



Executive Summary

17 Stonebrook Pl, Jackson, Tennessee, 38305
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 35.68906
Longitude: -88.85707

	3 miles	5 miles	10 miles
Population			
2000 Population	28,679	49,941	87,313
2010 Population	34,396	57,127	94,968
2019 Population	35,550	58,401	96,334
2024 Population	36,111	59,076	97,144
2000-2010 Annual Rate	1.83%	1.35%	0.84%
2010-2019 Annual Rate	0.36%	0.24%	0.15%
2019-2024 Annual Rate	0.31%	0.23%	0.17%
2019 Male Population	46.5%	46.7%	47.3%
2019 Female Population	53.5%	53.3%	52.7%
2019 Median Age	37.1	37.0	37.7

In the identified area, the current year population is 96,334. In 2010, the Census count in the area was 94,968. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 97,144 representing a change of 0.17% annually from 2019 to 2024. Currently, the population is 47.3% male and 52.7% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	63.3%	56.2%	55.6%
2019 Black Alone	28.4%	36.7%	38.5%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	2.3%	1.7%	1.2%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	3.7%	3.0%	2.4%
2019 Two or More Races	2.0%	2.1%	2.0%
2019 Hispanic Origin (Any Race)	6.4%	5.2%	4.3%

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 18.6% 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 58.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	103	83	71
2000 Households	10,923	19,288	33,915
2010 Households	13,502	22,072	36,625
2019 Total Households	14,050	22,670	37,249
2024 Total Households	14,307	22,985	37,616
2000-2010 Annual Rate	2.14%	1.36%	0.77%
2010-2019 Annual Rate	0.43%	0.29%	0.18%
2019-2024 Annual Rate	0.36%	0.28%	0.20%
2019 Average Household Size	2.43	2.46	2.46

The household count in this area has changed from 36,625 in 2010 to 37,249 in the current year, a change of 0.18% annually. The five-year projection of households is 37,616, a change of 0.20% annually from the current year total. Average household size is currently 2.46, compared to 2.46 in the year 2010. The number of families in the current year is 24,534 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2019 Percent of Income for Mortgage	15.7%	15.7%	15.8%
Median Household Income			
2019 Median Household Income	\$58,145	\$50,760	\$45,826
2024 Median Household Income	\$65,268	\$56,470	\$52,041
2019-2024 Annual Rate	2.34%	2.15%	2.58%
Average Household Income			
2019 Average Household Income	\$83,617	\$72,790	\$65,442
2024 Average Household Income	\$95,514	\$83,806	\$75,374
2019-2024 Annual Rate	2.70%	2.86%	2.87%
Per Capita Income			
2019 Per Capita Income	\$32,934	\$28,505	\$25,514
2024 Per Capita Income	\$37,695	\$32,871	\$29,397
2019-2024 Annual Rate	2.74%	2.89%	2.87%

Households by Income

Current median household income is \$45,826 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$52,041 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$65,442 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$75,374 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,514 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$29,397 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	149	150	151
2000 Total Housing Units	11,593	20,561	36,528
2000 Owner Occupied Housing Units	7,227	12,574	21,961
2000 Renter Occupied Housing Units	3,696	6,715	11,954
2000 Vacant Housing Units	670	1,272	2,613
2010 Total Housing Units	14,418	23,963	40,421
2010 Owner Occupied Housing Units	8,706	13,859	23,167
2010 Renter Occupied Housing Units	4,796	8,213	13,458
2010 Vacant Housing Units	916	1,891	3,796
2019 Total Housing Units	15,036	24,819	41,847
2019 Owner Occupied Housing Units	8,833	13,765	22,767
2019 Renter Occupied Housing Units	5,217	8,905	14,482
2019 Vacant Housing Units	986	2,149	4,598
2024 Total Housing Units	15,417	25,365	42,716
2024 Owner Occupied Housing Units	9,181	14,272	23,443
2024 Renter Occupied Housing Units	5,126	8,713	14,173
2024 Vacant Housing Units	1,110	2,380	5,100

Currently, 54.4% of the 41,847 housing units in the area are owner occupied; 34.6%, renter occupied; and 11.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 40,421 housing units in the area - 57.3% owner occupied, 33.3% renter occupied, and 9.4% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$147,741, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.62% annually to \$176,459.

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.

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