

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Nashville

TN

Nashville Metro

Population

Wikipedia.com

HOUSING

	Nashville		U.S.
Median Sold Price	\$409,900	12.5%	\$364,300
% SFR	56.3%	-22.3%	72.5%
Average Age	1976	2 Years	1974

SOCIAL CAPITAL

	Nashville		U.S.
Crime	x	#VALUE!	270.6
School Score	4.74	-8.0%	5.15
Owner Occupancy	78.7%	-4.1%	82.1%
Bachelors Degree %	41.1%	28.0%	32.1%

DEMOGRAPHICS

	Nashville		U.S.
Population	671,295		331,449,281
Population Change	11.7%	58.5%	7.4%
Poverty	16.5%	26.0%	13.1%

FINANCIALS

	Nashville		U.S.
Median Family Income	\$63,462	-8.8%	\$69,560
Average Rent	\$2,250	15.2%	\$1,954
GRM	15.2	-5.5%	16.1

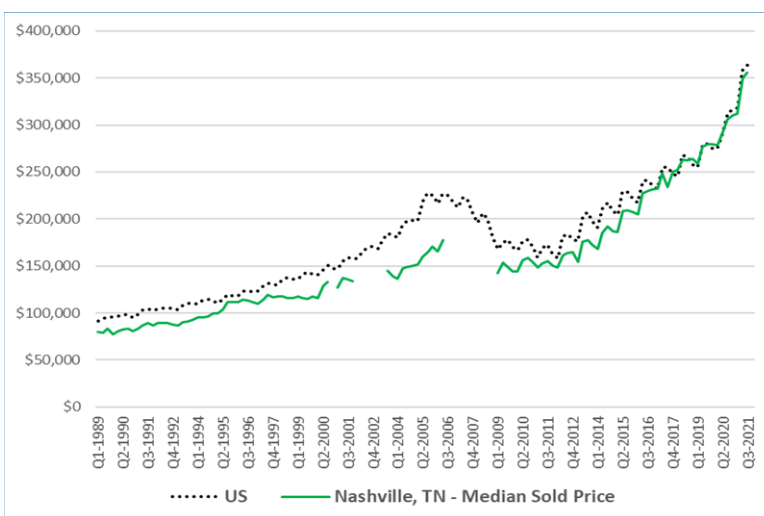
CYCLE GROWTH

	Nashville		U.S.
1 YR. Growth	26.3%	49.3%	17.6%
3 YR. Growth	43.1%	32.3%	32.5%
8 YR. Growth	114.5%	46.2%	78.3%

Historical population		
Census	Pop.	%±
1810	1,100	—
1820	3,410	210.0%
1830	5,566	63.2%
1840	6,929	24.5%
1850	10,165	46.7%
1860	16,988	67.1%
1870	25,865	52.3%
1880	43,350	67.6%
1890	76,168	75.7%
1900	80,865	6.2%
1910	110,364	36.5%
1920	118,342	7.2%
1930	153,866	30.0%
1940	167,402	8.8%
1950	174,307	4.1%
1960	170,874	-2.0%
1970	448,003	162.2%
1980	455,651	1.7%
1990	488,374	7.2%
2000	545,524	11.7%
2010	601,222	10.2%
2020	689,447	14.7%

Sources: [99][100][101][5]
Notes: [102]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

####
B
B
D



Comments:

Strong price growth. High rents, low GRM.