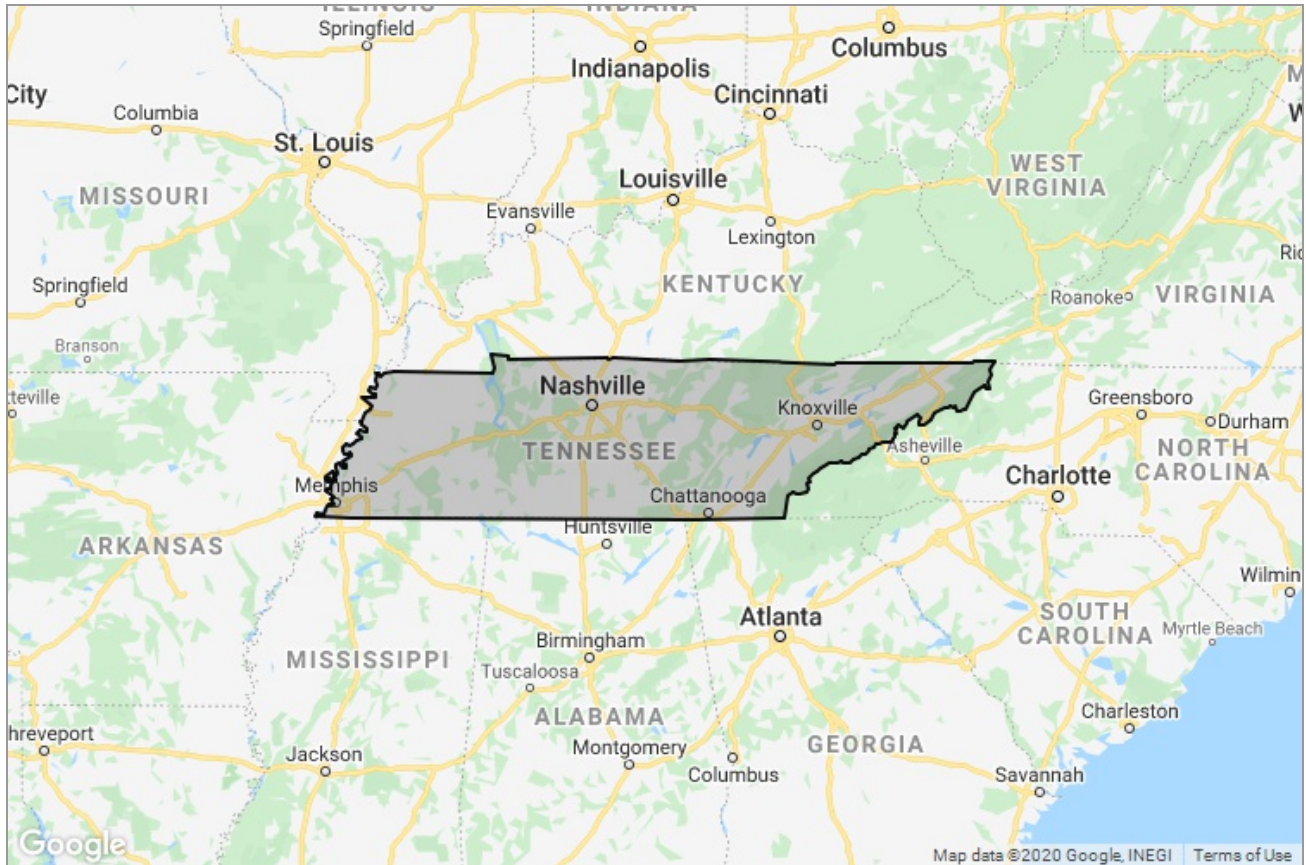FEDERAL ECONOMIC AREA REPORT
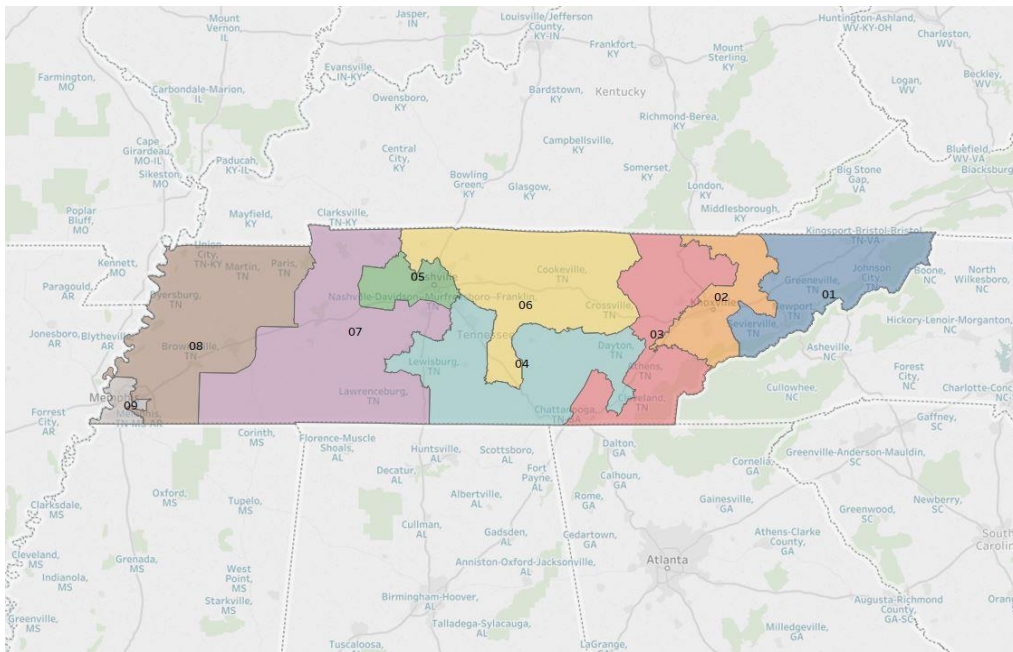
Tennessee

Congressional District Report for the 116th Congress

Tennessee

Honorable Lamar Alexander (R)
## Honorable Marsha Blackburn (R)

Congressional District Report for the 116th Congress

This report presents 116th congressional district - and state- level data about homeownership and the housing market that REALTORS® can use to advocate for sustainable and affordable homeownership. For many people, homeownership is the achievement of the American dream and their major source of wealth.

The U.S. homeownership rate slightly dipped to 64.1% in 2019 Q2 (64.3% in 2018 Q2; 64.2% in 2019 Q1). The homeownership rate has improved from the low point of 62.9% in 2016 Q2, but it remains below the 69.2% peak in 2004 Q4. Compared to the number of households in 2000 Q1, there were 9.3 million new renter households in 2019 Q2, outpacing the 7.4 million new homeowner households.[1]

Homeownership provides an opportunity for households and the succeeding generations to move up the economic ladder and build up wealth. In 2016, the median net worth of homeowners was $231,400, 45 times the median net worth of renters of $5,200.[2] Homeownership is also associated with positive social and economic benefits brought about by encouraging the formation of safe, stable, and livable neighborhoods.[3]

Source: U.S. Census Bureau, Housing Vacancies and Homeownership (CPS/HVS), not seasonally adjusted
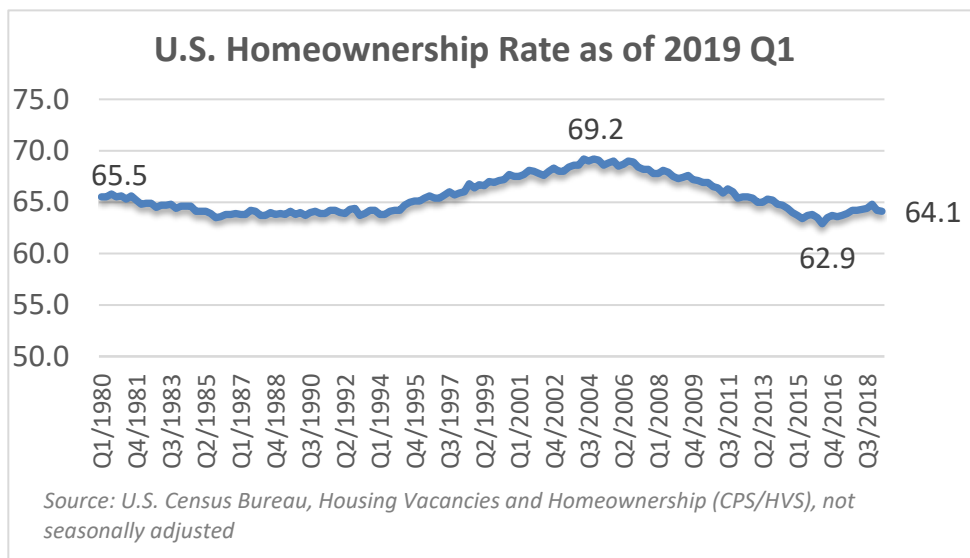
Information about the political advocacy of the National Association of REALTORS® is available at
http://www.nar.realtor/political-advocacy

