

# GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

**Sioux City**

**IA**

**Population**

Wikipedia.com

## HOUSING

Median Sold Price  
% SFR  
Average Age

### Sioux City

Median Sold Price	\$178,500	-51.0%
% SFR	70.9%	-2.2%
Average Age	1951	-23 Years

### U.S.

Median Sold Price	\$364,300	
% SFR	72.5%	
Average Age	1974	

## SOCIAL CAPITAL

Crime  
School Score  
Owner Occupancy  
Bachelors Degree %

Crime	327.8	21.1%
School Score	3.89	-24.5%
Owner Occupancy	77.6%	-5.4%
Bachelors Degree %	22.1%	-31.2%

Crime	270.6	
School Score	5.15	
Owner Occupancy	82.1%	
Bachelors Degree %	32.1%	

## DEMOGRAPHICS

Population  
Population Change  
Poverty

Population	82,759	
Population Change	-0.1%	-101.6%
Poverty	14.5%	10.7%

Population	331,449,281	
Population Change	7.4%	
Poverty	13.1%	

## FINANCIALS

Median Family Income  
Average Rent  
GRM

Median Family Income	\$53,424	-23.2%
Average Rent	\$1,300	-33.5%
GRM	11.4	-28.8%

Median Family Income	\$69,560	
Average Rent	\$1,954	
GRM	16.1	

## CYCLE GROWTH

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

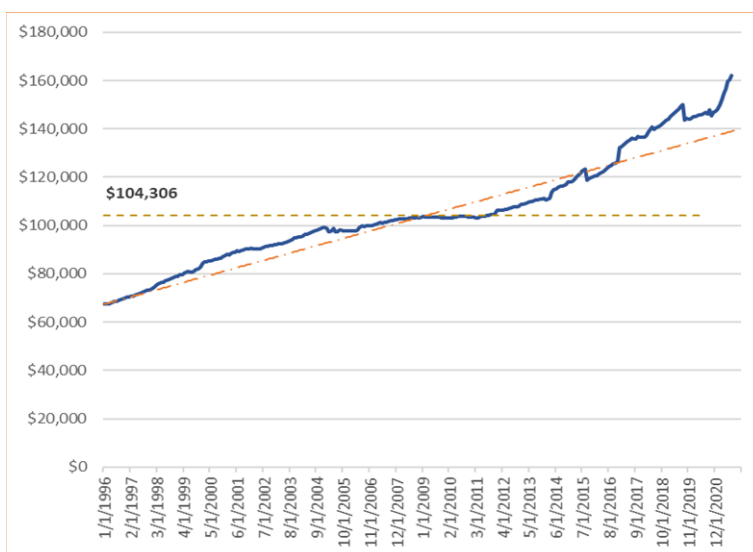
1 YR. Growth	14.7%	-16.5%
3 YR. Growth	17.8%	-45.4%
8 YR. Growth	51.9%	-33.8%

1 YR. Growth	17.6%	
3 YR. Growth	32.5%	
8 YR. Growth	78.3%	

Historical population		
Census	Pop.	%±
1870	3,401	—
1880	7,366	116.6%
1890	37,806	413.3%
1900	33,111	-12.4%
1910	47,828	44.4%
1920	71,227	48.9%
1930	79,183	11.2%
1940	82,364	4.0%
1950	83,991	2.0%
1960	89,159	6.2%
1970	85,925	-3.6%
1980	82,003	-4.6%
1990	80,505	-1.8%
2000	85,013	5.6%
2010	82,684	-2.7%
2020	85,797	3.8%

U.S. Decennial Census<sup>[16]</sup>  
2020 Census<sup>[3]</sup>

Market Cycle:



GRADES:

Social Capital  
Growth Factors  
Cash Flow  
Cycle Growth

<b>C</b>
<b>D</b>
<b>A</b>
<b>E</b>



## Comments:

GRM is low.

Low price growth. Low rents. Low school scores and education %.