

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Tucson

AZ

Population

Wikipedia.com

HOUSING

	Tucson		U.S.
Median Sold Price	\$313,000	-14.1%	\$364,300
% SFR	71.8%	-1.0%	72.5%
Average Age	1982	8 Years	1974

SOCIAL CAPITAL

	Tucson		U.S.
Crime	389.6	44.0%	270.6
School Score	4.87	-5.4%	5.15
Owner Occupancy	78.3%	-4.6%	82.1%
Bachelors Degree %	27.4%	-14.6%	32.1%

DEMOGRAPHICS

	Tucson		U.S.
Population	553,571		331,449,281
Population Change	6.4%	-12.5%	7.4%
Poverty	23.4%	78.6%	13.1%

FINANCIALS

	Tucson		U.S.
Median Family Income	\$44,365	-36.2%	\$69,560
Average Rent	\$1,622	-17.0%	\$1,954
GRM	16.1	0.1%	16.1

CYCLE GROWTH

	Tucson		U.S.
1 YR. Growth	21.4%	21.6%	17.6%
3 YR. Growth	50.5%	55.3%	32.5%
8 YR. Growth	87.6%	11.8%	78.3%

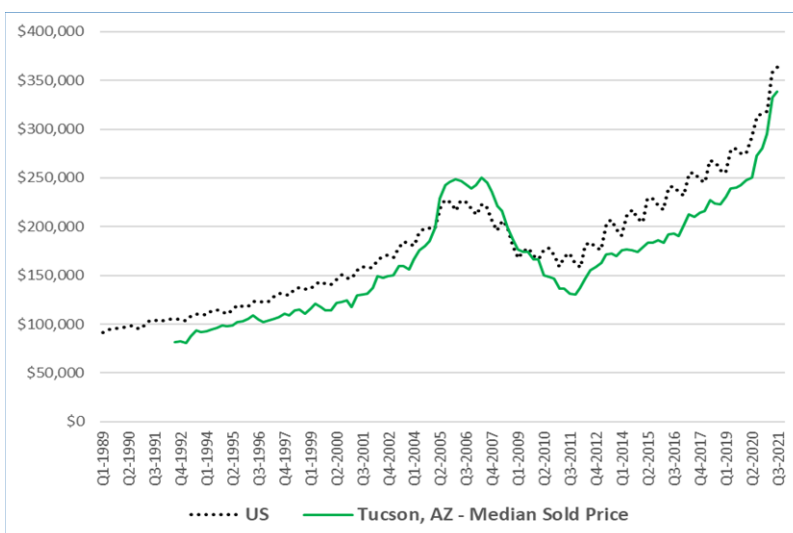
Historical population

Census	Pop.	%±
1850	400	—
1860	915	128.8%
1870	3,215	251.4%
1880	7,007	117.9%
1890	5,150	-26.5%
1900	7,531	46.2%
1910	13,193	75.2%
1920	20,292	53.8%
1930	32,506	60.2%
1940	35,752	10.0%
1950	45,454	27.1%
1960	212,892	368.4%
1970	262,933	23.5%
1980	330,537	25.7%
1990	405,371	22.6%
2000	486,699	20.1%
2010	520,116	6.9%
2020	542,629	4.3%

U.S. Decennial Census^[69]

2010–2020^[70]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

C
B
C
D



Comments:

Price growth is strong. Homes newer than average.

Income is low and poverty is high.