

2020 HOUSING INDICATORS: **COMPARING TN'S CITIES**

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CLARKSVILLE

FRANKLIN

JACKSON

JOHNSON CITY

MURFREESBORO

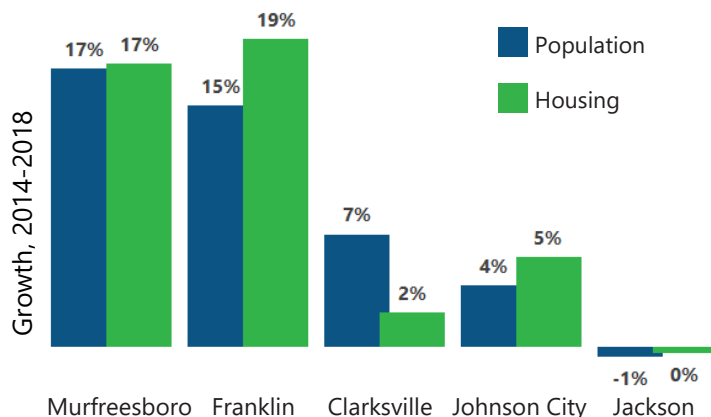
INTRODUCTION

This report examines housing indicators within the second population tier of Tennessee's largest cities. This report may be used to provide pre-COVID-19 baseline data as we start examining how the housing markets of these cities are changing as a result of the pandemic. Using data from 2018 and 2019, Murfreesboro and Franklin appear consistently as high-growth, high-demand cities. Clarksville is also showing a sizable increase in population and a recent uptick in new construction permits. Johnson City is the most "renter friendly" with the lowest levels of rental cost burden, due to its relative balance of household incomes and rents. Jackson continues to have the most affordable homeownership opportunities with a median home value under \$100,000.

HOUSING & POPULATION

	Population	5 Year Change*	Housing Units	5 Year Change*
Clarksville	156,800	+7%	63,705	+2%
Murfreesboro	141,336	+17%	57,751	+17%
Franklin	80,920	+15%	32,092	+19%
Johnson City	68,245	+4%	33,657	+5%
Jackson	66,900	-0.6%	29,256	-0.4%

*Change from 2014-2018



Population growth outpaced housing in Clarksville, while Jackson lost some population.

Meanwhile, Murfreesboro and Franklin grew at an astonishing pace, with Franklin expanding its housing stock by 19% during a five year period. These five cities constitute 7% of the state's total housing units and nearly 8% of its total population. Yet they also accounted for 13% of Tennessee's housing unit growth and 19% of its population growth from 2014 to 2018.

NEW HOUSING CONSTRUCTION

RESIDENTIAL PERMITS ISSUED

Single Family | Multifamily*

Murfreesboro

1,317 | 837

Johnson City

135 | 96

Clarksville

934 | 272

Jackson

156 | 0

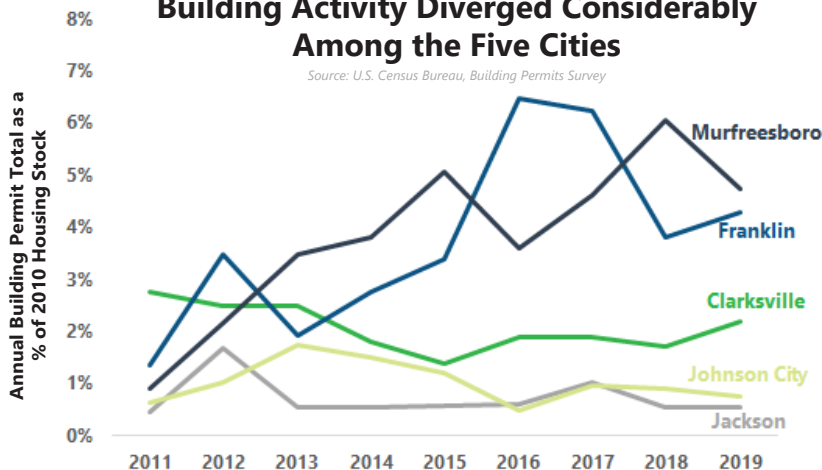
Franklin

505 | 594

*Total units permitted

Building Activity Diverged Considerably Among the Five Cities

Source: U.S. Census Bureau, Building Permits Survey



Changes in a city's housing stock include a combination of new housing being built, demolitions, and conversions. In order to determine real growth, new residential construction is a useful indicator.

