

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Tampa

FL

Tampa Metro

Population
wikipedia.com

HOUSING

Median Sold Price
% SFR
Average Age

Tampa

\$350,000	-3.9%
71.6%	-1.3%
1984	10 Years

U.S.

\$364,300
72.5%
1974

SOCIAL CAPITAL

Crime
School Score
Owner Occupancy
Bachelors Degree %

198.1	-26.8%
4.54	-11.8%
81.7%	-0.4%
38.6%	20.2%

270.6
5.15
82.1%
32.1%

DEMOGRAPHICS

Population
Population Change
Poverty

407,599	
21.4%	191.2%
19.5%	48.9%

331,449,281
7.4%
13.1%

FINANCIALS

Median Family Income
Average Rent
GRM

\$57,709	-17.0%
\$1,841	-5.8%
15.8	-1.4%

\$69,560
\$1,954
16.1

CYCLE GROWTH

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

26.8%	52.5%
47.9%	47.3%
124.6%	59.0%

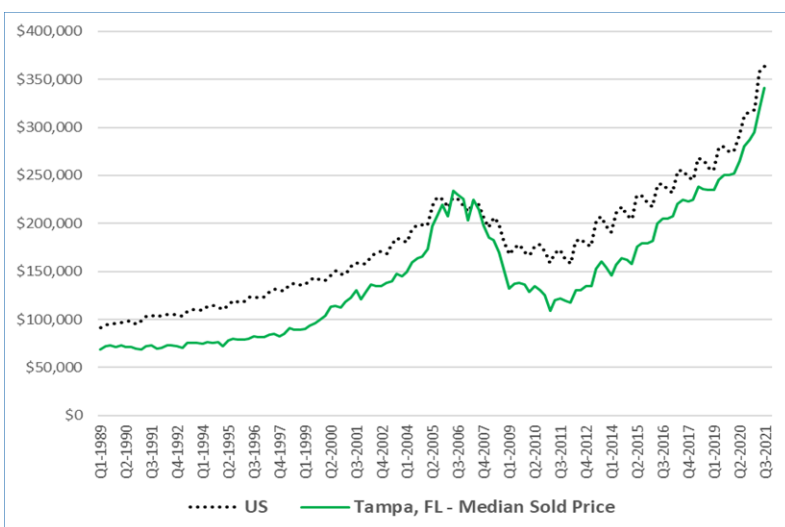
17.6%
32.5%
78.3%

Historical population

Census	Pop.	%±
1850	974	—
1870	796	—
1880	720	-9.5%
1890	5,532	668.3%
1900	15,839	186.3%
1910	37,782	138.5%
1920	51,608	36.6%
1930	101,161	96.0%
1940	108,391	7.1%
1950	124,681	15.0%
1960	274,970	120.5%
1970	277,714	1.0%
1980	271,523	-2.2%
1990	280,015	3.1%
2000	303,447	8.4%
2010	335,709	10.6%
2020	384,959	14.7%

source: [90][91][92][93]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

B
A
C
D



Comments:

Strong price and population growth.

Higher poverty rate.