

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Spokane

WA

Population
Wikipedia.com

HOUSING

	Spokane	U.S.
Median Sold Price	\$378,800	\$364,300
% SFR	71.1%	72.5%
Average Age	1967	1974

SOCIAL CAPITAL

	Spokane	U.S.
Crime	503.2	270.6
School Score	5.54	5.15
Owner Occupancy	79.3%	82.1%
Bachelors Degree %	31.3%	32.1%

DEMOGRAPHICS

	Spokane	U.S.
Population	222,050	331,449,281
Population Change	6.3%	7.4%
Poverty	18.3%	13.1%

FINANCIALS

	Spokane	U.S.
Median Family Income	\$52,447	\$69,560
Average Rent	\$1,542	\$1,954
GRM	20.5	16.1

CYCLE GROWTH

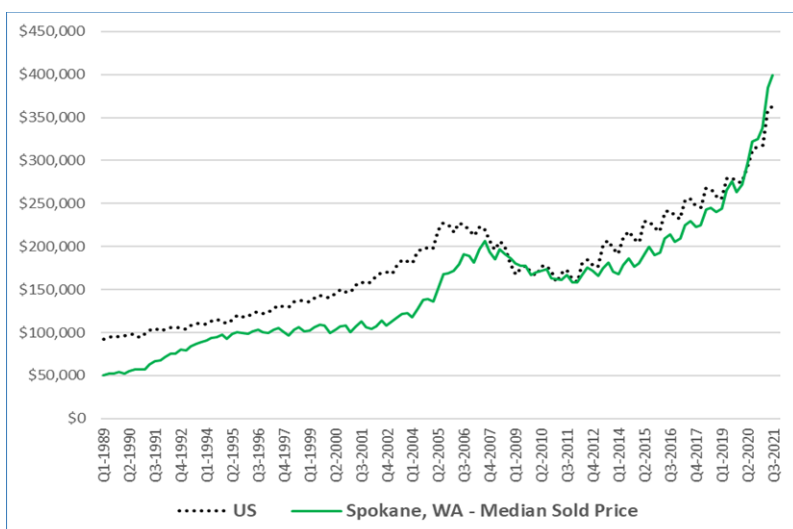
	Spokane	U.S.
1 YR. Growth	24.9%	17.6%
3 YR. Growth	61.2%	32.5%
8 YR. Growth	141.7%	78.3%

Historical population

Census	Pop.	%±
1880	350	—
1890	19,922	5,592.0%
1900	36,848	85.0%
1910	104,402	183.3%
1920	104,437	0.0%
1930	115,514	10.6%
1940	122,001	5.6%
1950	161,721	32.6%
1960	181,608	12.3%
1970	170,516	-6.1%
1980	171,300	0.5%
1990	177,165	3.4%
2000	195,629	10.4%
2010	208,916	6.8%
2020	228,989	9.6%

U.S. Decennial Census [143][144][145][146][147][4]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
C
D
D



Comments:

Strong price growth.

High GRM. Low family income and rents.