Murfreesboro and Franklin's higher levels of building permits correlate with their housing unit growth needed to keep pace with their population growth. Clarksville recently issued a large number of building permits that are needed to catch up to demand of its growing number of residents, while Johnson City and Jackson have remained steady in recent years.

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CLARKSVILLE

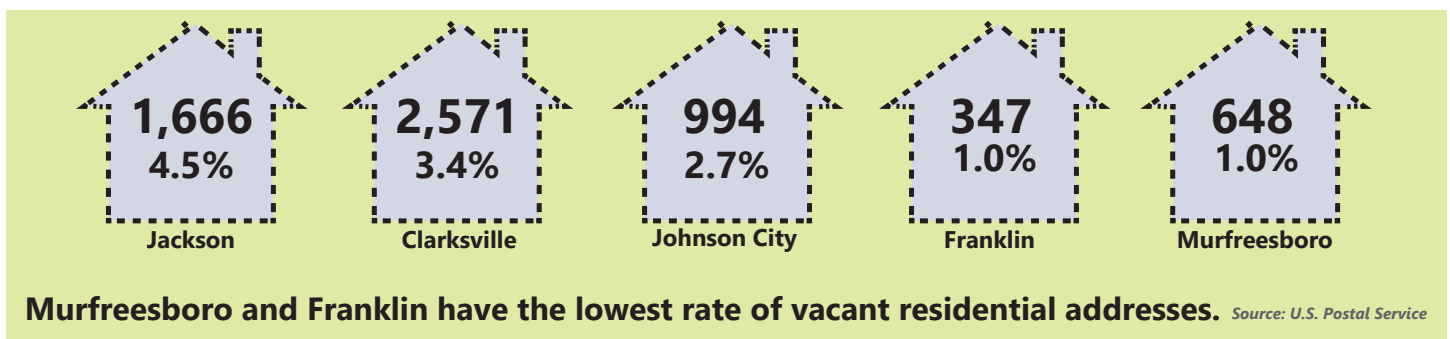
FRANKLIN

JACKSON

JOHNSON CITY

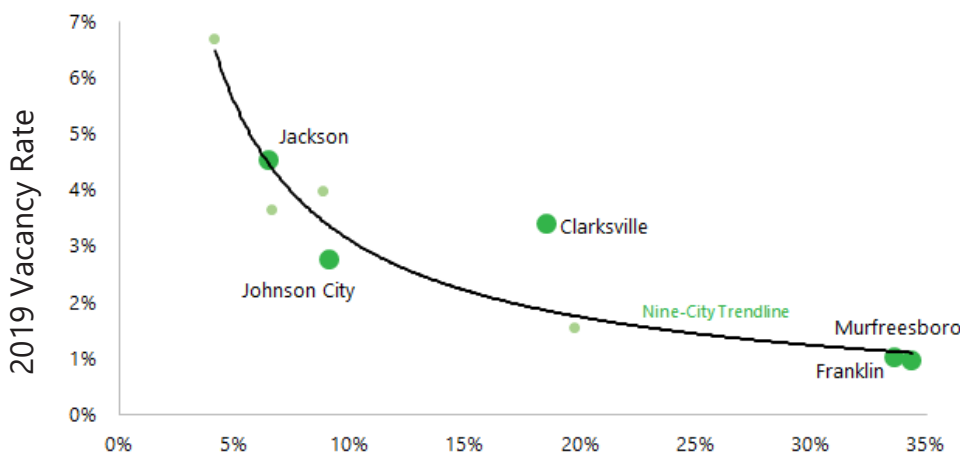
MURFREESBORO

VACANT HOUSING



Murfreesboro and Franklin have the lowest rate of vacant residential addresses. *Source: U.S. Postal Service*

Where Vacancy is Lower, New Construction is Higher



New Housing Construction Permits, 2011-2019, as a % of 2010 Housing Stock

A low vacancy rate may signal demand for additional housing units in a tight market. Franklin and Murfreesboro have low rates of vacancy (and higher rates of newly issued building permits), while Jackson, which is experiencing slight population loss, has the highest rate of vacancy of the five cities and the lowest construction need. However, higher vacancy can sometimes indicate lower demand, and thus more affordable housing prices.