Additional information on housing statistics is available at
http://www.nar.realtor/research-and-statistics

1/ Source: U.S. Census Bureau, Housing Vacancies and Homeownership (CPS/HVS)

1/ Source: Federal Reserve Board, 2016 Survey of Consumer Finances

3/ National Association of REALTORS®, Social Benefits of Homeownership and Stable Housing, December 2016,

https://realtoru.edu/wp-content/uploads/2017/09/NAR_RU_JCRES_Vol5No1_WEB.pdf

State Level Information
### Honorable Lamar Alexander (R)
Honorable Marsha Blackburn (R)

Housing Stock in 2017[1]

Value of owner-occupied housing (in bill. $)	**$283.8**	
Total Housing Units	2,958,799	
Occupied Housing Units	2,588,655	87.5%
Owner Occupied Units	1,693,790	
With Mortgage	997,085	
Without Mortagage	696,705	
Renter Occupied Units	894,865	
Vacant Units	370,144	12.5%
Households by Age	2,588,655	
HH with under 18-yr-olds	776,597	30%
HH with 18- to 60-yr-olds	799,894	31%
HH with 60+ yr-olds	1,012,164	39%

Homeownership Rate in 2019 Q2
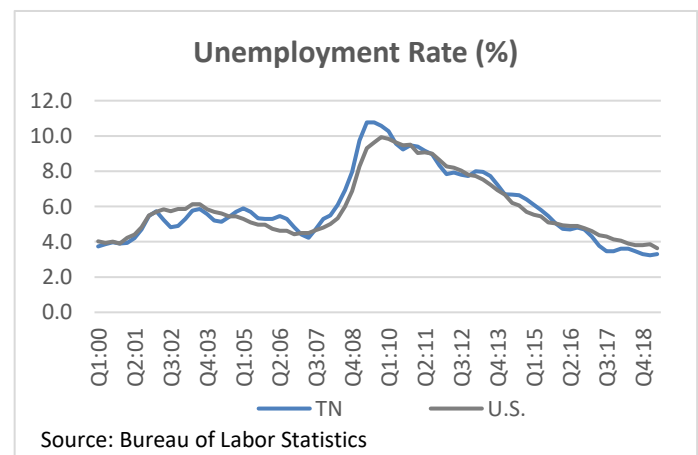
TN	69.4%
U.S.	64.1%

Homeownership Rate (%)

Source: U.S. Census Bureau, CPS/HVS
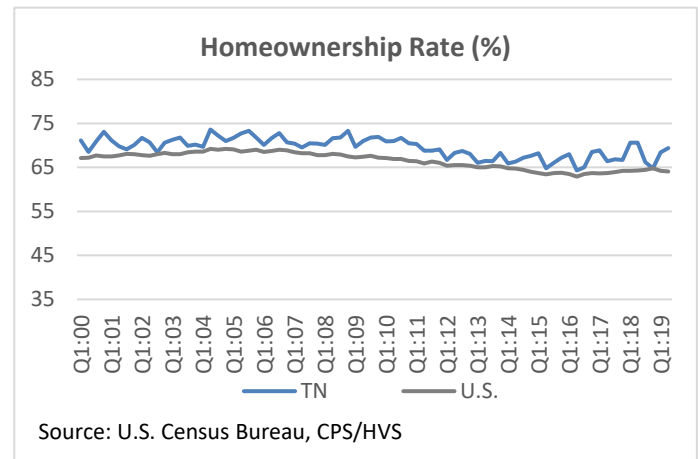
Homeownership Rate by Race and Age in 2017[1]

By race and ethnicity	Tennessee	U.S.
White Alone	70.7%	69.5%
Black Alone	42.9%	41.4%
Amer. Indian/Alaskan	65.3%	54.4%
Asian Alone	55.7%	59.6%
Native Hawaiian/Pacific Is.	22.7%	41.2%
Some Other Race Alone	52.7%	36.7%
Two or More Races	54.9%	48.8%
Hispanic (ethnicity)	40.4%	47.2%

By age group	Tennessee	U.S.
Under 35	34.0%	33.6%
35-44	58.2%	57.5%
45-54	69.7%	68.5%
55-64	76.6%	74.8%
65 and over	82.6%	78.4%

Unemployment Rate as of 2019 Q2

TN	3.3%
U.S.	3.6%

Population and Migration as of 2018[2]

Net Migration into state	2015-2018
Domestic	35,737
International	228
Net migration	35,965
Resident Population	
Pop, 2018 ('000)	6,770
Annual % chg.,1991-2018	1.2%
U.S. annual growth	1.1%

Unemployment Rate (%)
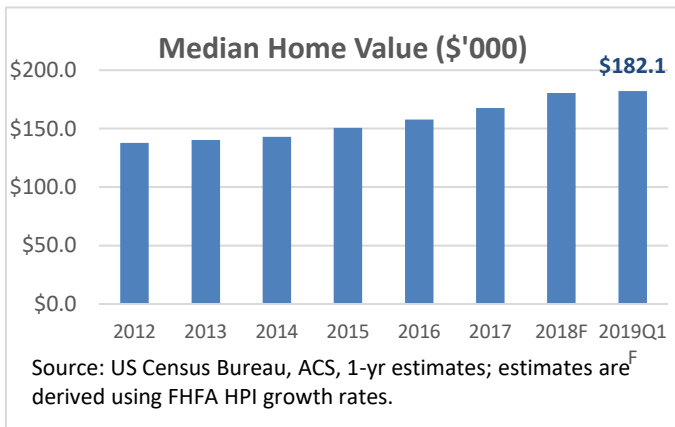
Source: Bureau of Labor Statistics

Median Home Value, Income, Owner Cost/Rent, Real Estate Taxes in 2017[3]

	Median Value	Median Real Estate Tax	Total RE Taxes
All Owner Occupied Units	$167,500	$1,165	$2,529,710,100
With Mortgage	$178,400	$1,263	$1,597,414,200
Without Mortgage	$152,000	$997	$932,295,900

	Median HH Income	Owner Cost or Rent[4]	% of Income*
All Households	$51,340		
For Owner Occupied	$63,339	$807	15%
With Mortgage	$75,616	$1,184	19%
Without Mortgage	$46,809	$367	9%
For Renter Occupied	$33,530	$833	30%

Households are cost-burdened if they spend more than 30 percent of income on housing.

Median Home Price and Downpayment in 2019 Q1

Median Home Value ($'000)

$182.1

Source: US Census Bureau, ACS, 1-yr estimates; estimates are[F] derived using FHFA HPI growth rates.

