GobbiWright - QuickSheets

City	*State*		*Metro Area*	**DATE:**	**Feb. 2022**
Reno	**NV**				

Population

HOUSING	**Reno**		**U.S.**
Median Sold Price	$510,000	40.0%	$364,300
% SFR	64.4%	-11.2%	72.5%
Average Age	1986	12 Years	1974

SOCIAL CAPITAL			
Crime	286.4	5.8%	270.6
School Score	5.34	3.7%	5.15
Owner Occupancy	76.5%	-6.7%	82.1%
Bachelors Degree %	33.5%	4.4%	32.1%

DEMOGRAPHICS			
Population	259,290		331,449,281
Population Change	15.1%	105.7%	7.4%
Poverty	14.4%	9.9%	13.1%

FINANCIALS			
Median Family Income	$67,082	-3.6%	$69,560
Average Rent	$2,561	31.1%	$1,954
GRM	16.6	3.3%	16.1

CYCLE GROWTH			
1 YR. Growth	23.5%	33.5%	17.6%
3 YR. Growth	41.9%	28.9%	32.5%
8 YR. Growth	128.8%	64.3%	78.3%

Historical population

Census	Pop.	%±
1860	1,035	—
1870	1,035	0.0%
1880	1,362	31.6%
1890	3,563	161.6%
1900	4,500	26.3%
1910	10,867	141.5%
1920	12,016	10.6%
1930	18,529	54.2%
1940	21,317	15.0%
1950	32,497	52.4%
1960	51,470	58.4%
1970	72,863	41.6%
1980	100,756	38.3%
1990	133,850	32.8%
2000	197,177	47.3%
2010	236,728	20.1%
2019 (est.)	257,182[34]	8.6%

source:[35]

Market Cycle:

······· US ——— Reno, NV - Median Sold Price
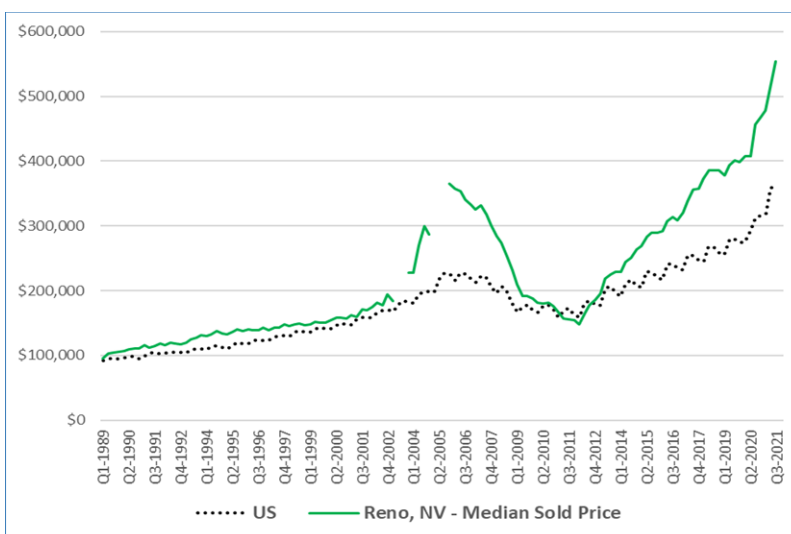
GRADES:

Social Capital	B
Growth Factors	A
Cash Flow	C
Cycle Growth	D

Comments:

Strong price growth. High rents. Strong population growth. Newer home age.	