The Tennessee cities with the lowest rates of housing vacancy have seen the highest rates of new housing construction in recent years, and vice versa.

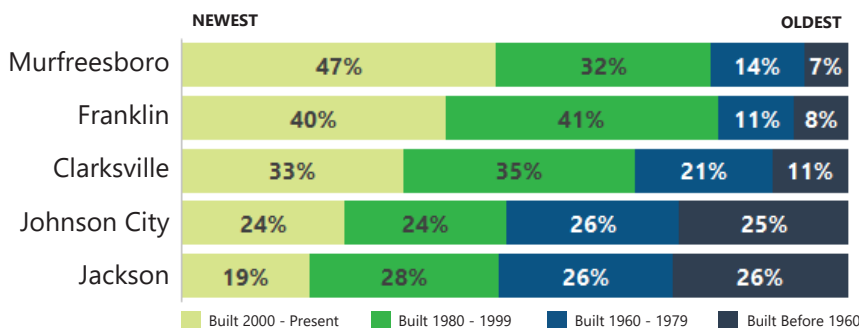
Note: the above nine-city trend line includes data for the five cities of this report, and the four largest cities which are the focus of a separate indicators brief. They are: Nashville, Memphis, Knoxville, and Chattanooga.

Source: U.S. Postal Service & Census Bureau Building Permits Survey

AGE OF HOUSING STOCK

Cities with older housing stock can be more affordable, but may also signal an increased need for repairs or replacement. Johnson City and Jackson have the oldest housing stock of the five cities. Fast-growing Murfreesboro and Franklin have the youngest housing stock of the five cities, with 80 percent or more of their housing built after 1980.

HOUSING STOCK, BY YEAR BUILT



1/2 of housing units in Jackson and Johnson City were built before 1980.

Nearly **1/2** of Murfreesboro's housing stock was built in 2000 or later.

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CLARKSVILLE

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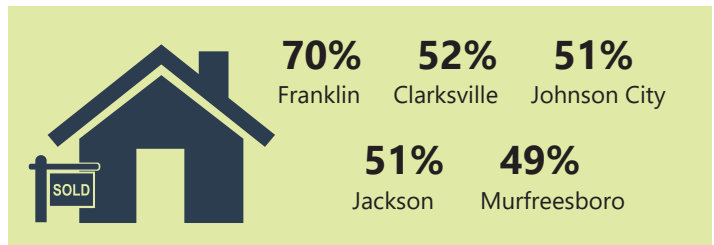
MURFREESBORO

HOMEOWNERSHIP RATES

66% of Tennessee households are homeowners.

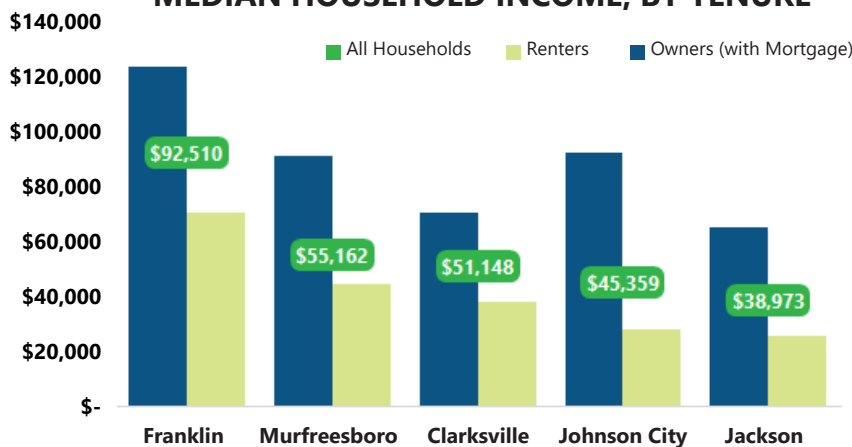
Franklin has a rate higher than the state.

More people own their homes than rent, with the exception of Murfreesboro residents. Homeownership is down slightly from 5 years ago, though it dropped most significantly in Johnson City (-4.3%) and Jackson (-3.4%).



