

# Tennessee Housing Indicators

## Tennessee Housing at a Glance

<b>6,499,615</b> 2015 Population	<b>6,772,268</b> 2020 Population	<b>2,854,542</b> 2015 Housing Units	<b>2,996,127</b> 2020 Housing Units	<b>48%</b> 2015 Pre-1980 HU	<b>44%</b> 2020 Pre-1980 HU
<b>+4.2%</b> Percent Change in Population		<b>+5.0%</b> Percent Change in Number of Housing Units		<b>-7.5%</b> Percent Change in Share of Pre-1980 Housing Units	
<b>1,672,329</b> 2015 Owners		<b>832,227</b> 2015 Renters		<b>67%</b> 2015 Homeownership Rate	
<b>1,756,534</b> 2020 Owners		<b>882,921</b> 2020 Renters		<b>67%</b> 2020 Homeownership Rate	
		<b>-0.3%</b> Percent Change in Homeownership Rate			

# Tennessee Housing Indicators

**29.2%**

2015 Owner Cost Burden

**23.7%**

2020 Owner Cost Burden

**-18.7%**

Percent Change in Owner Occupied Cost Burden

ACS 5-Year Estimates  
(2011-2015) & (2016-2020)

**45.2%**

2015 Renter Cost Burden

**42.4%**

2020 Renter Cost Burden

**-6.1%**

Percent Change in Renter Cost Burden

ACS 5-Year Estimates  
(2011-2015) & (2016-2020)

**36.4%**

2015 Combined Cost Burdened

**33.5%**

2020 Combined Cost Burden

**-11.1%**

Percent Change in Combined Cost Burden

\*Cost Burden is defined as paying 30% or more  
of household income on housing costs

ACS 5-Year Estimates  
(2011-2015) & (2016-2020)

**68%**

Percent of Homes Sold in 2021 that were Affordably Priced Based on Median  
Family Income

Calculated by THDA

**\$995**

Rent Affordable at the Median Renter Household Income

National Low Income Housing Coalition

**5.0%**

2015 Vacancy Rate

**5.1%**

2020 Vacancy Rate

**+2.9%**

Percent Change in Vacancy

HUD Aggregated USPS Data

**\$764**

2015 Median Rent

**\$897**

2020 Median Rent

**+17.4%**

Percent Change in Median Rent

ACS 5-Year Estimates  
(2011-2015) & (2016-2020)

