



Executive Summary

304 Stafford Ct, Smyrna, Tennessee, 37167
Rings: 10 mile radii

Tim Pennington
Latitude: 35.97108
Longitude: -86.56063

10 miles	
Population	
2010 Population	243,543
2020 Population	320,761
2022 Population	343,829
2027 Population	366,837
2010-2020 Annual Rate	2.79%
2020-2022 Annual Rate	3.13%
2022-2027 Annual Rate	1.30%
2022 Male Population	48.9%
2022 Female Population	51.1%
2022 Median Age	35.3

In the identified area, the current year population is 343,829. In 2020, the Census count in the area was 320,761. The rate of change since 2020 was 3.13% annually. The five-year projection for the population in the area is 366,837 representing a change of 1.30% annually from 2022 to 2027. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 35.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	54.9%
2022 Black Alone	20.6%
2022 American Indian/Alaska Native Alone	0.6%
2022 Asian Alone	5.1%
2022 Pacific Islander Alone	0.1%
2022 Other Race	9.6%
2022 Two or More Races	9.1%
2022 Hispanic Origin (Any Race)	17.1%

Persons of Hispanic origin represent 17.1% of the population in the identified area compared to 19.0% 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 73.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	88
2010 Households	89,505
2020 Households	113,483
2022 Households	121,608
2027 Households	129,322
2010-2020 Annual Rate	2.40%
2020-2022 Annual Rate	3.12%
2022-2027 Annual Rate	1.24%
2022 Average Household Size	2.82

The household count in this area has changed from 113,483 in 2020 to 121,608 in the current year, a change of 3.12% annually. The five-year projection of households is 129,322, a change of 1.24% annually from the current year total. Average household size is currently 2.82, compared to 2.82 in the year 2020. The number of families in the current year is 84,905 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income

2022 Percent of Income for Mortgage 19.2%

Median Household Income

2022 Median Household Income \$78,471

2027 Median Household Income \$92,926

2022-2027 Annual Rate 3.44%

Average Household Income

2022 Average Household Income \$103,521

2027 Average Household Income \$119,413

2022-2027 Annual Rate 2.90%

Per Capita Income

2022 Per Capita Income \$36,675

2027 Per Capita Income \$42,167

2022-2027 Annual Rate 2.83%

Households by Income

Current median household income is \$78,471 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$92,926 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$103,521 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$119,413 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,675 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$42,167 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 129

2010 Total Housing Units 95,474

2010 Owner Occupied Housing Units 61,990

2010 Renter Occupied Housing Units 27,516

2010 Vacant Housing Units 5,969

2020 Total Housing Units 119,102

2020 Vacant Housing Units 5,619

2022 Total Housing Units 128,522

2022 Owner Occupied Housing Units 81,133

2022 Renter Occupied Housing Units 40,475

2022 Vacant Housing Units 6,914

2027 Total Housing Units 139,662

2027 Owner Occupied Housing Units 87,191

2027 Renter Occupied Housing Units 42,131

2027 Vacant Housing Units 10,340

Currently, 63.1% of the 128,522 housing units in the area are owner occupied; 31.5%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 119,102 housing units in the area and 4.7% vacant housing units. The annual rate of change in housing units since 2020 is 3.44%. Median home value in the area is \$286,257, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.55% annually to \$324,651.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.