

GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

San Diego

CA

San Diego Metro

Population

Wikipedia.com

HOUSING

	San Diego	U.S.
Median Sold Price	\$795,000	\$364,300
% SFR	55.1%	72.5%
Average Age	1975	1974

SOCIAL CAPITAL

	San Diego	U.S.
Crime	208.3	270.6
School Score	6.27	5.15
Owner Occupancy	84.5%	82.1%
Bachelors Degree %	45.9%	32.1%

DEMOGRAPHICS

	San Diego	U.S.
Population	1,422,420	331,449,281
Population Change	8.8%	7.4%
Poverty	13.8%	13.1%

FINANCIALS

	San Diego	U.S.
Median Family Income	\$85,507	\$69,560
Average Rent	\$2,908	\$1,954
GRM	22.8	16.1

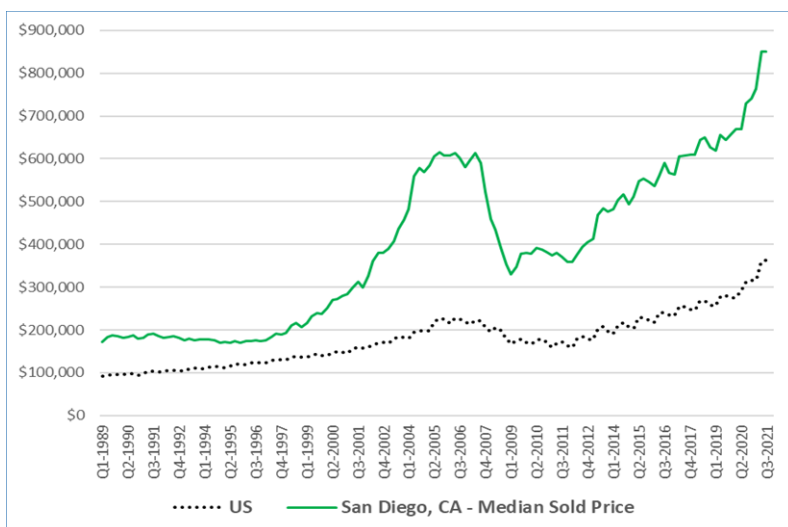
CYCLE GROWTH

	San Diego	U.S.
1 YR. Growth	20.9%	17.6%
3 YR. Growth	41.4%	32.5%
8 YR. Growth	82.7%	78.3%

Historical population		
Census	Pop.	%±
1850	500	—
1860	731	46.2%
1870	2,300	214.6%
1880	2,637	14.7%
1890	16,159	512.8%
1900	17,700	9.5%
1910	39,578	123.6%
1920	74,361	87.9%
1930	147,995	99.0%
1940	203,341	37.4%
1950	334,387	64.4%
1960	573,224	71.4%
1970	696,769	21.6%
1980	875,538	25.7%
1990	1,110,549	26.8%
2000	1,223,400	10.2%
2010	1,307,402	6.9%
2020	1,386,932	6.1%

Population History of Western U.S. Cities & Towns, 1850–1990^[51]
U.S. Decennial Census^[107]
2010–2020^[11]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

A
B
D
B



Comments:

Income and rents are high. School ratings and education % are high.	GRM is high.
---	--------------