	32.1%

## DEMOGRAPHICS

	Miami		U.S.
Population	471,525		331,449,281
Population Change	18.0%	145.3%	7.4%
Poverty	24.3%	85.5%	13.1%

## FINANCIALS

	Miami		U.S.
Median Family Income	\$42,966	-38.2%	\$69,560
Average Rent	\$2,373	21.4%	\$1,954
GRM	15.8	-1.6%	16.1

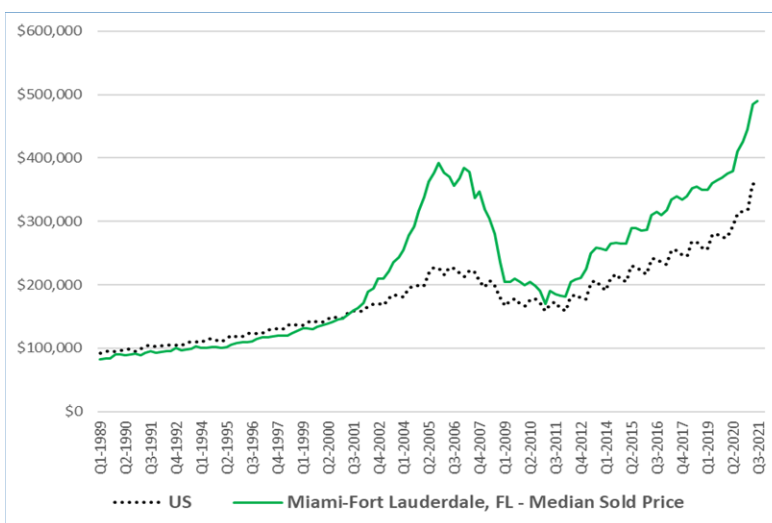
## CYCLE GROWTH

	Miami		U.S.
1 YR. Growth	21.7%	23.7%	17.6%
3 YR. Growth	33.5%	2.9%	32.5%
8 YR. Growth	89.8%	14.7%	78.3%

Historical population		
Census	Pop.	%±
1840	446	—
1850	159	-64.3%
1860	83	-47.8%
1870	85	2.4%
1880	257	202.4%
1890	861	235.0%
1900	4,955	475.5%
1910	11,933	140.8%
1920	42,753	258.3%
1930	142,955	234.4%
1940	267,739	87.3%
1950	495,084	84.9%
1960	935,047	88.9%
1970	1,267,792	35.6%
1980	1,625,781	28.2%
1990	1,937,094	19.1%
2000	2,253,362	16.3%
2010	2,496,435	10.8%
2020	2,701,767	8.2%

U.S. Decennial Census<sup>[29]</sup>  
 1790-1980<sup>[30]</sup> 1900-1990<sup>[31]</sup>  
 1990-2000<sup>[32]</sup> 2010-2019<sup>[33]</sup>

Market Cycle:



## GRADES:

Social Capital  
 Growth Factors  
 Cash Flow  
 Cycle Growth

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



## Comments:

High school scores. Strong population growth.

Low family income. Higher poverty.