

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Richmond, va

VA

Population

Wikipedia.com

HOUSING

	Richmond, va		U.S.
Median Sold Price	\$298,800	-18.0%	\$364,300
% SFR	77.9%	7.5%	72.5%
Average Age	1954	-20 Years	1974

SOCIAL CAPITAL

	Richmond, va		U.S.
Crime	331.5	22.5%	270.6
School Score	4.38	-15.0%	5.15
Owner Occupancy	68.0%	-17.2%	82.1%
Bachelors Degree %	39.6%	23.4%	32.1%

DEMOGRAPHICS

	Richmond, va		U.S.
Population	232,226		331,449,281
Population Change	13.7%	86.5%	7.4%
Poverty	24.5%	87.0%	13.1%

FINANCIALS

	Richmond, va		U.S.
Median Family Income	\$51,285	-26.3%	\$69,560
Average Rent	\$2,165	10.8%	\$1,954
GRM	11.5	-28.4%	16.1

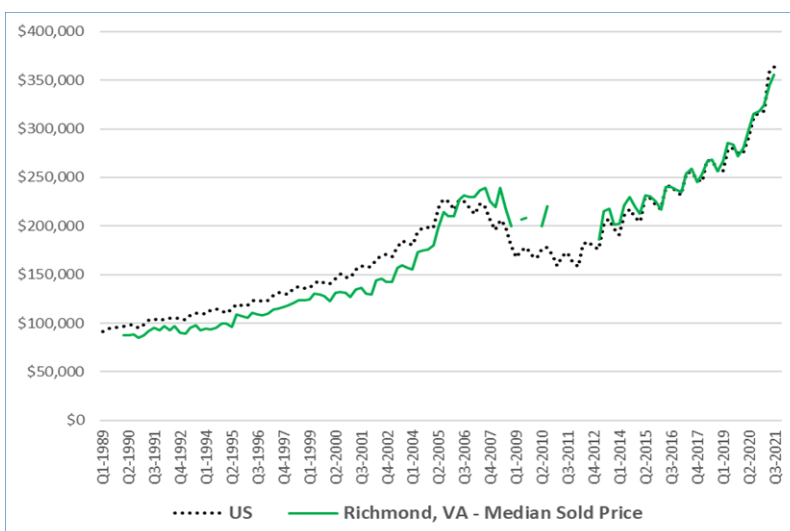
CYCLE GROWTH

	Richmond, va		U.S.
1 YR. Growth	12.8%	-27.3%	17.6%
3 YR. Growth	27.2%	-16.3%	32.5%
8 YR. Growth	55.1%	-29.7%	78.3%

Historical population		
Census	Pop.	%±
1790	3,761	—
1800	5,737	52.5%
1810	9,735	69.7%
1820	12,067	24.0%
1830	16,060	33.1%
1840	20,153	25.5%
1850	27,570	36.8%
1860	37,910	37.5%
1870	51,038	34.6%
1880	63,600	24.6%
1890	81,388	28.0%
1900	85,050	4.5%
1910	127,628	50.1%
1920	171,667	34.5%
1930	182,929	6.6%
1940	193,042	5.5%
1950	230,310	19.3%
1960	219,958	-4.5%
1970	249,621	13.5%
1980	219,214	-12.2%
1990	203,056	-7.4%
2000	197,790	-2.6%
2010	204,214	3.2%
2020	226,610	11.0%

U.S. Decennial Census^[70]
 1790–1960^[71] 1900–1990^[72]
 1990–2000^[73]
 2010–2020^[74]

Market Cycle:



GRADES:

Social Capital
 Growth Factors
 Cash Flow
 Cycle Growth

C
C
B
A



Comments:

Low GRM. Higher population growth.

Slow price growth. Higher poverty rate. Older average home age.