

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Omaha

NE

Population

Wikipedia.com

HOUSING

	Omaha		U.S.
Median Sold Price	\$229,901	-36.9%	\$364,300
% SFR	38.4%	-47.0%	72.5%
Average Age	1965	-9 Years	1974

SOCIAL CAPITAL

	Omaha		U.S.
Crime	374	38.2%	270.6
School Score	4.51	-12.4%	5.15
Owner Occupancy	81.5%	-0.7%	82.1%
Bachelors Degree %	37.7%	17.4%	32.1%

DEMOGRAPHICS

	Omaha		U.S.
Population	478,393		331,449,281
Population Change	17.0%	130.9%	7.4%
Poverty	14.3%	9.2%	13.1%

FINANCIALS

	Omaha		U.S.
Median Family Income	\$61,305	-11.9%	\$69,560
Average Rent	\$1,457	-25.5%	\$1,954
GRM	13.2	-18.1%	16.1

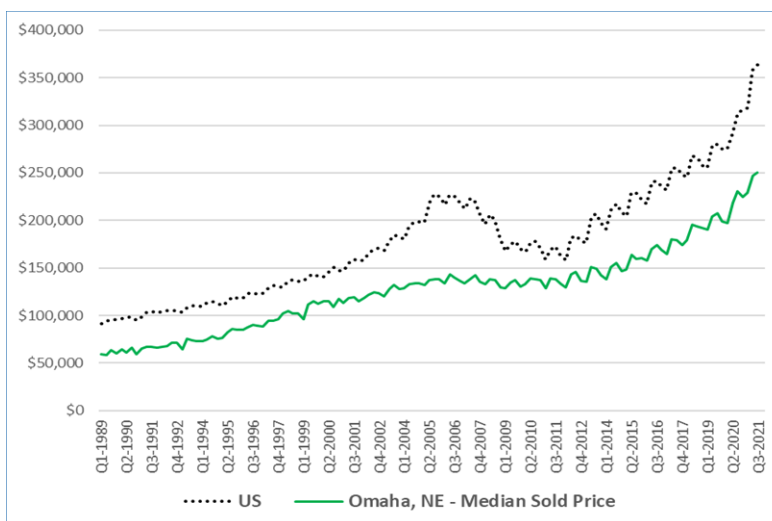
CYCLE GROWTH

	Omaha		U.S.
1 YR. Growth	13.6%	-22.8%	17.6%
3 YR. Growth	29.5%	-9.4%	32.5%
8 YR. Growth	68.2%	-12.9%	78.3%

Historical population		
Census	Pop.	%±
1860	1,883	—
1870	16,083	754.1%
1880	30,518	89.8%
1890	140,452	360.2%
1900	102,555	-27.0%
1910	124,096	21.0%
1920	191,061	54.0%
1930	214,006	12.0%
1940	223,844	4.6%
1950	251,117	12.2%
1960	301,598	20.1%
1970	346,929	15.0%
1980	313,939	-9.5%
1990	335,795	7.0%
2000	390,007	16.1%
2010	408,958	4.9%
2020	486,051	18.9%

Source: [119]
U.S. Decennial Census [120]
2010-2020 [3]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
B
B
A



Comments:

Strong population growth.	Slower price growth.
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