

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

San Jose

CA

Bay Area Metro

Population
wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

San Jose

\$1,300,000	256.8%
68.8%	-5.1%
1971	-3 Years

U.S.

\$364,300
72.5%
1974

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

277	2.4%
5.33	3.5%
84.2%	2.6%
43.7%	36.1%

270.6
5.15
82.1%
32.1%

DEMOGRAPHICS

Population
Population Change
Poverty

1,013,616	
7.2%	-2.7%
9.1%	-30.5%

331,449,281
7.4%
13.1%

FINANCIALS

Median Family Income
Average Rent
GRM

\$115,893	66.6%
\$3,500	79.1%
31.0	92.6%

\$69,560
\$1,954
16.1

CYCLE GROWTH

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

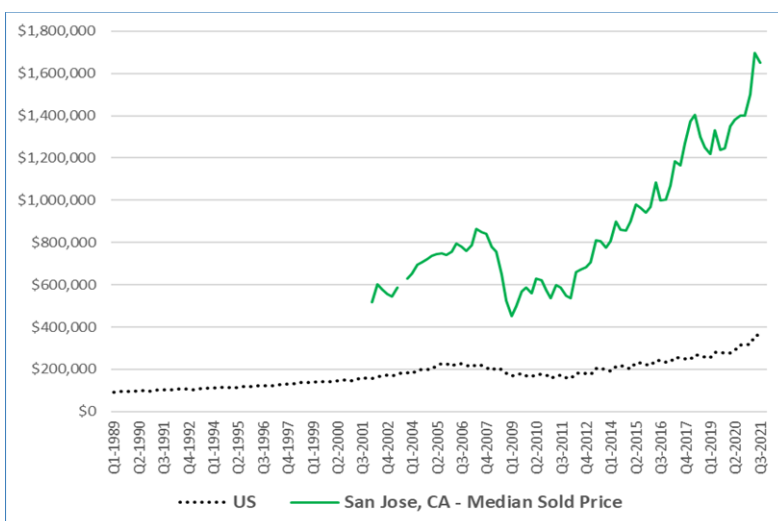
16.5%	-6.3%
21.9%	-32.7%
88.8%	13.3%

17.6%
32.5%
78.3%

Historical population		
Census	Pop.	%±
1870	9,089	—
1880	12,567	38.3%
1890	18,060	43.7%
1900	21,500	19.0%
1910	28,946	34.6%
1920	39,642	37.0%
1930	57,651	45.4%
1940	68,457	18.7%
1950	95,280	39.2%
1960	204,196	114.3%
1970	459,913	125.2%
1980	629,400	36.9%
1990	782,248	24.3%
2000	894,943	14.4%
2010	945,942	5.7%
2020	1,013,240	7.1%

U.S. Decennial Census^[129]
2010–2020^[14]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

B
C
D
A



Comments:

Income and rents are high. Poverty is low. Education % is high.	GRM is very high.
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