HOUSEHOLD INCOMES

MEDIAN HOUSEHOLD INCOME, BY TENURE



The gap in median household income between homeowners with a mortgage and renters is large in every city, but Clarksville continues to have the smallest gap over the last couple years. The largest gap is in Johnson City, where the median owner income is more than 3.3 times the median renter income.

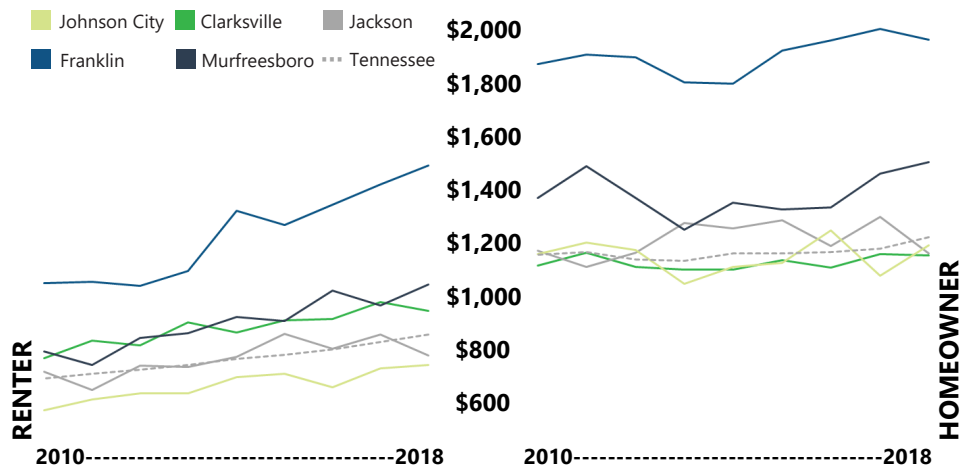
Clarksville has a median household income closest to the State's median of \$52,375.

HOUSING COST & COST BURDEN

RENTER COST BURDEN

	30-49%	50%+	Total
Jackson	31%	21%	52%
Murfreesboro	34%	13%	47%
Clarksville	25%	21%	46%
Johnson City	19%	19%	38%
Franklin	18%	16%	34%

MEDIAN MONTHLY HOUSING COSTS



HOMEOWNER COST BURDEN

	30-49%	50%+	Total
Jackson	19%	12%	31%
Clarksville	20%	10%	30%
Franklin	12%	9%	21%
Murfreesboro	14%	6%	20%
Johnson City*	12%	7%	18%

While housing costs are lower among renters, their household incomes are substantially lower, and renter households ultimately pay, on average, a higher percentage of their incomes on housing. As a result, cost burden is higher among renters as shown on the left. Overall, Johnson City has a relatively equal housing cost to income ratio as evidenced by its low cost burden. On the other hand, Jackson experiences higher housing costs compared to their low incomes, so they have higher rates of cost burden.

*Totals may not add up due to rounding.

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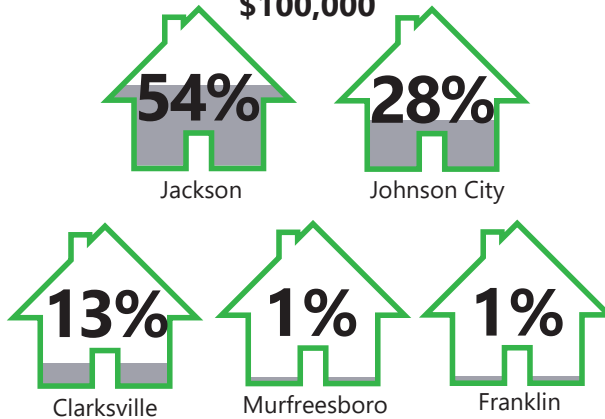
MURFREESBORO

PROPERTY VALUES

These five cities have a vast range of median home values, with Franklin's being 3.8 times more than Jackson, and over \$100,000 more than the next highest, Murfreesboro.

Homes valued at less than \$100,000 are limited in each city, evidenced by the lower homeownership opportunities for lower wage workers noted below.