Downpayment Based on Median Home Value

3% D/P	$5,462
5%	$9,103
10%	$18,207
20%	$36,413

Home Price and Wage Growth in 2019 Q1

Home Price Growth, %	7.3%
Wage Growth, %	4.9%

Home Price and Wage Growth

7.3%

Legend: Home Price Gr, Wage Gr

Sources of data: Federal Housing Finance Agency, Bureau of Labor Statistics

Building Permits vs. Jobs Generated in 2019 Q2

Jobs Generated ('000)	50.6
Building Permits ('000)	39.5

Jobs Generated in Past 12 Months vs. Building Permits ('000)

Legend: Jobs Generated in Past 12 Months ('000), Building Permits ('000)
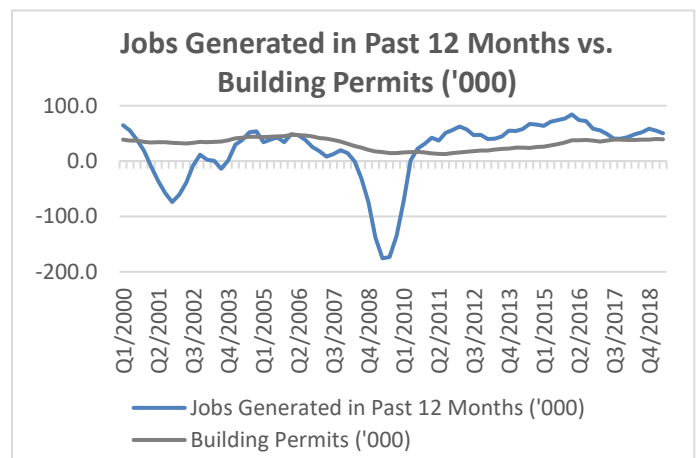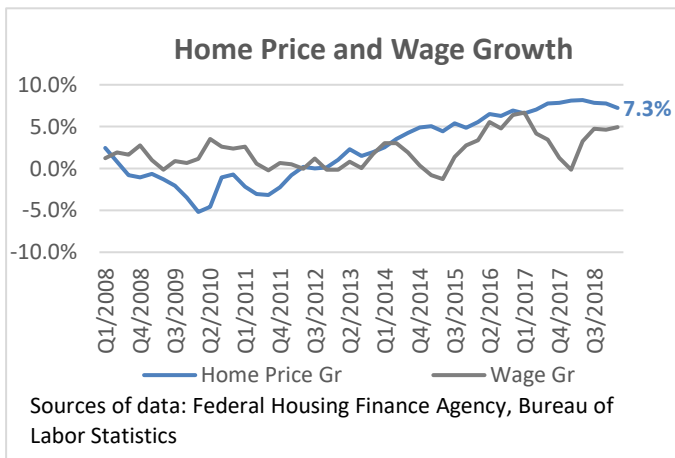
Mortgages in Foreclosure as of 2019 Q1

TN	4,054		**TN**	0.6%
U.S.	353,970		**U.S.**	0.9%

Foreclosure Inventory, End of Quarter ('000)

Source of data: Haver/MBA

Percent of Loans in Foreclosure Inventory

Source of data: Haver/MBA
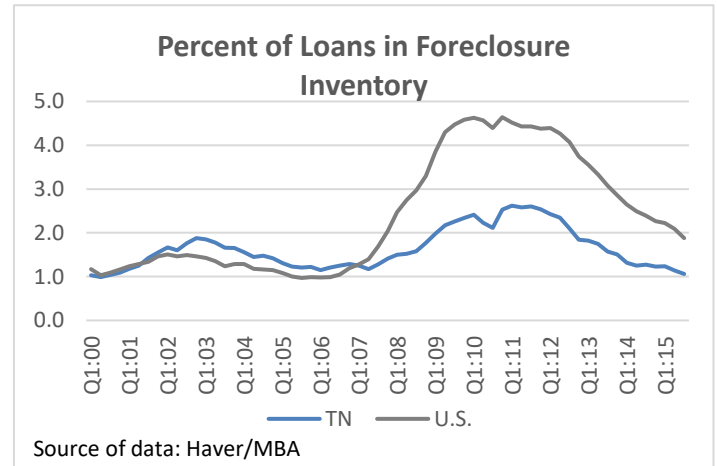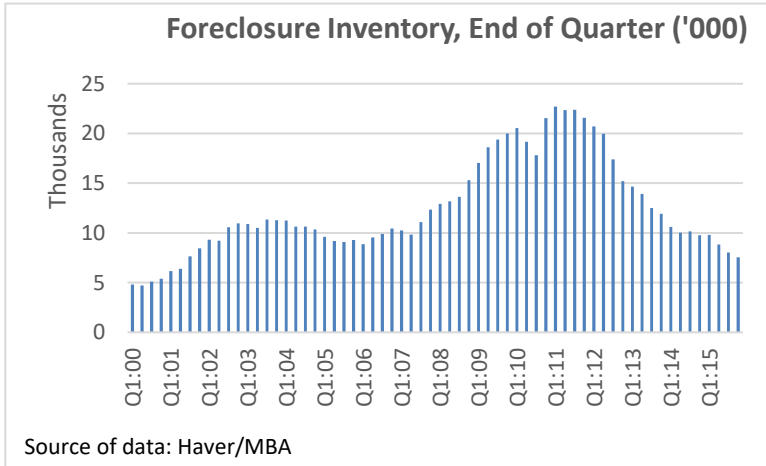
Home Purchase First-lien Originations, 1-to-4-Family Units and Manufactured Homes as of 2017[5]

Conventional Loans

62.0%

Source of data: HMDA-LAR

FHA-Insured Loans

21.1%

Source of data: HMDA-LAR

VA-Guaranteed Loans

10.6%

Source of data: HMDA-LAR

FSA/RHS Loans

6.3%

Source of data: HMDA-LAR
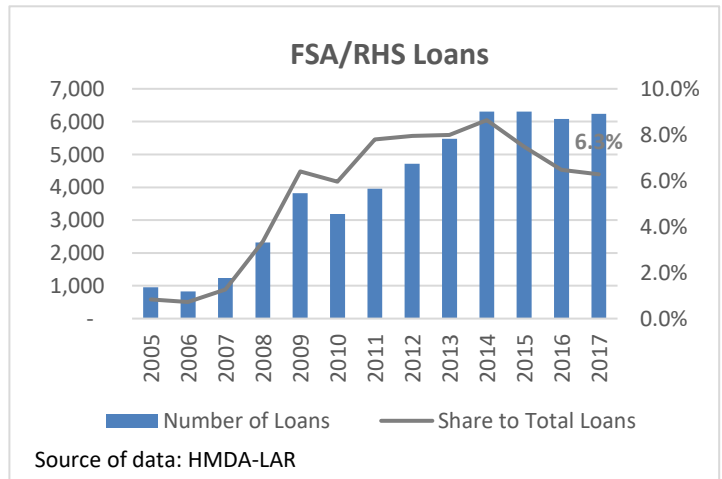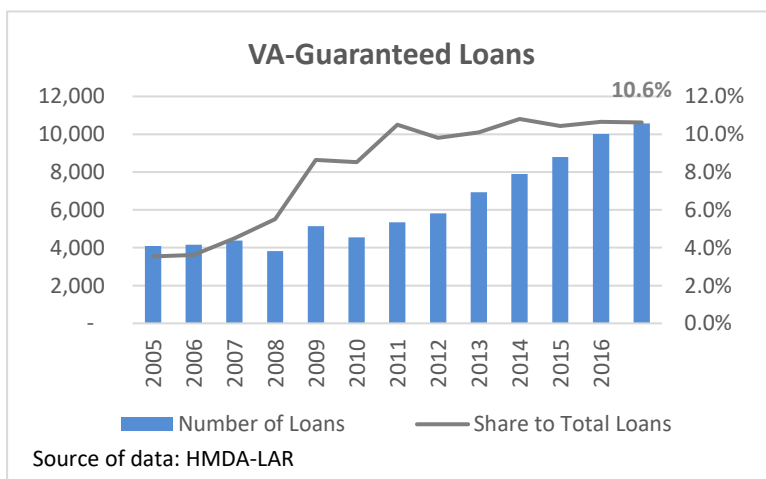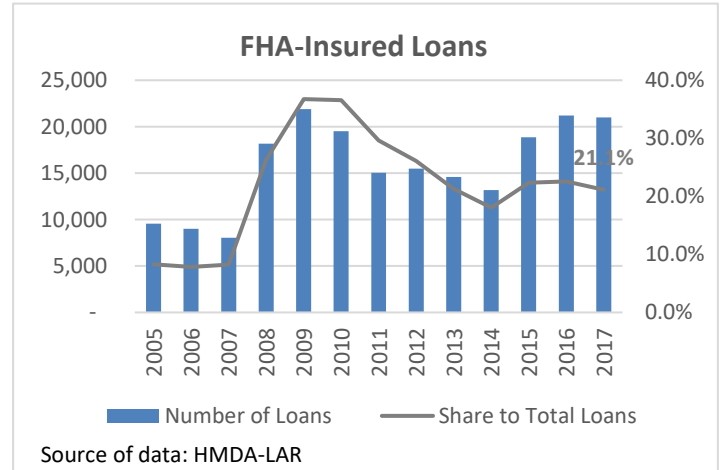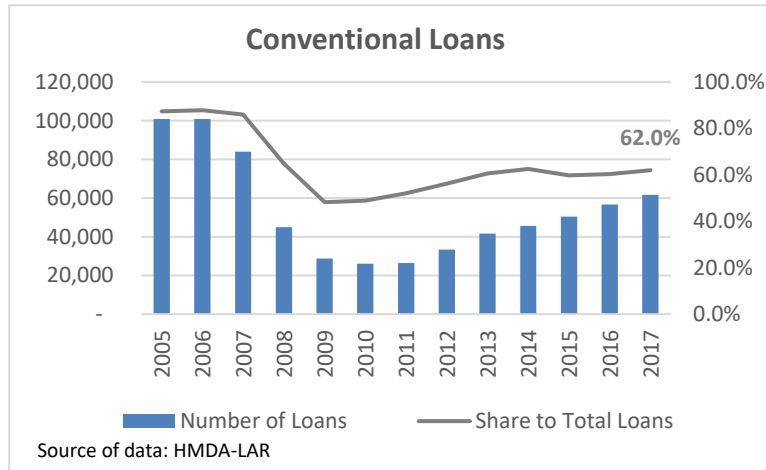
Home Purchase First-Lien Loan Originations for 1- to 4- Family Units and Manufactured Homes ('000)
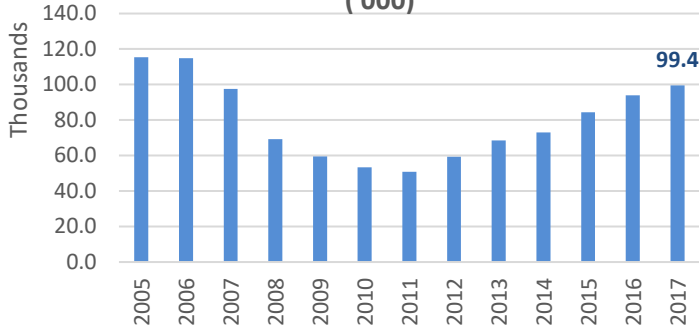
Source of data: HMDA-LAR

