



Executive Summary

3101 W Market St, Johnson City, Tennessee, 37604
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.30935
Longitude: -82.40701

	1 mile	3 miles	5 miles
Population			
2000 Population	3,982	31,834	63,496
2010 Population	4,345	34,823	71,112
2021 Population	4,292	37,112	75,532
2026 Population	4,302	38,606	78,194
2000-2010 Annual Rate	0.88%	0.90%	1.14%
2010-2021 Annual Rate	-0.11%	0.57%	0.54%
2021-2026 Annual Rate	0.05%	0.79%	0.70%
2021 Male Population	49.8%	49.0%	48.4%
2021 Female Population	50.2%	51.0%	51.6%
2021 Median Age	44.6	38.8	40.2

In the identified area, the current year population is 75,532. In 2010, the Census count in the area was 71,112. The rate of change since 2010 was 0.54% annually. The five-year projection for the population in the area is 78,194 representing a change of 0.70% annually from 2021 to 2026. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 44.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	89.5%	85.1%	85.4%
2021 Black Alone	4.3%	7.0%	6.8%
2021 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2021 Asian Alone	1.4%	2.7%	2.3%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	1.6%	2.2%	2.1%
2021 Two or More Races	2.6%	2.5%	2.9%
2021 Hispanic Origin (Any Race)	3.3%	4.9%	4.8%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 18.9% 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 33.2 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	47	73	70
2000 Households	1,749	13,266	26,961
2010 Households	1,939	14,535	30,400
2021 Total Households	1,940	15,886	32,867
2026 Total Households	1,950	16,647	34,197
2000-2010 Annual Rate	1.04%	0.92%	1.21%
2010-2021 Annual Rate	0.00%	0.79%	0.70%
2021-2026 Annual Rate	0.10%	0.94%	0.80%
2021 Average Household Size	2.16	2.12	2.18

The household count in this area has changed from 30,400 in 2010 to 32,867 in the current year, a change of 0.70% annually. The five-year projection of households is 34,197, a change of 0.80% annually from the current year total. Average household size is currently 2.18, compared to 2.20 in the year 2010. The number of families in the current year is 18,169 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	19.7%	17.9%	18.0%
Median Household Income			
2021 Median Household Income	\$30,076	\$43,599	\$43,626
2026 Median Household Income	\$33,611	\$50,084	\$50,107
2021-2026 Annual Rate	2.25%	2.81%	2.81%
Average Household Income			
2021 Average Household Income	\$51,746	\$69,280	\$69,338
2026 Average Household Income	\$60,224	\$78,377	\$78,938
2021-2026 Annual Rate	3.08%	2.50%	2.63%
Per Capita Income			
2021 Per Capita Income	\$23,000	\$29,748	\$30,337
2026 Per Capita Income	\$26,854	\$33,849	\$34,674
2021-2026 Annual Rate	3.15%	2.62%	2.71%

Households by Income

Current median household income is \$43,626 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$50,107 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$69,338 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$78,938 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$30,337 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$34,674 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	120	131	130
2000 Total Housing Units	1,907	14,308	29,118
2000 Owner Occupied Housing Units	1,207	7,668	16,115
2000 Renter Occupied Housing Units	542	5,598	10,846
2000 Vacant Housing Units	158	1,042	2,157
2010 Total Housing Units	2,106	16,194	33,985
2010 Owner Occupied Housing Units	1,255	8,192	17,393
2010 Renter Occupied Housing Units	684	6,343	13,007
2010 Vacant Housing Units	167	1,659	3,585
2021 Total Housing Units	2,150	17,850	36,983
2021 Owner Occupied Housing Units	1,237	8,764	18,333
2021 Renter Occupied Housing Units	704	7,122	14,535
2021 Vacant Housing Units	210	1,964	4,116
2026 Total Housing Units	2,170	18,712	38,504
2026 Owner Occupied Housing Units	1,270	9,250	19,283
2026 Renter Occupied Housing Units	680	7,397	14,914
2026 Vacant Housing Units	220	2,065	4,307

Currently, 49.6% of the 36,983 housing units in the area are owner occupied; 39.3%, renter occupied; and 11.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 33,985 housing units in the area - 51.2% owner occupied, 38.3% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 3.83%. Median home value in the area is \$187,521, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 4.17% annually to \$229,991.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.