

KEYSTONE FUNDING NETWORK

2021

Top 10 Flipping Markets

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1



BOISE, ID

- **POPULATION:** 226,115
- **DEC. 2020 UNEMPLOYMENT RATE:** 4.9%
- **AVG. INCOME:** \$66,293
- **AVERAGE SALES PRICE:** \$404,000
- **AVERAGE RENT:** \$1,279
- **INVENTORY LEVELS:** .26 MONTHS

1. **POPULATION & JOB GROWTH TRIPLE NATIONAL AVERAGE**
2. **3.2% 12 MONTH APPRECIATION FORECAST**

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2



DALLAS, TX

- **POPULATION:** 1,331,000
- **DEC. 2020 UNEMPLOYMENT RATE:** 7.1 %
- **AVG. INCOME:** \$52,580
- **AVERAGE SALES PRICE:** \$284,000
- **AVERAGE RENT:** \$1,250
- **INVENTORY LEVELS:** 2.3 MONTHS

1. 11.4% THREE-YEAR APPRECIATION FORECAST
2. 52.9% OF DALLAS RENTS VS 33% NATIONALLY

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3



ATLANTA, GA

- **POPULATION:** 488,800
- **DEC. 2020 UNEMPLOYMENT RATE:** 5.6%
- **AVG. INCOME:** \$65,345
- **AVERAGE SALES PRICE:** \$375,000
- **AVERAGE RENT:** \$1,504
- **INVENTORY LEVELS:** 2.0 MONTHS

1. **PROPERTIES STARTING AT \$70K**
2. **9.3% THREE-YEAR APPRECIATION FORECAST**

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4

LAS VEGAS, NV

- **POPULATION:** 634,773
- **DEC. 2020 UNEMPLOYMENT RATE:** 11.5%
- **AVG. INCOME:** \$53,575
- **AVERAGE SALES PRICE:** \$320,000
- **AVERAGE RENT:** \$1,158
- **INVENTORY LEVELS:** 1.4 MONTHS

1. 28TH-MOST POPULATED CITY IN USA
2. 3% POPULATION INCREASE FROM 2019 TO 2020



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5

ORLANDO, FL



- **POPULATION: 280,832**
- **DEC. 2020 UNEMPLOYMENT RATE: 7.7%**
- **AVG. INCOME: \$51,820**
- **AVERAGE SALES PRICE: \$277,000**
- **AVERAGE RENT: \$1,391**
- **INVENTORY LEVELS: 1.72 MONTHS**

1. OVER 60% OF POPULATION RENTS
2. SECOND FASTEST GROWING CITY ACCORDING TO FORBES

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6

SPOKANE, WA



- **POPULATION:** 217,353
- **DEC. 2020 UNEMPLOYMENT RATE:** 6.8%
- **AVG. INCOME:** \$47,822
- **AVERAGE SALES PRICE:** \$303,583
- **AVERAGE RENT:** \$1,067
- **INVENTORY LEVELS:** 1.2 MONTHS

1. BUYERS LEAVING OVERPRICED MARKETS (PORTLAND & SEATTLE) TO COME HERE
2. SECOND-LARGEST CITY IN WASHINGTON BY POPULATION



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7

TAMPA, FL

- **POPULATION:** 387,916
- **DEC. 2020 UNEMPLOYMENT RATE:** 5.7%
- **AVG. INCOME:** \$54,599
- **AVERAGE SALES PRICE:** \$251,387
- **AVERAGE RENT:** \$1,373
- **INVENTORY LEVELS:** 2.3 MONTHS

1. COST OF LIVING IS 5% LOWER THAN NATIONAL AVERAGE
2. FOUR FORTUNE 500 COMPANIES ARE HEADQUARTERED HERE

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8

AUSTIN, TX

- **POPULATION: 950,807**
- **DEC. 2020 UNEMPLOYMENT RATE: 5.9%**
- **AVG. INCOME: \$71,543**
- **AVERAGE SALES PRICE: \$365,000**
- **AVERAGE RENT: \$1,385**
- **INVENTORY LEVELS: 1.1 MONTHS**

1. **11TH-MOST POPULATED CITY IN THE U.S. & 4TH MOST POPULATED IN TEXAS**
2. **LOW UNEMPLOYMENT, AFFORDABLE HOMES, RISING RENTS**

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9

CHICAGO, IL

- **POPULATION:** 2,710,000
- **DEC. 2020 UNEMPLOYMENT RATE:** 7.3%
- **AVG. INCOME:** \$57,238
- **AVERAGE SALES PRICE:** \$325,000
- **AVERAGE RENT:** \$1,821
- **INVENTORY LEVELS:** 2.3 MONTHS

1. OVER 50% OF THE POPULATION RENTS
2. RANKED SEVENTH IN THE ENTIRE WORLD IN THE 2017 GLOBAL CITIES INDEX

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10

COLUMBUS, OH

- **POPULATION: 878,553**
- **DEC. 2020 UNEMPLOYMENT RATE: 4.9%**
- **AVG. INCOME: \$52,971**
- **AVERAGE SALES PRICE: \$207,313**
- **AVERAGE RENT: \$985**
- **INVENTORY LEVELS: 1.2 MONTHS**

1. AFFORDABLE HOME PRICES
2. INCREASING VALUES, RENTS AND POPULATION



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