Home Purchase First-Lien Loan Originations for 1- to 4- Family Units and Manufactured Homes by Income Group

49.2%
25.8%
24.9%
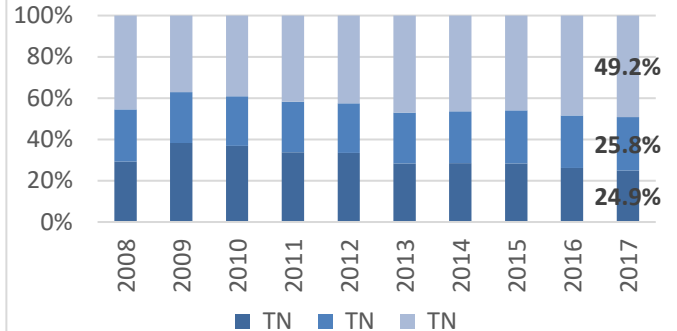
	Average Income of Borrower(s)	Average Loan Amount	Originations	Share
Lower Income/[6]	$36,000	$130,072	24,288	25%
Middle Income	$58,000	$176,228	25,145	26%
Higher Income	$148,000	$263,049	47,920	49%

Home Purchase First-Lien Originations in 2017 vs. 2005, by Race/Ethnicity of Main Applicant[7]

By Race, 2005

- Amer.Indian/Alaskan Native
- Asian
- African American
- Native Hawaiian/Pac. Is.
- White
- Information not provided

By Race, 2017

- Amer.Indian/Alaskan Native
- Asian
- African American
- Native Hawaiian/Pac. Is.
- White
- Information not provided

By Ethnicity, 2005

- Hispanic or Latino
- Not Hispanic or Latino
- Information not provided

By Ethnicity, 2017

- Hispanic or Latino
- Not Hispanic or Latino
- Information not provided
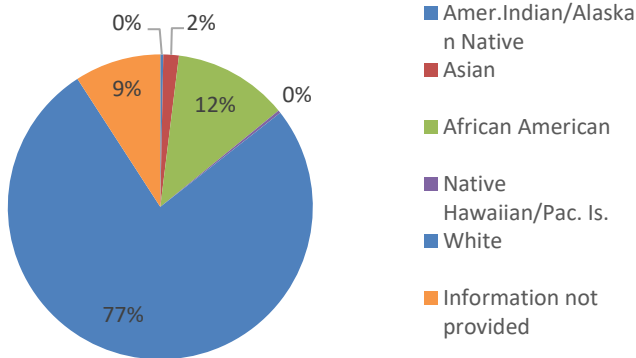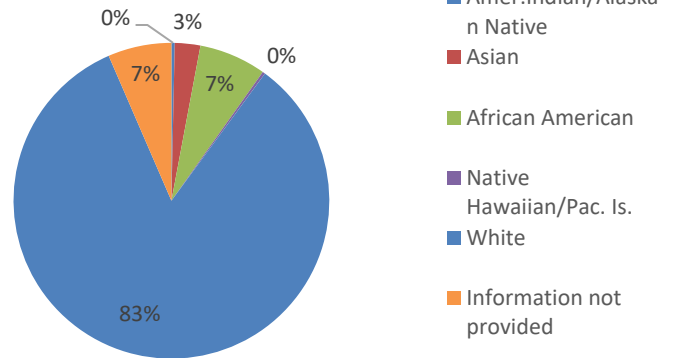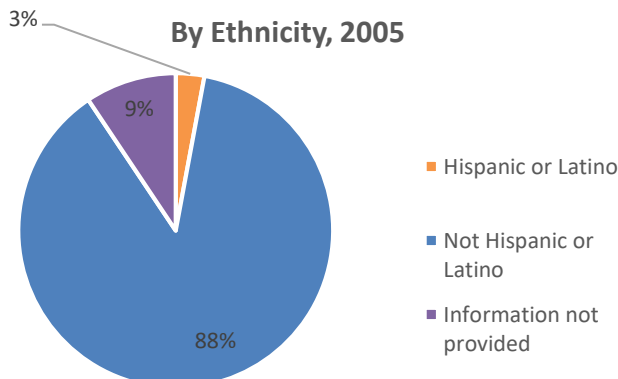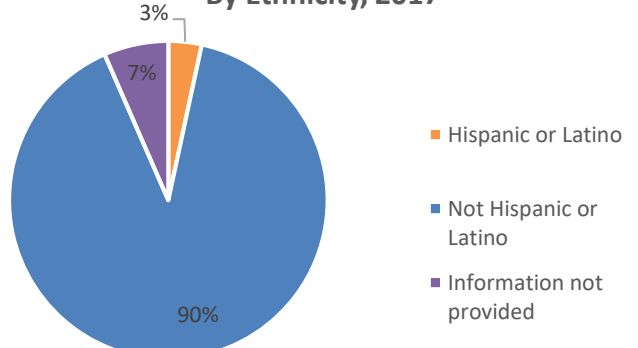
Economic Indicators in 2017

