

Gilbert, AZ

第二组第一周作业

# Chuan老师的评估标准

(个人主观标准, 仅供参考)



- 10年人口增长是全国均值2倍以上
- 工作机会多年增长, 产业多元化, 刚需产业+增长型产业
- 家庭收入略高于州内均值
- 地区平均年龄小于35岁
- 地区工资收入是租金的3倍
- 房产税低, 1.0%左右
- 租房比例在40%左右
- 房价接近county均价
- 月租金在1000到2000之间
- 交通方便, 离高速近



问题： Gilbert, AZ is a good place to invest?

	符合	不符合	问题
10 年人口增长是全国的两倍以上	√		
人口多元化, 房东友好	?	?	White 71.5%, Hispanic 17.5%
工作多年增长, 产业多元化, 刚需产业+增长型产业	√		
平均年龄小于35	√		
家庭收入略高于州内均值, 年均5-7 万		√	8.1万, 高于州内
地区收入是租金的3 倍, 月租金在100-2000 之间	√		
租房比例在40%左右		√	26.7%
房产税低于 1%	√		
房价近于County 均值		√	高5万
交通方便, 离高速近 ,犯罪率低, 好学区	√		

10 年人口增长是全国的两倍以上， 平均年龄小于35

PEOPLE	Gilbert, Arizona	United States
<a href="#">Population</a>	232,176	321,004,407
<a href="#">Female Population</a>	51.0%	50.8%
<a href="#">Male Population</a>	49.0%	49.2%
<a href="#">Median Age</a>	33.6	37.8
<a href="#">Population - 2010</a>	195,046	308,745,538
<a href="#">Population - 2000</a>	109,697	285,036,114
<a href="#">Population - 1990</a>	29,188	251,960,433
<a href="#">Pop. 2000 to Now</a>	111.7%	12.6%
<a href="#">Pop. 1990 to Now</a>	People	Gilbert
	2020	
	2010	
	Increase rate	19

预计人口涨到300万

工作多年增长， 产业多元化， 刚需产业+增长型产业

EMPLOYMENT INFORMATION	Gilbert, Arizona	United States
<a href="#">Income per Cap.</a>	\$34,250	\$31,177
<a href="#">Household Income</a>	\$87,566	\$57,652
<a href="#">Unemployment Rate</a>	3.90%	3.70%
<a href="#">Recent Job Growth</a>	3.30%	1.59%
<a href="#">Future Job Growth</a>	33.08%	33.51%

The average income of every resident of a geographic area, including all adults and children. Updated: 03/19

Most common industries in Gilbert, AZ (%)

Both Males Females



- Health care (11.7%)
- Educational services (9.1%)
- Finance & insurance (7.5%)
- Professional, scientific, technical services (7.0%)
- Accommodation & food services (6.7%)
- Construction (5.1%)
- Public administration (4.6%)

## POPULATION BY OCCUPATION

<a href="#"><u>Professional, scientific, technical services</u></a>	7.3%	6.7%
<a href="#"><u>Management of companies</u></a>	0.2%	0.1%
<a href="#"><u>Administrative, support, waste mgt svcs</u></a>	4.3%	4.3%
<a href="#"><u>Educational services</u></a>	9.1%	9.3%
<a href="#"><u>Health care and social assistance</u></a>	13.7%	13.8%
<a href="#"><u>Arts, entertainment, recreation</u></a>	2.2%	2.2%
<a href="#"><u>Accommodation, food services</u></a>	6.3%	7.4%

地区收入是租金的3 倍, 月租金在100-2000 之间

AVERAGE RENT FOR HOME OR APARTMENT		
<a href="#">Average Rent</a>	\$1,835	\$1,470
<a href="#">Studio Apartment</a>	\$940	\$821
<a href="#">1 Bedroom Home or Apartment</a>	\$1,095	\$930
<a href="#">2 Bedroom Home or Apartment</a>	\$1,355	\$1,148
<a href="#">3 Bedroom Home or Apartment</a>	\$1,960	\$1,537
<a href="#">4 Bedroom Home or Apartment</a>	\$2,242	\$1,791

