

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			
2010 Population	4,264	34,855	71,678
2020 Population	4,297	39,519	77,819
2024 Population	4,281	41,413	80,483
2029 Population	4,270	42,482	82,471
2010-2020 Annual Rate	0.08%	1.26%	0.83%
2020-2024 Annual Rate	-0.09%	1.11%	0.80%
2024-2029 Annual Rate	-0.05%	0.51%	0.49%
2020 Male Population	49.1%	48.3%	48.0%
2020 Female Population	50.9%	51.7%	52.0%
2020 Median Age	41.1	34.3	37.6
2024 Male Population	49.8%	48.9%	48.6%
2024 Female Population	50.2%	51.1%	51.4%
2024 Median Age	42.3	35.0	38.1

In the identified area, the current year population is 80,483. In 2020, the Census count in the area was 77,819. The rate of change since 2020 was 0.80% annually. The five-year projection for the population in the area is 82,471 representing a change of 0.49% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	82.7%	80.3%	81.2%
2024 Black Alone	4.4%	6.9%	6.3%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2024 Asian Alone	1.1%	2.4%	2.0%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	3.6%	3.3%	3.0%
2024 Two or More Races	7.7%	6.7%	7.1%
2024 Hispanic Origin (Any Race)	7.1%	6.5%	6.5%

Persons of Hispanic origin represent 6.5% 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 41.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	53	82	79
2010 Households	1,923	14,556	30,569
2020 Households	1,952	16,314	32,747
2024 Households	1,957	17,094	33,935
2029 Households	1,964	17,645	34,945
2010-2020 Annual Rate	0.15%	1.15%	0.69%
2020-2024 Annual Rate	0.06%	1.10%	0.84%
2024-2029 Annual Rate	0.07%	0.64%	0.59%
2024 Average Household Size	2.15	2.19	2.23

The household count in this area has changed from 32,747 in 2020 to 33,935 in the current year, a change of 0.84% annually. The five-year projection of households is 34,945, a change of 0.59% annually from the current year total. Average household size is currently 2.23, compared to 2.22 in the year 2020. The number of families in the current year is 18,437 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	31.6%	32.2%	30.9%
Median Household Income			
2024 Median Household Income	\$39,405	\$55,486	\$57,981
2029 Median Household Income	\$50,547	\$68,271	\$70,991
2024-2029 Annual Rate	5.11%	4.23%	4.13%
Average Household Income			
2024 Average Household Income	\$64,646	\$90,089	\$88,534
2029 Average Household Income	\$81,623	\$106,894	\$105,101
2024-2029 Annual Rate	4.77%	3.48%	3.49%
Per Capita Income			
2024 Per Capita Income	\$28,599	\$37,795	\$37,868
2029 Per Capita Income	\$36,337	\$44,969	\$45,081
2024-2029 Annual Rate	4.91%	3.54%	3.55%
GINI Index			
2024 Gini Index	47.1	47.0	45.3
Households by Income			

Current median household income is \$57,981 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$70,991 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$88,534 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$105,101 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$37,868 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,081 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	80	79	82
2010 Total Housing Units	2,087	16,239	34,220
2010 Owner Occupied Housing Units	1,240	8,291	17,475
2010 Renter Occupied Housing Units	683	6,264	13,094
2010 Vacant Housing Units	164	1,683	3,651
2020 Total Housing Units	2,115	17,819	35,968
2020 Owner Occupied Housing Units	1,212	8,346	17,727
2020 Renter Occupied Housing Units	740	7,968	15,020
2020 Vacant Housing Units	169	1,497	3,179
2024 Total Housing Units	2,112	18,664	37,262
2024 Owner Occupied Housing Units	1,247	8,873	18,753
2024 Renter Occupied Housing Units	710	8,221	15,182
2024 Vacant Housing Units	155	1,570	3,327
2029 Total Housing Units	2,117	19,224	38,296
2029 Owner Occupied Housing Units	1,297	9,497	19,983
2029 Renter Occupied Housing Units	667	8,148	14,963
2029 Vacant Housing Units	153	1,579	3,351
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.8	48.5	47.9

Currently, 50.3% of the 37,262 housing units in the area are owner occupied; 40.7%, renter occupied; and 8.9% 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 35,968 housing units in the area and 8.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.84%. Median home value in the area is \$286,051, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 5.56% annually to \$374,901.

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