

Executive Summary

7670 Poplar Ave, Germantown, Tennessee, 38138 2
 7670 Poplar Ave, Germantown, Tennessee, 38138
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 35.09288
 Longitude: -89.80617

	1 mile	3 miles	5 miles
Population			
2010 Population	7,453	61,606	177,187
2020 Population	7,934	64,713	186,633
2024 Population	7,704	63,231	184,220
2029 Population	7,643	61,688	180,489
2010-2020 Annual Rate	0.63%	0.49%	0.52%
2020-2024 Annual Rate	-0.69%	-0.54%	-0.31%
2024-2029 Annual Rate	-0.16%	-0.49%	-0.41%
2020 Male Population	47.5%	47.7%	47.0%
2020 Female Population	52.5%	52.3%	53.0%
2020 Median Age	44.6	42.2	37.8
2024 Male Population	48.1%	48.6%	47.8%
2024 Female Population	51.9%	51.4%	52.2%
2024 Median Age	44.7	42.4	38.3

In the identified area, the current year population is 184,220. In 2020, the Census count in the area was 186,633. The rate of change since 2020 was -0.31% annually. The five-year projection for the population in the area is 180,489 representing a change of -0.41% annually from 2024 to 2029. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 38.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.9%	66.4%	43.0%
2024 Black Alone	4.3%	19.8%	42.9%
2024 American Indian/Alaska Native Alone	0.1%	0.2%	0.3%
2024 Asian Alone	6.7%	6.2%	4.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.3%	2.0%	4.0%
2024 Two or More Races	5.7%	5.4%	5.0%
2024 Hispanic Origin (Any Race)	3.7%	4.4%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 19.6% 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 67.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	171	160	116
2010 Households	3,036	25,496	71,321
2020 Households	3,241	26,754	75,525
2024 Households	3,292	26,768	76,304
2029 Households	3,352	26,737	76,545
2010-2020 Annual Rate	0.66%	0.48%	0.57%
2020-2024 Annual Rate	0.37%	0.01%	0.24%
2024-2029 Annual Rate	0.36%	-0.02%	0.06%
2024 Average Household Size	2.33	2.34	2.38

The household count in this area has changed from 75,525 in 2020 to 76,304 in the current year, a change of 0.24% annually. The five-year projection of households is 76,545, a change of 0.06% annually from the current year total. Average household size is currently 2.38, compared to 2.43 in the year 2020. The number of families in the current year is 48,697 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	19.5%	21.6%	24.2%
Median Household Income			
2024 Median Household Income	\$123,614	\$116,710	\$88,869
2029 Median Household Income	\$145,523	\$133,962	\$106,008
2024-2029 Annual Rate	3.32%	2.80%	3.59%
Average Household Income			
2024 Average Household Income	\$158,701	\$156,937	\$125,685
2029 Average Household Income	\$185,192	\$180,973	\$145,989
2024-2029 Annual Rate	3.14%	2.89%	3.04%
Per Capita Income			
2024 Per Capita Income	\$69,385	\$66,132	\$51,931
2029 Per Capita Income	\$83,074	\$78,094	\$61,743
2024-2029 Annual Rate	3.67%	3.38%	3.52%
GINI Index			
2024 Gini Index	31.7	33.7	38.7
Households by Income			

Current median household income is \$88,869 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$106,008 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$125,685 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,989 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$51,931 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$61,743 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	122	110	98
2010 Total Housing Units	3,211	26,833	77,438
2010 Owner Occupied Housing Units	2,423	18,283	45,564
2010 Renter Occupied Housing Units	613	7,213	25,757
2010 Vacant Housing Units	175	1,337	6,117
2020 Total Housing Units	3,454	28,320	81,006
2020 Owner Occupied Housing Units	2,402	18,054	43,291
2020 Renter Occupied Housing Units	839	8,700	32,234
2020 Vacant Housing Units	183	1,619	5,511
2024 Total Housing Units	3,504	28,239	81,812
2024 Owner Occupied Housing Units	2,475	18,374	44,371
2024 Renter Occupied Housing Units	817	8,394	31,933
2024 Vacant Housing Units	212	1,471	5,508
2029 Total Housing Units	3,515	28,287	81,999
2029 Owner Occupied Housing Units	2,561	18,669	45,442
2029 Renter Occupied Housing Units	791	8,068	31,103
2029 Vacant Housing Units	163	1,550	5,454
Socioeconomic Status Index			
2024 Socioeconomic Status Index	71.6	66.4	54.7

Currently, 54.2% of the 81,812 housing units in the area are owner occupied; 39.0%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 81,006 housing units in the area and 6.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.23%. Median home value in the area is \$344,176, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.32% annually to \$445,957.

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