Median household income:  $81485/12=\$6790$ :  $\$1835= 3.7$

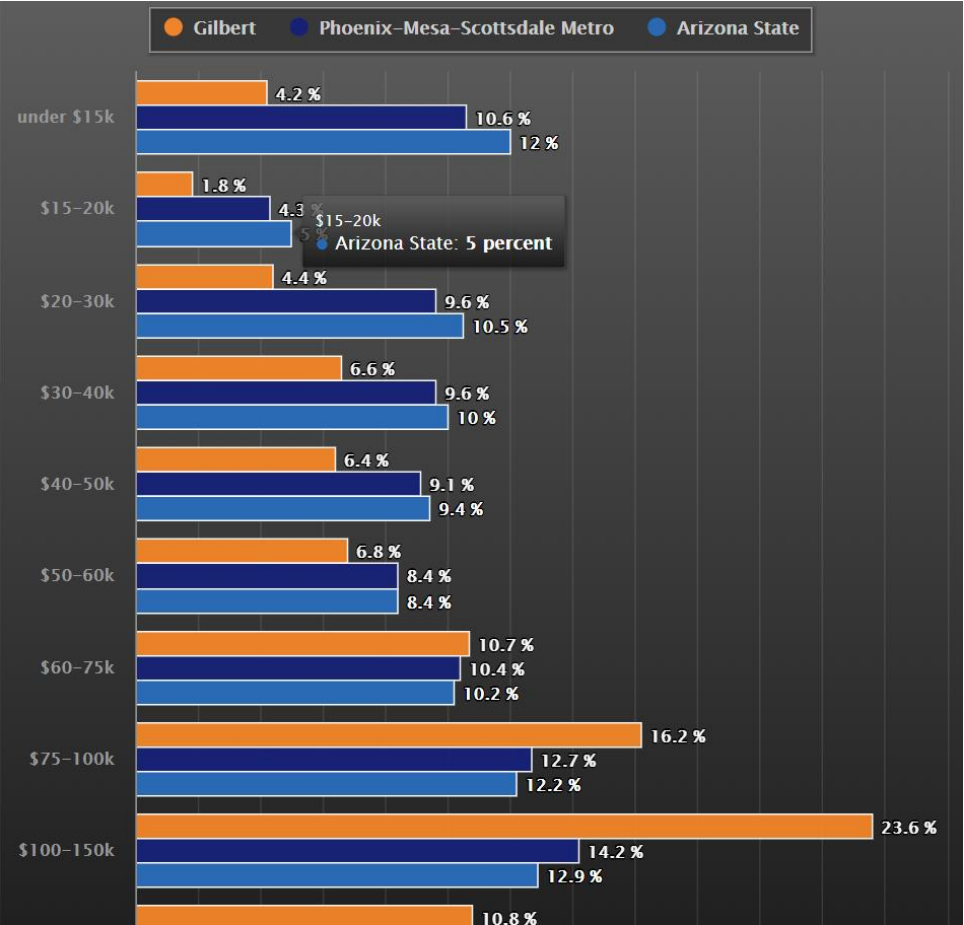


家庭收入略高于州内均值

Income and Salaries for Gilbert

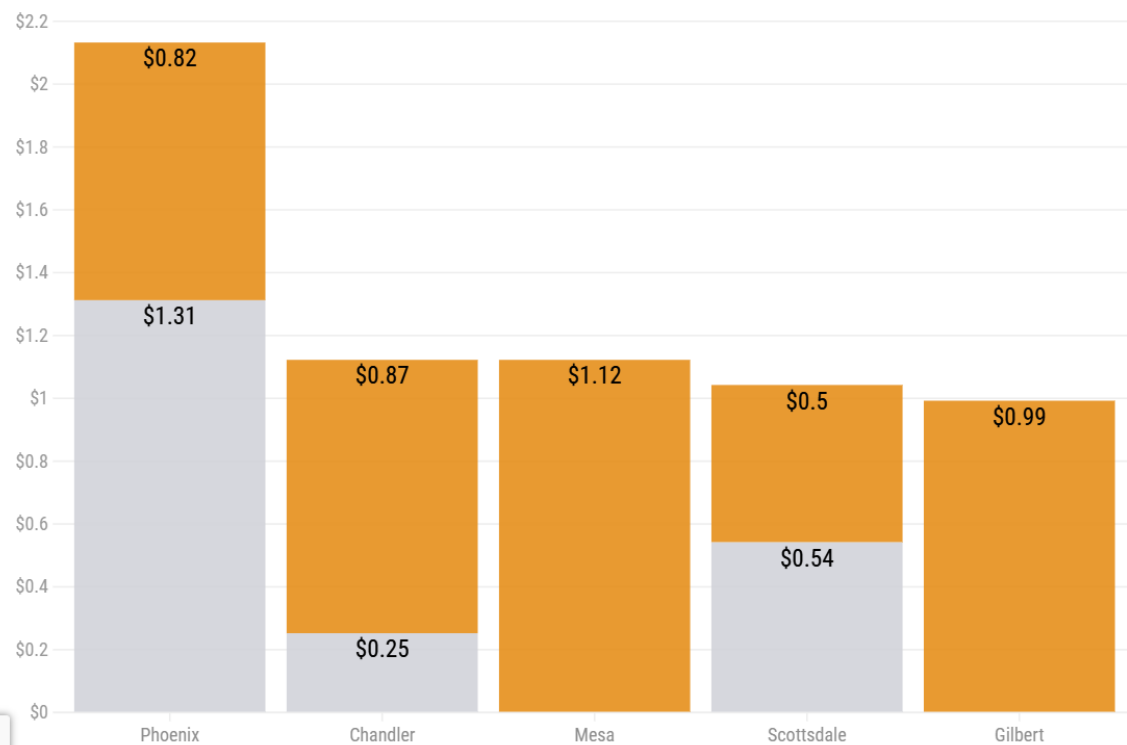
- The average income of a Gilbert resident is \$31,546 a year. The US average is \$28,555 a year.
- The Median household income of a Gilbert resident is \$81,485 a year. The US average is \$53,482 a year.

