

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Seattle

WA

Seattle Metro

Population

Wikipedia.com

HOUSING

	Seattle		U.S.
Median Sold Price	\$757,000	107.8%	\$364,300
% SFR	70.3%	-3.0%	72.5%
Average Age	1974	0 Years	1974

SOCIAL CAPITAL

	Seattle		U.S.
Crime	396.6	46.6%	270.6
School Score	5.92	15.0%	5.15
Owner Occupancy	79.5%	-3.1%	82.1%
Bachelors Degree %	64.0%	99.4%	32.1%

DEMOGRAPHICS

	Seattle		U.S.
Population	769,714		331,449,281
Population Change	26.5%	259.8%	7.4%
Poverty	11.8%	-9.9%	13.1%

FINANCIALS

	Seattle		U.S.
Median Family Income	\$102,486	47.3%	\$69,560
Average Rent	\$2,739	40.2%	\$1,954
GRM	23.0	43.4%	16.1

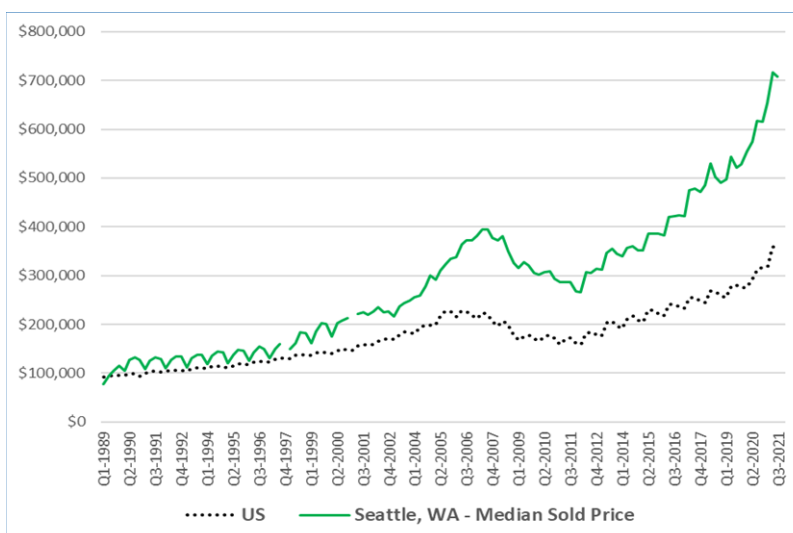
CYCLE GROWTH

	Seattle		U.S.
1 YR. Growth	21.4%	21.4%	17.6%
3 YR. Growth	41.0%	26.0%	32.5%
8 YR. Growth	123.7%	57.9%	78.3%

Historical population		
Census	Pop.	%±
1860	188	—
1870	1,107	488.8%
1880	3,533	219.2%
1890	42,837	1,112.5%
1900	80,671	88.3%
1910	237,194	194.0%
1920	315,312	32.9%
1930	365,583	15.9%
1940	368,302	0.7%
1950	467,591	27.0%
1960	557,087	19.1%
1970	530,831	-4.7%
1980	493,846	-7.0%
1990	516,259	4.5%
2000	563,374	9.1%
2010	608,660	8.0%
2020	737,015	21.1%

U.S. Decennial Census^[109]
2010–2020^[2]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

A
A
D
D



Comments:

Strong price growth. High family income. Strong population growth.	High GRM.
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