GDP: Real Estate Rental and Leasing ($ Bn)	$37.45	**GDP: Construction ($ Bn)**	$13.43
Share to GDP	11%	**Share to GDP**	4%
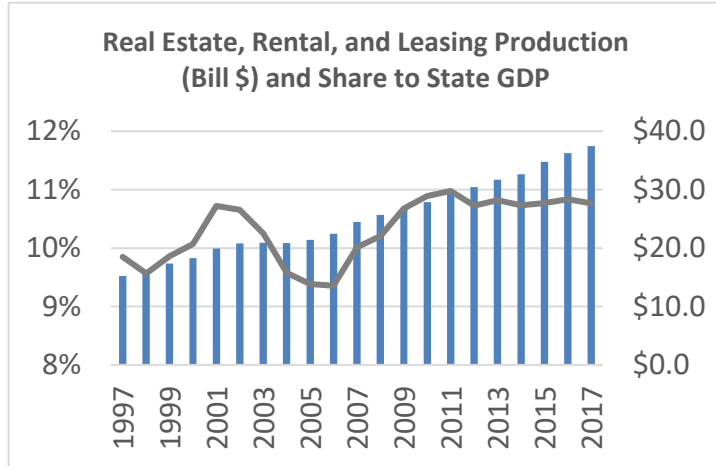
Real Estate, Rental, and Leasing Production (Bill $) and Share to State GDP

Construction (Bill $) and Share to State GDP
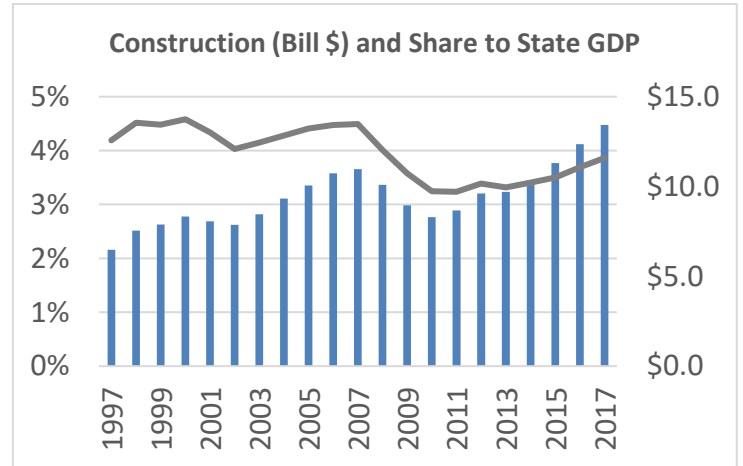
Employed: Real Estate Rental and Leasing	154,231	**Employed: Construction**	219,266
Share to Total Employed	4%	**Share to Total Employed**	5%
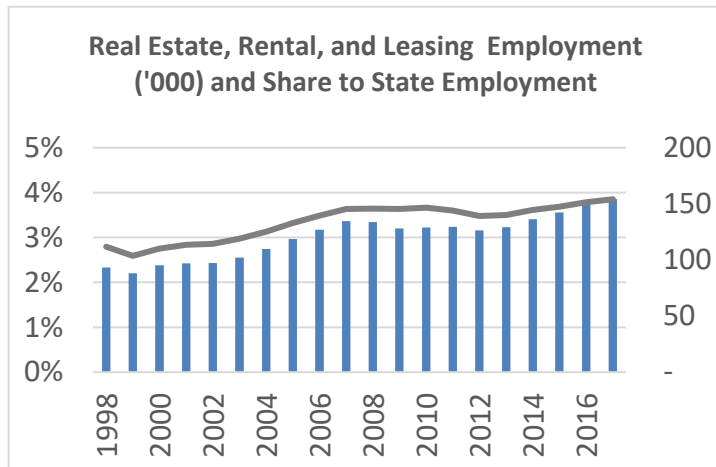
Real Estate, Rental, and Leasing Employment ('000) and Share to State Employment

Construction Employment ('000) and Share to State Employment
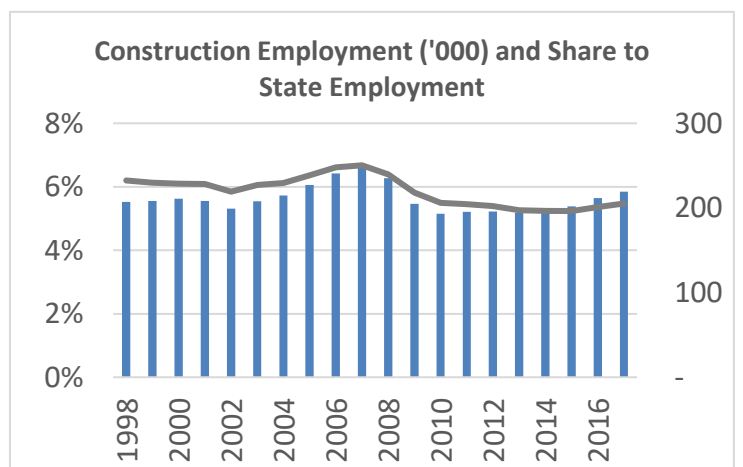
Source/Notes:

/1 Sources: U.S. Census Bureau, American Community Survey, 2017, 1-year Estimates, Table DP04; Census Bureau Housing Vacancy Surveys.

   Type of household data are from Census Bureau, American Community Survey, 2017, 1-year Estimates Table S1101.

   The dollar volume of owned housing stock is NAR's estimate which is the sum of the dollar value of owned property with mortgage and

   dollar value of property without mortgage. Each component is derived by multiplying the median value of the property to the number of owner-occupied units.

/2 U.S. Census Bureau. Population estimates are as of July 2017.

/3 Source: Census Bureau, American Community Survey, 2017, 1-year Estimates.

   Median income data are from Table B25119, Table S2506, and Table S2507.

   Owner cost and rent data are from Table DP04 and Table B25088.

   Median value of owner-occupied units data are from Table DP04, S2506, S2507.

/4 U.S Census Bureau calculates selected monthly owner cost as the sum of payment for mortgages, real estate taxes, various insurance, utilities,

   fuels, mobile home costs, and condominium fees. Gross rent includes contract rent, utilities, and fuels.

/5 Source: NAR tabulation of HMDA Loan Application Register (LAR) data. Some data may not be available for the state. Tabulations for 2008 and onwards

   includes manufactured homes.

/6 Source: NAR tabulation of HMDA Loan Application Register (LAR) data. Low income applicants were defined as those

with incomes less than 80 percent of the median family income of the metropolitan statistical area (MSA) where the

census tract is located. Middle income applicants are those with incomes from 80% to 120% of the median family income.

High income applicants are those with incomes above 120% of the median family income.

/7 Race is alone or in combination with other races. Totals for race and ethnicity may not equal.

The percentage shares for race and ethnicity excludes "Not applicable" responses.

Criteria Used for Analysis

Income:	Age:	Population Stats:	Segmentation:
Median Household Income	**Median Age**	**Total Population**	**1st Dominant Segment**
$49,776	**39.4**	**6,818,402**	**Rooted Rural**

Consumer Segmentation

Life Mode

What are the people like that live in this area?	**Rustic Outposts** Country life with older families, older homes

Urbanization

Where do people like this usually live?	**Rural** Country living with older families, low density and low diversity

Top Tapestry Segments

	Rooted Rural	Southern Satellites	Salt of the Earth	Small Town Simplicity	Middleburg
% of Households	263,572 (9.9%)	243,187 (9.1%)	148,751 (5.6%)	144,954 (5.4%)	109,663 (4.1%)
% of USA	2,437,992 (2.0%)	3,875,640 (3.1%)	3,555,073 (2.9%)	2,296,159 (1.9%)	3,538,633 (2.9%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	Cozy Country Living	Hometown	Family Landscapes
Urbanization Group	Rural	Rural	Rural	Semirural	Semirural
Residence Type	Single Family or Mobile Homes	Single Family or Mobile Homes	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	2.47	2.65	2.58	2.25	2.73
Median Age	44.1	39.7	43.1	40	35.3
Diversity Index	28.2	38.6	18.3	49.1	46.3
Median Household Income	$38,000	$44,000	$53,000	$27,000	$55,000
Median Net Worth	$72,000	$70,000	$134,000	$14,000	$89,000
Median Home Value	$104,000	$119,000	$134,000	$88,000	$158,000
Homeownership	80.5 %	78.6 %	83.7 %	50.9 %	74.3 %
Employment	Services, Professional or Administration	Services, Professional or Administration	Professional or Services	Services or Professional	Professional or Services
Education	High School Graduate	High School Graduate	High School Graduate	High School Graduate	College Degree
Preferred Activities	Shop with coupons; buy generic products. Go hunting, fishing.	Go hunting, fishing. Own a pet dog.	Go fishing, hunting, boating, camping. Tackle home improvement projects.	Visit the doctor regularly. Go hunting, fishing, target shooting.	Buy children's toys and clothes. Go hunting, bowling, target shooting.
Financial	Pay bills in person	Shop at Walmart	Buy insurance from agent	Shop with coupons at discount stores	Carry some debt; invest for future
Media	Listen to faith-based radio, gospel music	Listen to country music; watch CMT	Access Internet by dial-up modem	Read newspapers; watch TV	Watch country, Christian TV channels
Vehicle	Own, maintain cars, ATVs	Own, maintain truck	Own truck, ATV	Own, maintain domestic trucks, ATVs	Own trucks, SUVs

About this segment
Rooted Rural

This is the	In this area	In the United States
#1	**9.9%**	**2.0%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Rooted Rural is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and Rooted Rural residents live in many of the heavily forested regions of the country. Nearly 9 of 10 residents are non-Hispanic whites. This group enjoys time spent outdoors, hunting, fishing or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith, traditional gender roles and family history.