INCOME BY POPULATION PERCENT



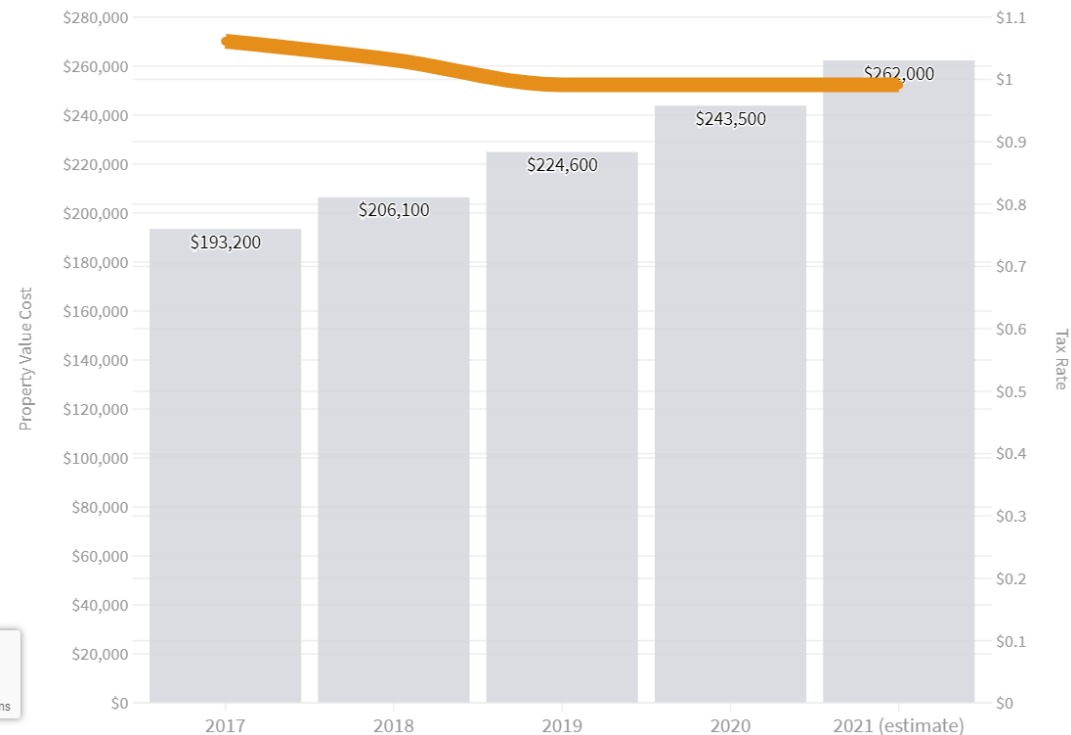
# 房产税低于 1%， 预计还会降

Primary Tax Secondary Tax



Provisional FY 2021 Property Tax. Check back soon for an update with Tempe and Glendale rates.

Tax Rate Property Value



City - Terms

交通方便, 离高速近,  
犯罪率低, 好学区

## Crime in Gilbert, Arizona

Crime is ranked on a scale of 1 (low crime) to 100 (high crime)