SHARE OF SINGLE FAMILY HOMES VALUED AT LESS THAN \$100,000



MEDIAN HOME VALUE, 2019

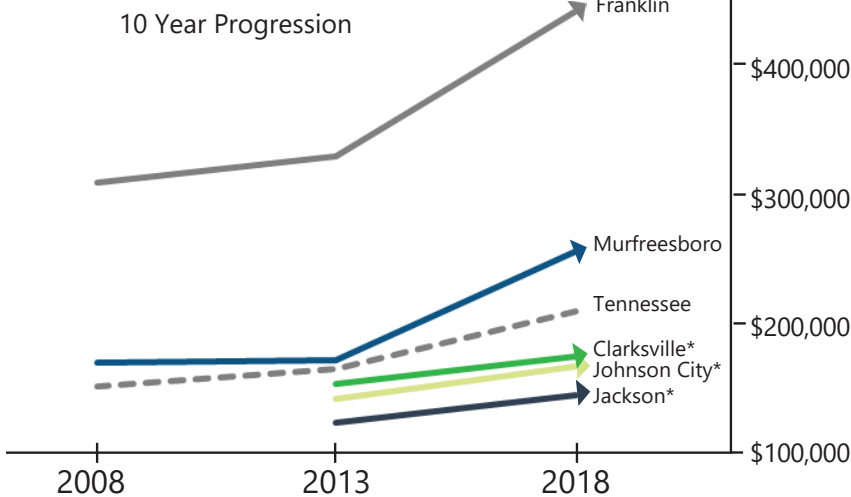
\$356,100 Franklin*	\$232,900 Murfreesboro
\$150,500 Clarksville	\$145,400 Johnson City
\$92,250 Jackson	

*Franklin is using 2018 data.
Source: Tennessee Comptroller's Office, Office of Local Government

More than **1/2** of Jackson single family homes are valued at less than \$100,000. (Including vacant homes)

HOME PURCHASES

MEDIAN HOME SALES PRICE, BY CITY



In the last five years, Tennessee's overall median home sales price increased by 27 percent. Franklin and Murfreesboro outpaced that number with their prices increasing by 34 and 49 percent, respectively. The three other cities experienced lower home sales price growth, but also remain more affordable to lower and average wage workers. Jackson and Johnson City consistently offer lower, more affordable home prices.

2018 HOME SALES VOLUME AS A % OF SINGLE FAMILY HOMES

14%	Murfreesboro
9%	Franklin
7%	Clarksville
6%	Jackson
6%	Johnson City

*Clarksville, Johnson City, and Jackson did not report median home sales price for 2008, so they begin with 2013 for a 5 year progression. Sales prices are not adjusted for inflation.

Source: Tennessee Comptroller's Office, Office of Local Government

These five cities made up **12%** of the state's total home sales in 2018.