Our Neighborhood

- This market is dominated by married couples, few with children at home.
- 80% of homes are owner occupied: primarily single family (73%) or mobile homes (23%).
- Nearly one in five housing units are vacant, with a high proportion for seasonal use.
- Home values are very low—almost half of owned homes are valued under $100,000.

Socioeconomic Traits

- Thrifty shoppers that use coupons frequently and buy generic goods.
- Far-right political values on religion and marriage.
- Do-it-yourself mentality; grow their own produce and work on their cars and ATVs.
- Pay bills in person and avoid using the Internet for financial transactions.
- Often find computers and cell phones too complicated and confusing.
- Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out.

Market Profile

- They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens.
- Only half of the households have a high-speed Internet connection.
- They use a satellite dish to watch CMT, the History Channel and GSN (Game Show Network).
- Pets are popular—dogs, cats, and birds.
- Leisure activities include hunting and fishing.
- They listen to faith-based radio and gospel music.
- Many are on Medicare and frequent the Walmart pharmacy.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2018. Update Frequency: Annually.

About this segment
Southern Satellites

This is the	In this area	In the United States
#2	**9.1%**	**3.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Southern Satellites is the second largest market found in rural settlements, typically within metropolitan areas located primarily in the South. This market is generally non-diverse, slightly older, settled married-couple families, who own their homes. Almost two-thirds of the homes are single-family structures; a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade and construction, with higher proportions in mining and agriculture than the U.S. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Our Neighborhood

- About 79% of households are owned.
- Married couples with no children are the dominant household type, with a number of multi-generational households.
- Most are single-family homes (65%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common

Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 41% have college education.
- Unemployment rate is 9.2%, slightly higher than the U.S. rate.
- Labor force participation rate is 59.7%, slightly lower than the U.S.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

Market Profile

- Usually own a truck, likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2018. Update Frequency: Annually.

About this segment
Salt of the Earth

This is the	In this area	In the United States
#3	**5.6%**	**2.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary but seek face-to-face contact in their routine activities.

Our Neighborhood

- This large segment is concentrated in the Midwest, particularly in Ohio, Pennsylvania and Indiana.
- Due to their rural setting, households own two vehicles to cover their long commutes, often across county boundaries.
- Home ownership rates are very high. Single-family homes are affordable, valued at 25 percent less than the national market.
- Two in three households are composed of married couples; less than half have children at home.

Socioeconomic Traits

- Steady employment in construction, manufacturing, and related service industries.
- Completed education: 42% with a high school diploma only.
- Household income just over the national median, while net worth is double the national median.
- Spending time with family their top priority.
- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.
- Try to eat healthy, tracking the nutrition and ingredients in the food they purchase.

Market Profile

- Outdoor sports and activities, such as fishing, boating, hunting and overnight camping trips are popular.
- To support their pastimes, truck ownership is high; many also own an ATV.
- They own the equipment to maintain their lawns and tend to their vegetable gardens.
- Residents often tackle home remodeling and improvement jobs themselves.
- Due to their locale, they own satellite dishes, and many still require dial-up modems to access the Internet.
- These conservative consumers prefer to conduct their business in person rather than online. They use an agent to purchase insurance.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2018. Update Frequency: Annually.

About this segment
Small Town Simplicity

This is the	In this area	In the United States
#4	**5.4%**	**1.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Small Town Simplicity includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semi-rural, with television for entertainment and news, and emphasis on convenience for young parents and senior citizens. Residents embark on pursuits including online computer games, scrapbooking and rural activities like hunting and fishing. Since almost 1 in 4 households is below poverty level, residents also keep their finances simple--paying bills in person and avoiding debt.

Our Neighborhood

- They reside in small towns or semi-rural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses, apartments and mobile homes.
- A majority, 51%, of homes are owner occupied.
- Median home value of $88,000 is about half the U.S. median.
- Average rent is $600.
- This is an older market, with almost half of the householders aged 55 years or older, and predominantly single-person households.

Socioeconomic Traits

- Education: 65% with high school diploma or some college.
- Unemployment higher at 11.9%.
- Labor force participation lower at 51%, which could result from lack of jobs or retirement.
- Income from wages and salaries, Social Security or retirement, increased by Supplemental Security Income.
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-orientated residents; more conservative than middle-of-the-road.
- Rely on television or newspapers to stay informed

Market Profile

- Small Town Simplicity features a semi-rural lifestyle, complete with trucks (domestic, of course), ATVs and vegetable gardens.
- Hunting, fishing and target shooting are favorite pastimes.
- A large senior population visit doctors and health practitioners regularly.
- However, a largely single population favors convenience over cooking--frozen meals and fast food.
- Home improvement is not a priority, but vehicle maintenance is.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2018. Update Frequency: Annually.

About this segment
Middleburg

This is the
#5
dominant segment
for this area

In this area
4.1%
of households fall
into this segment

In the United States
2.9%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Middleburg neighborhoods transformed from the easy pace of country living to semi-rural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the U.S. This market is younger but growing in size and assets.

Our Neighborhood

- Semi-rural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes.
- Affordable housing, median value of $158,000 with a low vacancy rate.
- Young couples, many with children; average household size is 2.73.

Socioeconomic Traits

- Education: 66% with a high school diploma or some college.
- Unemployment rate lower at 7.4%.
- Labor force participation typical of a younger population at 66.7%.
- Traditional values are the norm here–faith, country and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

Market Profile

- Residents are partial to trucks, SUVs, and occasionally, convertibles or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, target shooting, bowling and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2018. Update Frequency: Annually.

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Tennessee: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- 2018
- 2023 (Projected)

Tennessee	6,818,402
	7,129,010
USA	328,361,672
	342,137,404

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- 2018
- 2023 (Projected)

Tennessee	161.8
	169.2
USA	90.4
	94.2

Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2018, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- 2018
- 2023 (Projected)

Tennessee	7.44%
	4.56%
USA	6.90%
	4.20%

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- Tennessee

Tennessee	6,813,561
USA	326,424,718

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ Tennessee

Tennessee	161.7
USA	89.9

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

Tennessee	2.50
	2.50
USA	2.60
	2.60

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

Tennessee	5,421,427
	5,667,945
USA	258,108,142
	268,832,177

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ Women 2018
□ Men 2018
■ Women 2023 (Projected)
□ Men 2023 (Projected)

Tennessee	51.1%	48.9%
	51.0%	49.0%
USA	50.8%	49.2%
	50.7%	49.3%

Tennessee: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

	2018	2023 (Projected)
Tennessee	39.4	40.4
USA	38.3	39.0

Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ 2018
■ 2023 (Projected)

Age Group	2018	2023 (Projected)
Children	12.0%	11.7%
Tweens	3.8%	3.8%
Teens	8.6%	8.7%
20s	13.3%	12.0%
30s	13.1%	13.3%
40s	12.7%	12.5%
50s	13.5%	12.7%
60s	12.2%	12.6%
70s	7.2%	8.6%
Over 80	3.6%	4.1%

