

GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

Minneapolis

MN

Minneapolis-St. Paul

Population

Wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

Minneapolis

\$306,300	-15.9%
58.1%	-19.9%
1967	-7 Years

U.S.

\$364,300
72.5%
1974

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

529.4	95.6%
3.34	-35.1%
91.4%	11.3%
50.4%	57.0%

270.6
5.15
82.1%
32.1%

DEMOGRAPHICS

Population
Population Change
Poverty

433,111	
13.2%	79.6%
19.9%	51.9%

331,449,281
7.4%
13.1%

FINANCIALS

Median Family Income
Average Rent
GRM

\$65,889	-5.3%
\$2,090	7.0%
12.2	-24.0%

\$69,560
\$1,954
16.1

CYCLE GROWTH

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

10.3%	-41.3%
24.6%	-24.3%
63.5%	-18.9%

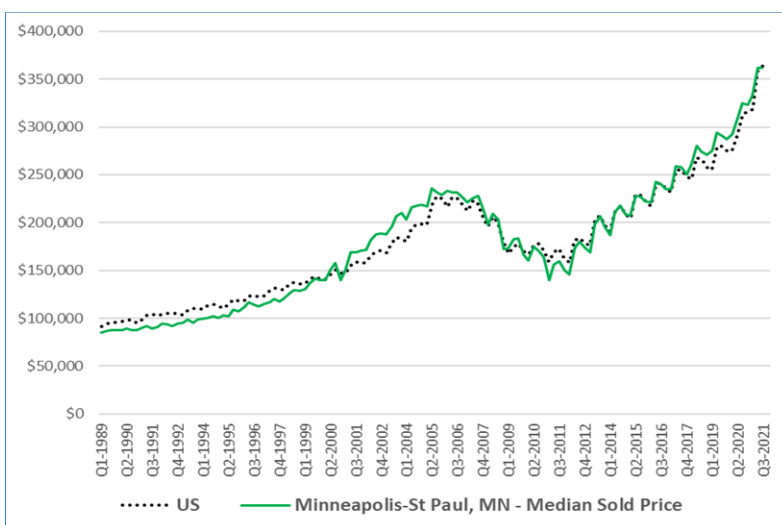
17.6%
32.5%
78.3%

CSA Historical Population

Census	Pop.	%±
1850	4,909	—
1860	100,503	1,947.3%
1870	227,182	126.0%
1880	374,208	64.7%
1890	651,160	74.0%
1900	780,923	19.9%
1910	943,975	20.9%
1920	1,070,395	13.4%
1930	1,228,835	14.8%
1940	1,330,771	8.3%
1950	1,523,428	14.5%
1960	1,891,459	24.2%
1970	2,300,115	21.6%
1980	2,503,343	8.8%
1990	2,866,678	14.5%
2000	3,335,000	16.3%
2010	3,682,928	10.4%
2020	4,078,788	10.7%

Note: This is the historical population of the counties currently making up the CSA, not the size of the metropolitan area at the time. U.S. Decennial Census^[2]
1790–1990^[3] 1900–1990^[4]
1990–2000^[5] 2010–2020

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
C
B
E



Comments:

Low GRM. Strong population growth.

Slow Price growth. Higher crime score. Older property age.