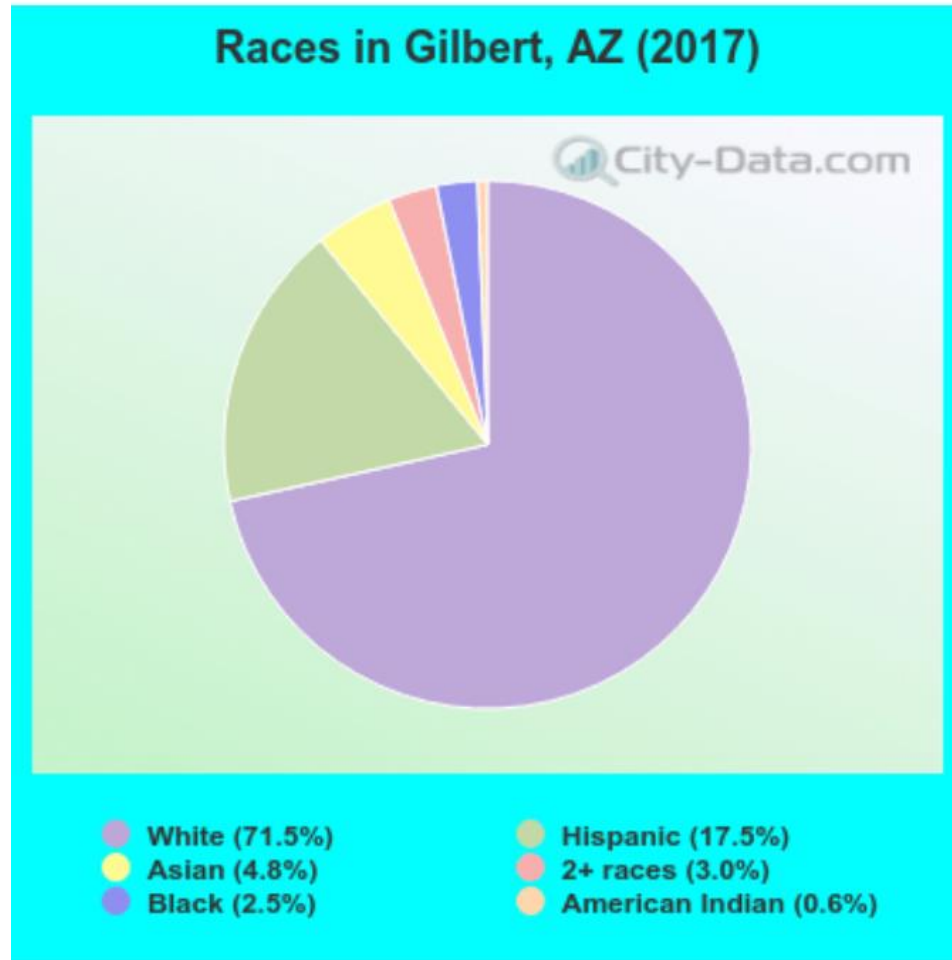
**Gilbert violent crime is 10.4.** (The US average is 22.7)

**Gilbert property crime is 23.1.** (The US average is 35.4)

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COMMUTE: Gilbert is 40 minutes from downtown Phoenix, 30 minutes from Sky Harbor Airport in Phoenix. Depending on where you live in Gilbert, it's about 30 minutes from Scottsdale, and about 25 minutes from Tempe. If you [work](#) in Phoenix, the morning commute will be under 45 minutes. It's seasonal, too, as the snowbirds from the North will swell the entire Valley's population by an add'l 30% in winter months, and that may impact your drive from time to time. Nevertheless, you have the lovely San Tan or Superstition Mountains to accompany you on your commute. And there's nothing negative that can be said about that!

人口多元化? White 71.5% Hispanic 17.5%



租房比例在40%左右： 小于40%

# Rent vs Own

72.1%

2017 HOMEOWNERSHIP

71.6%

2016 HOMEOWNERSHIP

In 2017, 72.1% of the housing units in Gilbert, AZ were occupied by their owner. This percentage grew from the previous year's rate of 71.6%.

This percentage of owner-occupation is higher than the national average of 63.9%. This chart shows the ownership percentage in Gilbert, AZ compared it's parent and neighboring geographies.

Data from [the Census Bureau ACS 5-year Estimate](#).

HOUSING	Gilbert, Arizona	United States
<a href="#">Median Home Age</a>	16	40
<a href="#">Median Home Cost</a>	\$332,800	\$231,200
<a href="#">Home Appr. Last 12 months</a>	7.8%	6.7%
<a href="#">Home Appr. Last 5 yrs.</a>	37.5%	35.6%
<a href="#">Home Appr. Last 10 yrs.</a>	43.9%	27.4%
<a href="#">Property Tax Rate</a>	\$6.30	\$11.78
<a href="#">Property Taxes Paid</a>	\$2,097	\$2,724
<a href="#">Homes Owned</a>	67.2%	56.0%
<a href="#">Housing Vacant</a>	6.8%	12.2%
<a href="#">Homes Rented</a>	26.0%	31.8%

# 房价近于County 均值