Tennessee: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

- Married
- Unmarried

	Married	Unmarried
Tennessee	50.5%	49.5%
USA	49.3%	50.7%

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee	50.5%
USA	49.3%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee	30.6%
USA	33.9%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee	6.3%
USA	5.8%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee	12.7%
USA	11.0%

Tennessee: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee $69,261
$79,152
USA $83,653
$96,061

■ 2018
■ 2023 (Projected)

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee $49,776
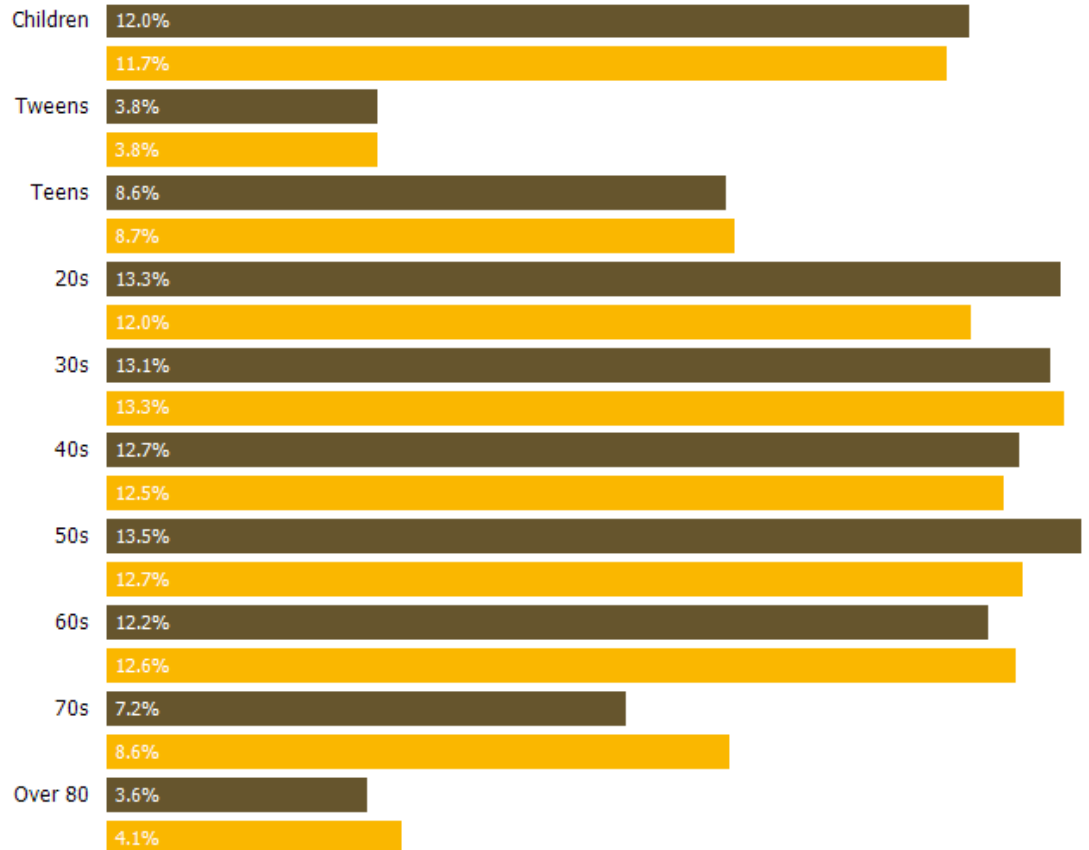$54,786
USA $58,060
$65,674

■ 2018
■ 2023 (Projected)

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee $27,551
$31,367
USA $31,928
$36,504

■ 2018
■ 2023 (Projected)

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee $56,614
USA $63,257

Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

■ Tennessee
■ USA

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2018

Update Frequency: Annually

Industry	Count
Health Care and Social Assistance	453,347
Manufacturing	409,346
Retail Trade	386,002
Education	274,860
Accommodation and Food	255,819
Construction	215,252
Transportation and Warehousing	170,227
Professional, Scientific and Technical	169,084
Other	157,188
Administrative Support and Waste Management	152,037
Public Administration	138,373
Finance and Insurance	128,425
Wholesale Trade	79,847
Arts, Entertainment and Recreation	64,087
Real Estate, Rental and Leasing	57,738
Information	49,630
Utilities	39,834
Agriculture, Forestry, Fishing and Hunting	31,503
Mining	3,956
Business Management	2,593

Tennessee: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee 4.5%
USA 5.2%

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

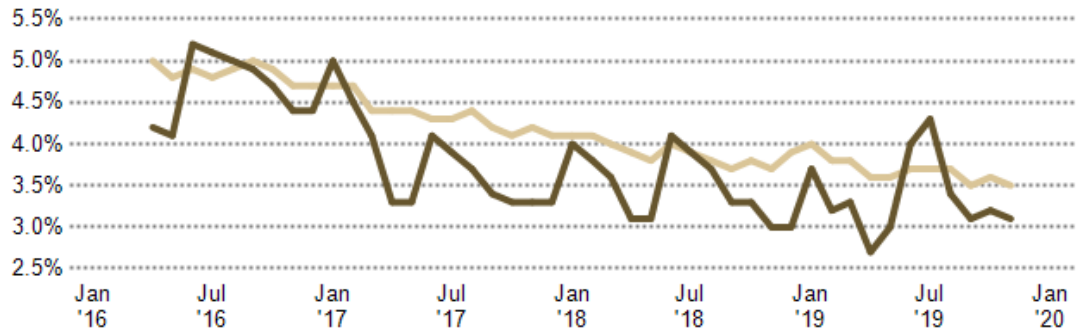**Tennessee** 21.4%
USA 20.5%

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee 5.8%
USA 4.0%

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee 26.3%
USA 23.0%

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee 21.4%
USA 20.5%

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Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee	7.5%
USA	8.4%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

Tennessee	16.9%
USA	19.6%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

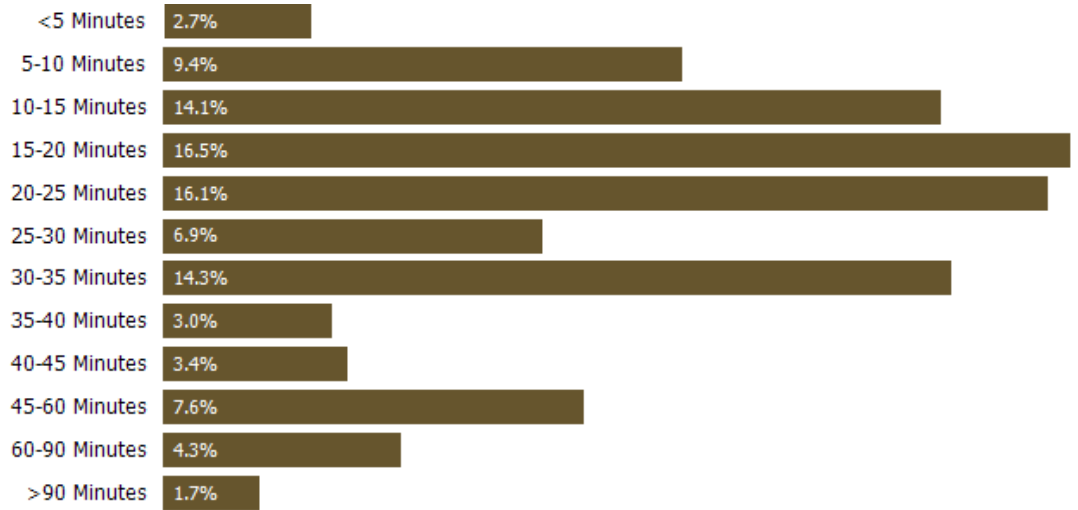|	
Tennessee	9.5%
USA	12.2%

Tennessee: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ Tennessee

Commute Time	Percentage
<5 Minutes	2.7%
5-10 Minutes	9.4%
10-15 Minutes	14.1%
15-20 Minutes	16.5%
20-25 Minutes	16.1%
25-30 Minutes	6.9%
30-35 Minutes	14.3%
35-40 Minutes	3.0%
40-45 Minutes	3.4%
45-60 Minutes	7.6%
60-90 Minutes	4.3%
>90 Minutes	1.7%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2018

