



Executive Summary

Sam Walton Way, Knoxville, Tennessee, 37938
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.08758
Longitude: -83.93815

	1 mile	3 miles	5 miles
Population			
2000 Population	3,168	22,874	56,968
2010 Population	4,079	27,585	67,960
2020 Population	4,317	28,953	73,883
2025 Population	4,466	29,866	77,038
2000-2010 Annual Rate	2.56%	1.89%	1.78%
2010-2020 Annual Rate	0.55%	0.47%	0.82%
2020-2025 Annual Rate	0.68%	0.62%	0.84%
2020 Male Population	47.3%	48.4%	48.6%
2020 Female Population	52.7%	51.6%	51.4%
2020 Median Age	46.2	41.8	41.1

In the identified area, the current year population is 73,883. In 2010, the Census count in the area was 67,960. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 77,038 representing a change of 0.84% annually from 2020 to 2025. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 46.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	96.5%	94.2%	92.2%
2020 Black Alone	0.7%	1.1%	3.1%
2020 American Indian/Alaska Native Alone	0.0%	0.2%	0.2%
2020 Asian Alone	1.1%	0.8%	0.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	0.6%	2.1%	1.6%
2020 Two or More Races	0.9%	1.6%	2.0%
2020 Hispanic Origin (Any Race)	2.3%	4.2%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	104	86	77
2000 Households	1,273	8,957	23,350
2010 Households	1,698	10,703	27,633
2020 Total Households	1,807	11,235	30,063
2025 Total Households	1,872	11,580	31,343
2000-2010 Annual Rate	2.92%	1.80%	1.70%
2010-2020 Annual Rate	0.61%	0.47%	0.83%
2020-2025 Annual Rate	0.71%	0.61%	0.84%
2020 Average Household Size	2.38	2.57	2.44

The household count in this area has changed from 27,633 in 2010 to 30,063 in the current year, a change of 0.83% annually. The five-year projection of households is 31,343, a change of 0.84% annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2010. The number of families in the current year is 20,052 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	11.9%	12.4%	13.1%
Median Household Income			
2020 Median Household Income	\$75,501	\$63,566	\$58,790
2025 Median Household Income	\$79,738	\$68,423	\$62,565
2020-2025 Annual Rate	1.10%	1.48%	1.25%
Average Household Income			
2020 Average Household Income	\$86,518	\$80,443	\$75,670
2025 Average Household Income	\$94,438	\$87,907	\$82,740
2020-2025 Annual Rate	1.77%	1.79%	1.80%
Per Capita Income			
2020 Per Capita Income	\$34,825	\$31,616	\$30,905
2025 Per Capita Income	\$38,030	\$34,528	\$33,784
2020-2025 Annual Rate	1.78%	1.78%	1.80%

Households by Income

Current median household income is \$58,790 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$62,565 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$75,670 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$82,740 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$30,905 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,784 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	207	198	184
2000 Total Housing Units	1,337	9,581	25,236
2000 Owner Occupied Housing Units	1,118	7,248	17,616
2000 Renter Occupied Housing Units	155	1,709	5,734
2000 Vacant Housing Units	64	624	1,886
2010 Total Housing Units	1,794	11,419	30,094
2010 Owner Occupied Housing Units	1,413	8,509	20,708
2010 Renter Occupied Housing Units	285	2,194	6,925
2010 Vacant Housing Units	96	716	2,461
2020 Total Housing Units	1,903	11,950	32,600
2020 Owner Occupied Housing Units	1,498	8,924	22,293
2020 Renter Occupied Housing Units	308	2,311	7,770
2020 Vacant Housing Units	96	715	2,537
2025 Total Housing Units	1,968	12,293	33,934
2025 Owner Occupied Housing Units	1,556	9,264	23,339
2025 Renter Occupied Housing Units	315	2,317	8,004
2025 Vacant Housing Units	96	713	2,591

Currently, 68.4% of the 32,600 housing units in the area are owner occupied; 23.8%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 30,094 housing units in the area - 68.8% owner occupied, 23.0% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 3.62%. Median home value in the area is \$183,971, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.60% annually to \$199,185.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.