

GobbiWright - QuickSheets

City

State

Metro Area

DATE:

Feb. 2022

San Francisco

CA

Bay Area Metro

Population

Wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

San Francisco

| | |
|-------------|-----------|
| \$1,500,000 | 311.7% |
| 44.1% | -39.2% |
| 1944 | -30 Years |

U.S.

| |
|-----------|
| \$364,300 |
| 72.5% |
| 1974 |

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

| | |
|-------|-------|
| 453.6 | 67.6% |
| 5.42 | 5.2% |
| 83.6% | 1.9% |
| 58.1% | 81.0% |

| |
|-------|
| 270.6 |
| 5.15 |
| 82.1% |
| 32.1% |

DEMOGRAPHICS

Population
Population Change
Poverty

| | |
|---------|--------|
| 866,606 | |
| 7.6% | 3.6% |
| 10.9% | -16.8% |

| |
|-------------|
| 331,449,281 |
| 7.4% |
| 13.1% |

FINANCIALS

Median Family Income
Average Rent
GRM

| | |
|-----------|--------|
| \$123,859 | 78.1% |
| \$4,620 | 136.4% |
| 27.1 | 68.4% |

| |
|----------|
| \$69,560 |
| \$1,954 |
| 16.1 |

CYCLE GROWTH

1 YR. Growth
3 YR. Growth
8 YR. Growth

| | |
|-------|--------|
| 16.5% | -6.0% |
| 23.8% | -26.8% |
| 81.8% | 4.4% |

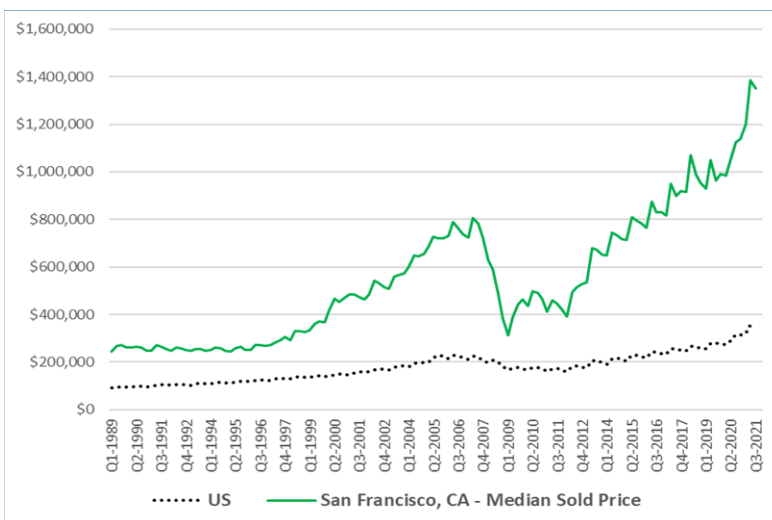
| |
|-------|
| 17.6% |
| 32.5% |
| 78.3% |

Historical population

| Year | Pop. | ±% |
|------|---------|----------|
| 1848 | 1,000 | — |
| 1849 | 25,000 | +2400.0% |
| 1852 | 34,776 | +39.1% |
| 1860 | 56,802 | +63.3% |
| 1870 | 149,473 | +163.1% |
| 1880 | 233,959 | +56.5% |
| 1890 | 298,997 | +27.8% |
| 1900 | 342,782 | +14.6% |
| 1910 | 416,912 | +21.6% |
| 1920 | 506,676 | +21.5% |
| 1930 | 634,394 | +25.2% |
| 1940 | 634,536 | +0.0% |
| 1950 | 775,357 | +22.2% |
| 1960 | 740,316 | -4.5% |
| 1970 | 715,674 | -3.3% |
| 1980 | 678,974 | -5.1% |
| 1990 | 723,959 | +6.6% |
| 2000 | 776,733 | +7.3% |
| 2010 | 805,235 | +3.7% |
| 2020 | 873,965 | +8.5% |

U.S. Decennial Census^[127]
2010–2020^[15]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

| |
|----------|
| B |
| C |
| D |
| A |



Comments:

High income, rents and education %.

Very high GRM. Slower price growth.