Update Frequency: Annually

■ Tennessee

Transportation	Percentage
Drive Alone	86.9%
Carpool	9.5%
Work at Home	4.0%
Walk	1.4%
Other	1.0%
Public Transit	0.8%
Bus	0.8%
Bicycle	0.1%
Motorcycle	0.1%
Taxi	0.0%
Train	0.0%
Streetcar/Trolley	0.0%
Ferry	0.0%
Subway/El	0.0%
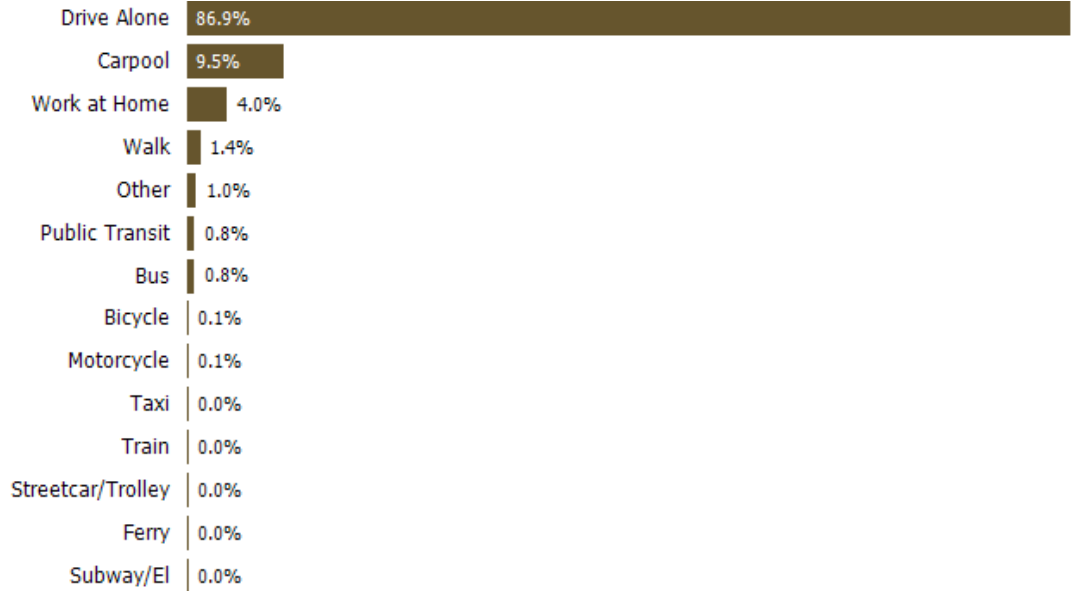
Tennessee: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Tennessee	$222,540
USA	$243,530

12-Month Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed
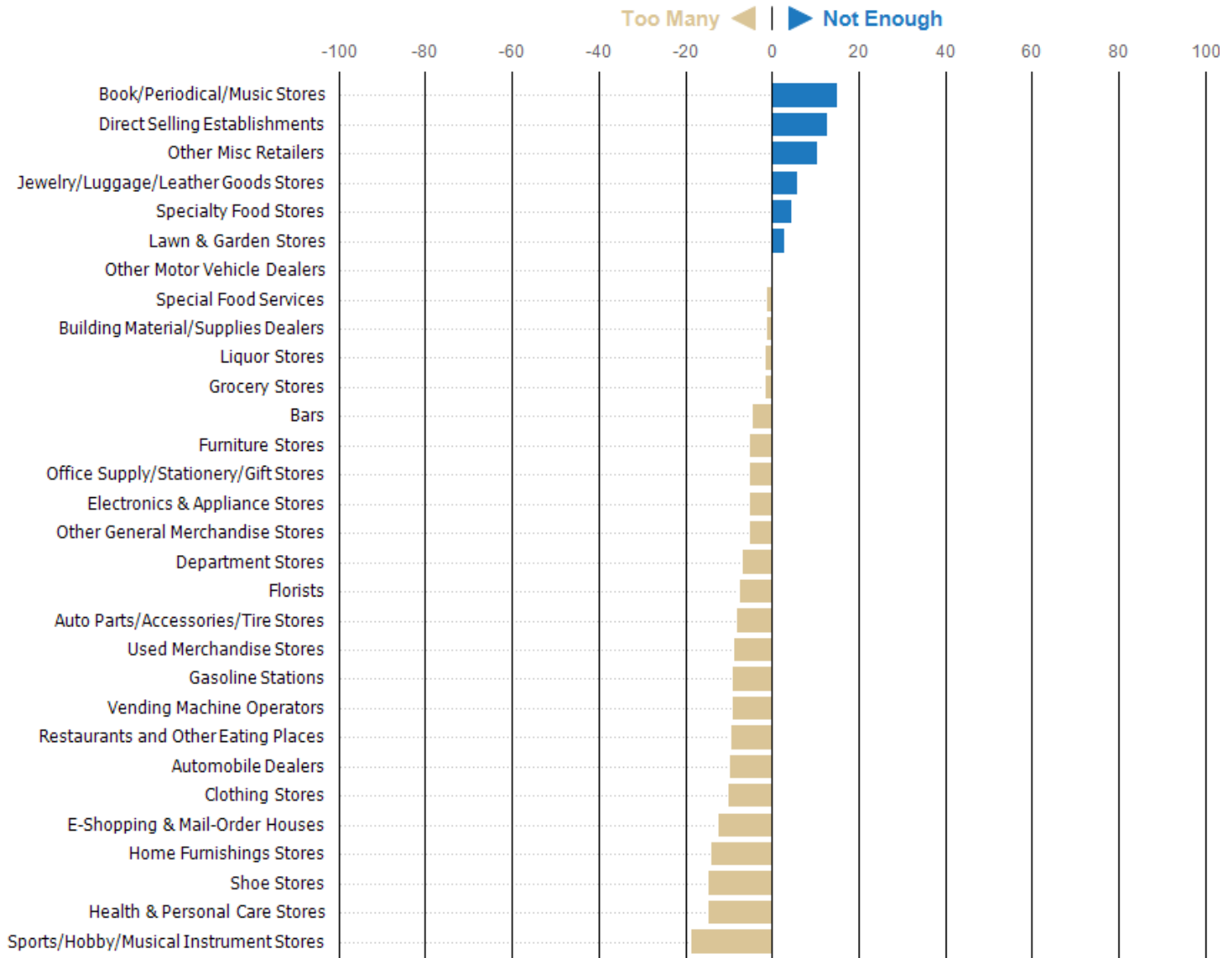
Update Frequency: Monthly

Tennessee	+4.6%
USA	+0.4%

1/21/2020

Best Retail Businesses: Tennessee

This chart shows the types of businesses that consumers are leaving an area to find. The business types represented by blue bars are relatively scarce in the area, so consumers go elsewhere to have their needs met. The beige business types are relatively plentiful in the area, meaning there are existing competitors for the dollars that consumers spend in these categories.

Data Source: Retail Marketplace via Esri, 2018

Update Frequency: Annually

Too Many ◄ | ► Not Enough

| | -100 | -80 | -60 | -40 | -20 | 0 | 20 | 40 | 60 | 80 | 100 |

Book/Periodical/Music Stores
Direct Selling Establishments
Other Misc Retailers
Jewelry/Luggage/Leather Goods Stores
Specialty Food Stores
Lawn & Garden Stores
Other Motor Vehicle Dealers
Special Food Services
Building Material/Supplies Dealers
Liquor Stores
Grocery Stores
Bars
Furniture Stores
Office Supply/Stationery/Gift Stores
Electronics & Appliance Stores
Other General Merchandise Stores
Department Stores
Florists
Auto Parts/Accessories/Tire Stores
Used Merchandise Stores
Gasoline Stations
Vending Machine Operators
Restaurants and Other Eating Places
Automobile Dealers
Clothing Stores
E-Shopping & Mail-Order Houses
Home Furnishings Stores
Shoe Stores
Health & Personal Care Stores
Sports/Hobby/Musical Instrument Stores

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

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