

GobbiWright - QuickSheets

City

State

Metro Area

DATE: Feb. 2022

Wichita

KS

Population
wikipedia.com

HOUSING

	Wichita		U.S.
Median Sold Price	\$185,000	-49.2%	\$364,300
% SFR	83.0%	14.6%	72.5%
Average Age	1972	-2 Years	1974

SOCIAL CAPITAL

	Wichita		U.S.
Crime	569.7	110.5%	270.6
School Score	3.75	-27.2%	5.15
Owner Occupancy	76.9%	-6.2%	82.1%
Bachelors Degree %	30.1%	-6.2%	32.1%

DEMOGRAPHICS

	Wichita		U.S.
Population	391,731		331,449,281
Population Change	2.4%	-66.7%	7.4%
Poverty	16.2%	23.7%	13.1%

FINANCIALS

	Wichita		U.S.
Median Family Income	\$55,056	-20.9%	\$69,560
Average Rent	\$1,008	-48.4%	\$1,954
GRM	15.3	-4.8%	16.1

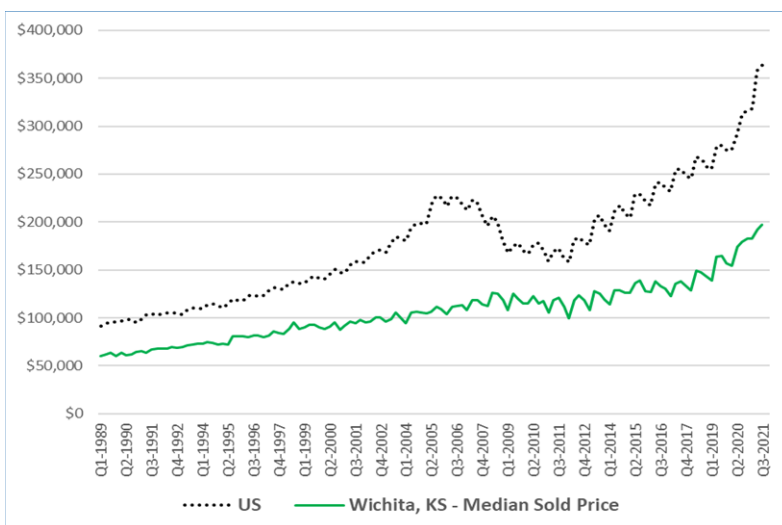
CYCLE GROWTH

	Wichita		U.S.
1 YR. Growth	13.6%	-22.9%	17.6%
3 YR. Growth	30.8%	-5.3%	32.5%
8 YR. Growth	55.3%	-29.4%	78.3%

Historical population		
Census	Pop.	%±
1870	689	—
1880	4,911	612.8%
1890	23,853	385.7%
1900	24,671	3.4%
1910	52,450	112.6%
1920	72,217	37.7%
1930	111,110	53.9%
1940	114,966	3.5%
1950	168,279	46.4%
1960	254,698	51.4%
1970	276,554	8.6%
1980	279,272	1.0%
1990	304,011	8.9%
2000	344,284	13.2%
2010	382,368	11.1%
2020	397,532	4.0%

U.S. Decennial Census^[7]
2010–2020^[8]

Market Cycle:



GRADES:

Social Capital
Growth Factors
Cash Flow
Cycle Growth

D
C
B
A



Comments:

Slower price growth. Higher crime score. Lower rents and family income.