LOWER HOME PRICES IMPROVE ACCESS TO HOMEOWNERSHIP

AFFORDABLE TO A WAITER OR SALES CLERK



24%	12%	1%
Jackson	Johnson City	Clarksville
0.2%	0%	
Murfreesboro	Franklin	

AFFORDABLE TO EMT OR OFFICE WORKER*



53%	42%	27%
Jackson	Johnson City	Clarksville
12%	2%	
Murfreesboro	Franklin	

Source: Bureau of Labor Statistics; Tennessee Comptroller's Office

* Occupations earning the median area wage

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CLARKSVILLE

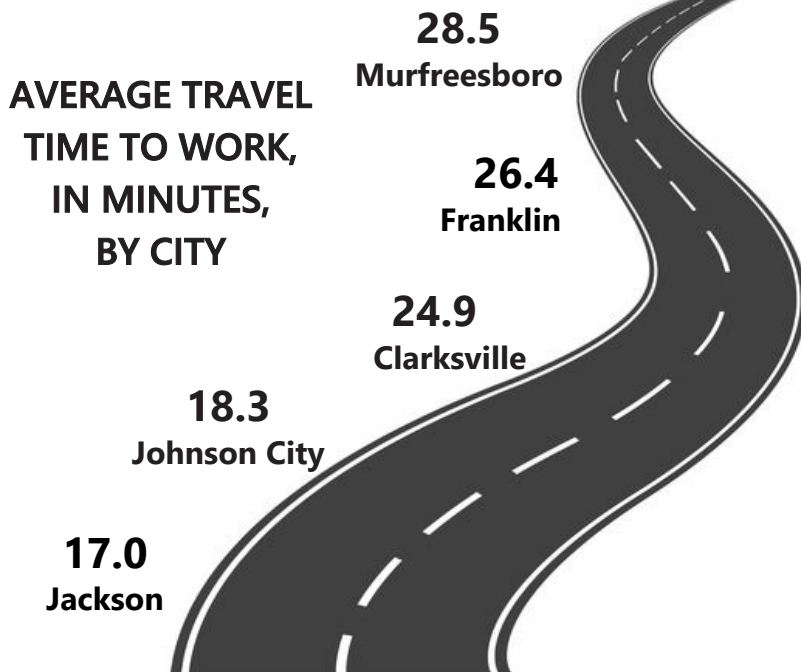
FRANKLIN

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MURFREESBORO

HOUSING + TRANSPORTATION



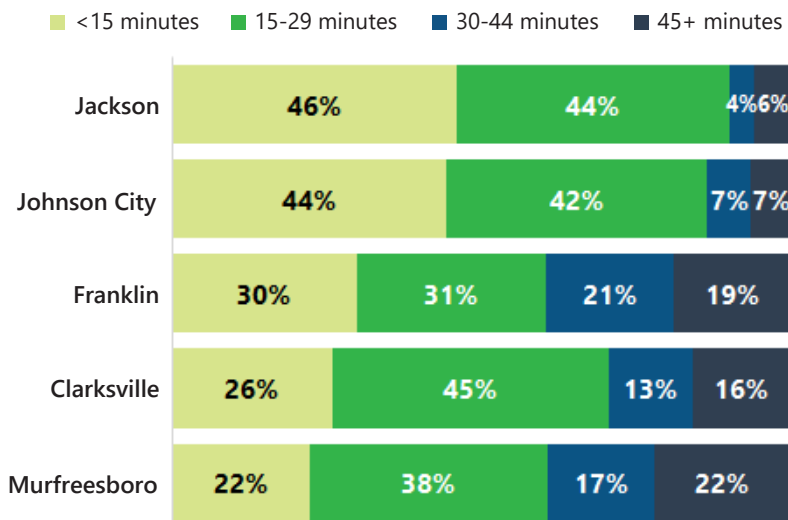
With the exception of Jackson, commute times have increased by a minute or more over the last 5 years. Franklin's average commute has increased by 3 minutes. The percentage of workers with commutes 15-29 minutes increased the most, while the share of workers with commutes 30-44 minutes decreased the most.

Though Franklin saw the greatest increase in commute times, it also has the largest percentage of its workforce that works from home.

After Franklin, Clarksville has one of the largest increases in commute times and also has the most workers who travel outside of the county.

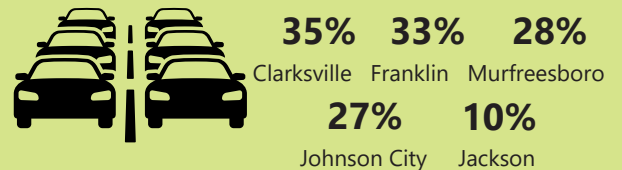
Clarksville and Franklin residents commuting out of county surpassed the Tennessee rate of 29%.

COMMUTE TIMES, BY CITY



SHARE OF RESIDENTS WHO COMMUTE OUT OF COUNTY

(including out of state)



% CHANGE IN AVERAGE TRAVEL TIME TO WORK OVER FIVE YEARS



PERCENT OF WORKERS WHO WORKED FROM HOME

(Note: Franklin and Johnson City use 5 year data)

