

GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

Philadelphia

PA

Philadelphia Metro

Population

Wikipedia.com

HOUSING

	Philadelphia		U.S.
Median Sold Price	\$250,000	-31.4%	\$364,300
% SFR	73.0%	0.7%	72.5%
Average Age	1947	-27 Years	1974

SOCIAL CAPITAL

	Philadelphia		U.S.
Crime	446.6	65.0%	270.6
School Score	3.47	-32.6%	5.15
Owner Occupancy	76.5%	-6.8%	82.1%
Bachelors Degree %	29.7%	-7.5%	32.1%

DEMOGRAPHICS

	Philadelphia		U.S.
Population	1,578,487		331,449,281
Population Change	3.4%	-53.2%	7.4%
Poverty	24.9%	90.1%	13.1%

FINANCIALS

	Philadelphia		U.S.
Median Family Income	\$47,474	-31.8%	\$69,560
Average Rent	\$1,666	-14.8%	\$1,954
GRM	12.5	-22.1%	16.1

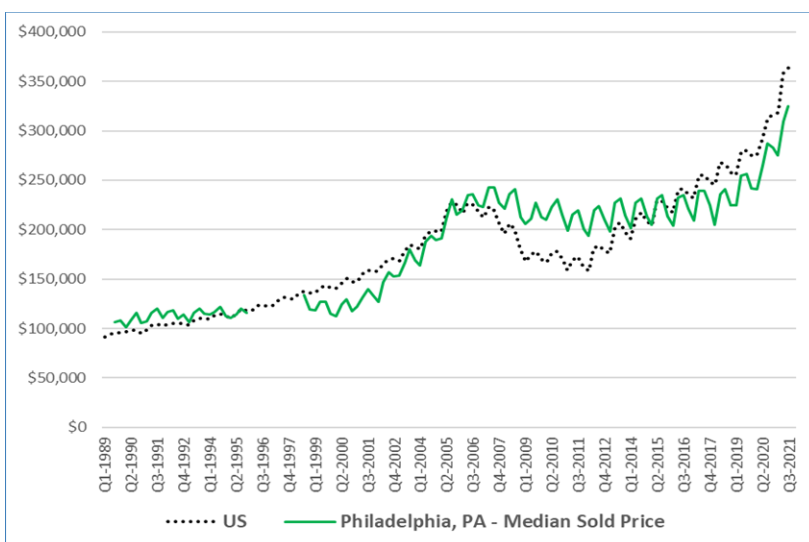
CYCLE GROWTH

	Philadelphia		U.S.
1 YR. Growth	12.9%	-26.9%	17.6%
3 YR. Growth	28.8%	-11.4%	32.5%
8 YR. Growth	48.4%	-38.2%	78.3%

Historical population		
Year	Pop.	±%
1683	600	—
1731	12,000	+1900.0%
1790	28,522	+137.7%
1800	41,220	+44.5%
1810	53,722	+30.3%
1820	63,802	+18.8%
1830	80,462	+26.1%
1840	93,665	+16.4%
1850	121,376	+29.6%
1860	565,529	+365.9%
1870	674,022	+19.2%
1880	847,170	+25.7%
1890	1,046,964	+23.6%
1900	1,293,697	+23.6%
1910	1,549,008	+19.7%
1920	1,823,779	+17.7%
1930	1,950,961	+7.0%
1940	1,931,334	-1.0%
1950	2,071,605	+7.3%
1960	2,002,512	-3.3%
1970	1,948,609	-2.7%
1980	1,688,210	-13.4%
1990	1,585,577	-6.1%
2000	1,517,550	-4.3%
2010	1,526,006	+0.6%
2020	1,603,797	+5.1%

U.S. Decennial Census^[103]
2010–2020^[6]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

D
D
B
E



Comments:

Low GRM.

Low price growth. Low family income and school scores. Higher poverty.