THDA HOUSING INDICATORS: **COMPARING TN'S CITIES**



APPENDIX A: INDICATORS REFERENCE TABLE

HOUSING STOCK	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Total Housing Units	62,705	32,092	29,256	33,657	357,751	2,992,412	2018
Single Family Units	46,062	24,702	20,071	20,695	36,461	2,417,062	2018
Multifamily Units	16,643	7,390	9,185	12,962	21,290	575,350	2018
Total Population	156,800	80,920	66,900	68,245	141,336	6,770,010	2018
Change in Housing Stock from 2014-2018	1,254	5,048	-110	1,735	8,461	122,993	2018
	2.0%	18.7%	-0.4%	5.4%	17.2%	4.3%	2018
Change in Single Family Units, 2014-2018	853	4,998	-1,321	800	5,502	94,648	2018
	1.9%	25.4%	-6.2%	4.0%	17.8%	4.1%	2018
Change in Multifamily Units, 2014-2018	401	50	1,211	935	2,959	28,345	2018
	2.5%	0.7%	15.2%	7.8%	16.1%	5.2%	2018
Change in Population, 2014-2018	9,986	10,307	-408	2,425	20,376	220,658	2018
% Change in Population, 2014-2018	6.8%	14.6%	-0.6%	3.7%	16.8%	3.4%	2018
New Construction Housing Units Permitted, 2019	1,206	1,099	156	231	2,154	41,361	2019
Single Family Permits, 2019	934	505	156	135	1,317	29,598	2019
Multifamily Units Permitted, 2019	272	594	0	96	837	11,763	2019
New Construction Housing Units Permitted, 2011-2019	10,187	8,626	1,836	2,807	15,662	271,390	2019
New Construction Housing Units Permitted, 2011-2019, as a % of 2010 Housing Stock	18.6%	33.7%	6.5%	9.2%	34.4%	9.7%	2019
HOUSING VACANCY	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Vacant Residential Addresses	2,571	347	1,666	994	648	175,283	2019
Share of Residential Addresses that are Vacant	3.4%	1.0%	4.5%	2.7%	1.0%	5.2%	2019
Share of Vacancies that have been Vacant Longer than 2 Years	55%	74%	75%	69%	44%	73%	2019
AGE OF HOUSING STOCK	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
% of Housing Built before 1960	11.4%	8.2%	26.4%	25.3%	6.6%	19.0%	2018
% of Housing Built from 1960 to 1979	20.6%	11.3%	25.9%	25.9%	14.1%	25.2%	2018
% of Housing Built from 1980 to 1999	34.7%	41.0%	28.4%	24.3%	32.1%	31.7%	2018
% of Housing Built 2000 or Later	33.3%	39.6%	19.2%	24.5%	47.2%	24.0%	2018
HOUSING TENURE	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Homeownership Rate	51.6%	70.4%	50.9%	51.3%	49.3%	66.2%	2018
Rate of Renters	48.4%	29.6%	49.1%	48.7%	50.7%	33.8%	2018

Note: Indicators shown in **BLUE** denote measures of change over time.

THDA HOUSING INDICATORS: **COMPARING TN'S CITIES**



HOUSEHOLD INCOME	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Median Household Income	\$51,148	\$92,510	\$38,973	\$45,359	\$55,162	\$52,375	2018
Median Renter Household Income	\$38,381	\$70,914	\$25,934	\$28,054	\$44,794	\$33,460	2018
Median Household Income, Homeowners with a Mortgage	\$70,477	\$124,006	\$65,252	\$92,911	\$91,469	\$78,713	2018
MONTHLY HOUSING COST	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Median Gross Rent	\$950	\$1,493	\$782	\$747	\$1,049	\$861	2018
Median Monthly Housing Costs, Homeowners with a Mortgage	\$1,160	\$1,963	\$1,167	\$1,196	\$1,507	\$1,228	2018
Median Rental Costs as a % of Median Homeownership Costs (with a mortgage)	82%	76%	67%	62%	70%	70%	2018
PROPERTY VALUE	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Median Home Value	\$150,500	\$356,100	\$92,250	\$145,400	\$232,900	--	2019
Share of Single Family Homes Valued at Less than \$100,000	15.4%	0.8%	0.1%	8.8%	1.6%	--	2019
Median Ratio of Land Appraisal to Overall Property Appraisal	13.3%	1.2%	53.8%	27.7%	1.2%	--	2019
Median Ratio of Land Appraisal to Overall Property Appraisal	19.9%	22.5%	13.9%	18.0%	19.1%	--	2019
PURCHASING A HOME	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
2018 Median Home Sales Price	\$175,000	\$442,150	\$145,000	\$167,000	\$255,990	\$210,000	2018
2013 Median Home Sales Price	\$154,000	\$330,000	\$124,000	\$142,000	\$172,000	\$165,000	2013
2008 Median Home Sales Price	--	\$310,000	--	--	\$170,250	\$151,500	2008
Total Home Sales, 2018	3,413	2,299	1,182	1,165	4,905	107,560	2018
2018 Home Sales as a % of Single Family Homes	7.4%	9.3%	5.9%	5.6%	13.5%	4.5%	2018
Share of 2018 Home Sales Affordable to a Median Wage Earner	27%	2%	53%	42%	12%	--	2018
Share of 2018 Home Sales Affordable to a Restaurant Server	1%	0%	24%	12%	0%	--	2018
Mortgage Application Denial Rate	10.2%	5.9%	7.3%	9.8%	7.4%	9.4%	2018
Share of High-Cost Mortgages	5.0%	2.4%	7.6%	13.9%	7.1%	7.3%	2018
HOUSING AFFORDABILITY	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Share of Renters that are Cost Burdened	46.0%	33.9%	52.3%	38.1%	46.6%	44.1%	2018
Share of Renters that are Severely Cost Burdened	21.3%	16.2%	21.2%	18.6%	12.8%	20.7%	2018
Share of Homeowners that are Cost Burdened (with a Mortgage)	29.7%	21.3%	30.6%	18.3%	19.8%	24.2%	2018
Share of Homeowners that are Severely Cost Burdened (with a Mortgage)	9.6%	8.9%	11.9%	6.5%	6.0%	9.1%	2018

Note: Indicators shown in **BLUE** denote measures of change over time.

THDA HOUSING INDICATORS: **COMPARING TN'S CITIES**



COMMUTING TO EMPLOYMENT	CLARKSVILLE	FRANKLIN	JACKSON	JOHNSON CITY	MURFREESBORO	TN	CURRENT AS OF:
Average Commute Time to Work (in minutes)	24.9	26.4	17	18.3	28.5	25.4	2018
Percent Change in Mean Travel Time to Work over 5 Years	12.2%	12.8%	1.8%	5.8%	5.2%	3.7%	2018
Share of Workers commuting 15 Minutes or Less	26.0%	29.9%	46.1%	44.3%	22.2%	24.7%	2018
Share of Workers commuting between 15 and 30 Minutes	44.7%	30.6%	44.0%	42.0%	38.4%	39.6%	2018
Share of Workers commuting between 30 and 45 Minutes	13.4%	20.5%	4.1%	7.2%	17.4%	20.8%	2018
Share of Workers commuting 45 Minutes or More	16.0%	19.0%	6.0%	6.5%	22.1%	14.9%	2018
Percent of Resident Workers who Commute out of County	35.4%	32.6%	9.7%	26.6%	28.3%	28.8%	2018
Percent of Resident Workers who Worked from Home Full-Time	3.8%	8.9%*	4.6%	4.5%*	7.1%	4.7%	2018

Note: Indicators shown in **BLUE** denote measures of change over time.
 Indicators in the appendix marked with an asterisk (*) are using 5 year data.



APPENDIX B: SOURCES

HOUSING STOCK

American Community Survey, 1-Year Estimates

Total Housing Units (Single and Multifamily)

Total Population

Change in Housing Stock from 2014-2018 (Single and Multifamily)

Change in Population, 2014-2018

Census Bureau Building Permits Survey

New Construction Units Permitted, 2011-2019 (Single and Multifamily)

HOUSING VACANCY

U.S. Postal Service. Accessed through HUD.

AGE OF HOUSING STOCK, HOUSING TENURE, HOUSEHOLD INCOME, AND MONTHLY HOUSING COST

American Community Survey, 1-Year Estimates

PROPERTY VALUE

THDA Tabulations of Data from Tennessee Comptroller's Office, Division of Property Assessments

PURCHASING A HOME

THDA Tabulations of Data from Tennessee Comptroller's Office, Division of Property Assessments

2018, 2013, and 2008 Median Home Sales Price

Total Home Sales, 2018

Bureau of Labor Statistics, Occupational Employment Statistics

Share of 2018 Home Sales Affordable to a Median Wage Earner/Restaurant Server

Home Mortgage Disclosure Act (HMDA)

Mortgage Application Denial Rate

Share of High-Cost Mortgages

HOUSING AFFORDABILITY

American Community Survey, 1-Year Estimates

COMMUTING TO EMPLOYMENT

American Community Survey, 1-Year Estimates