**\$185,000**

2016 Median Home Sales Price

**\$283,410**

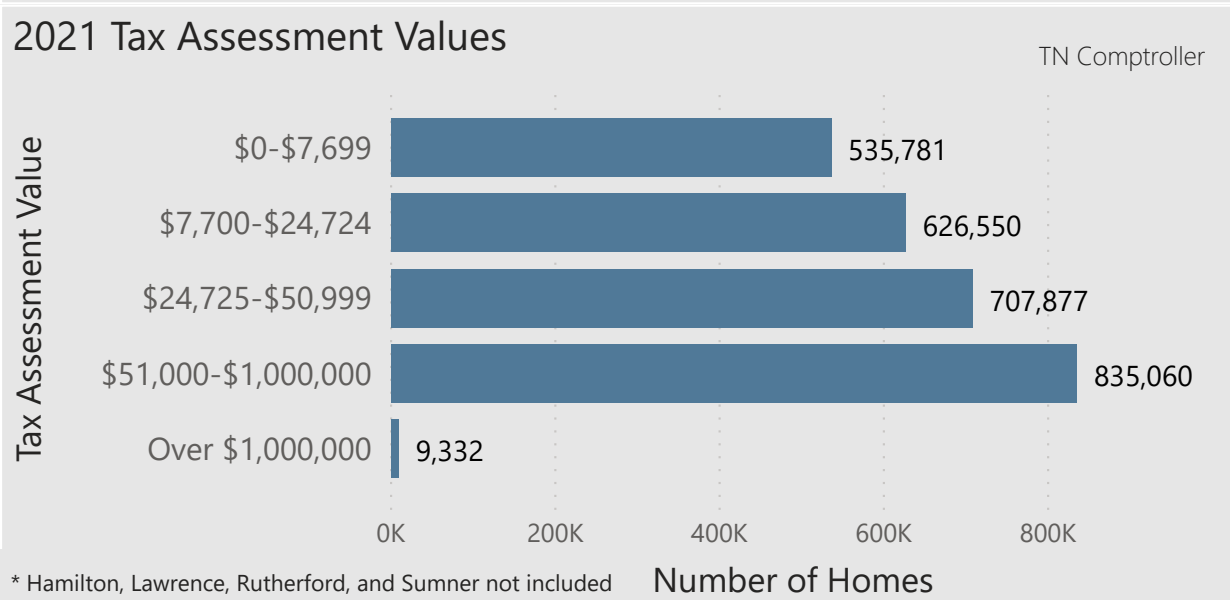
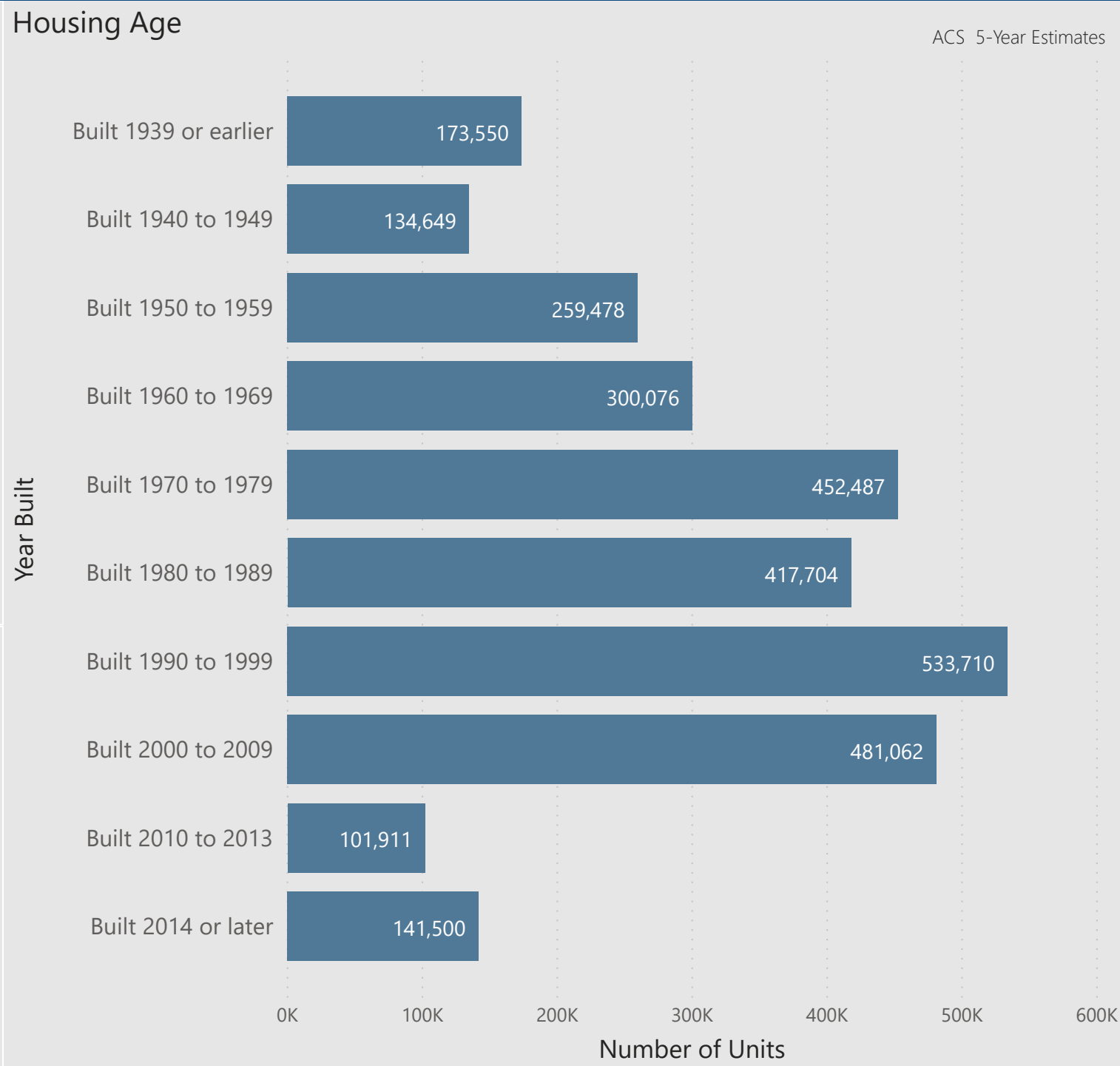
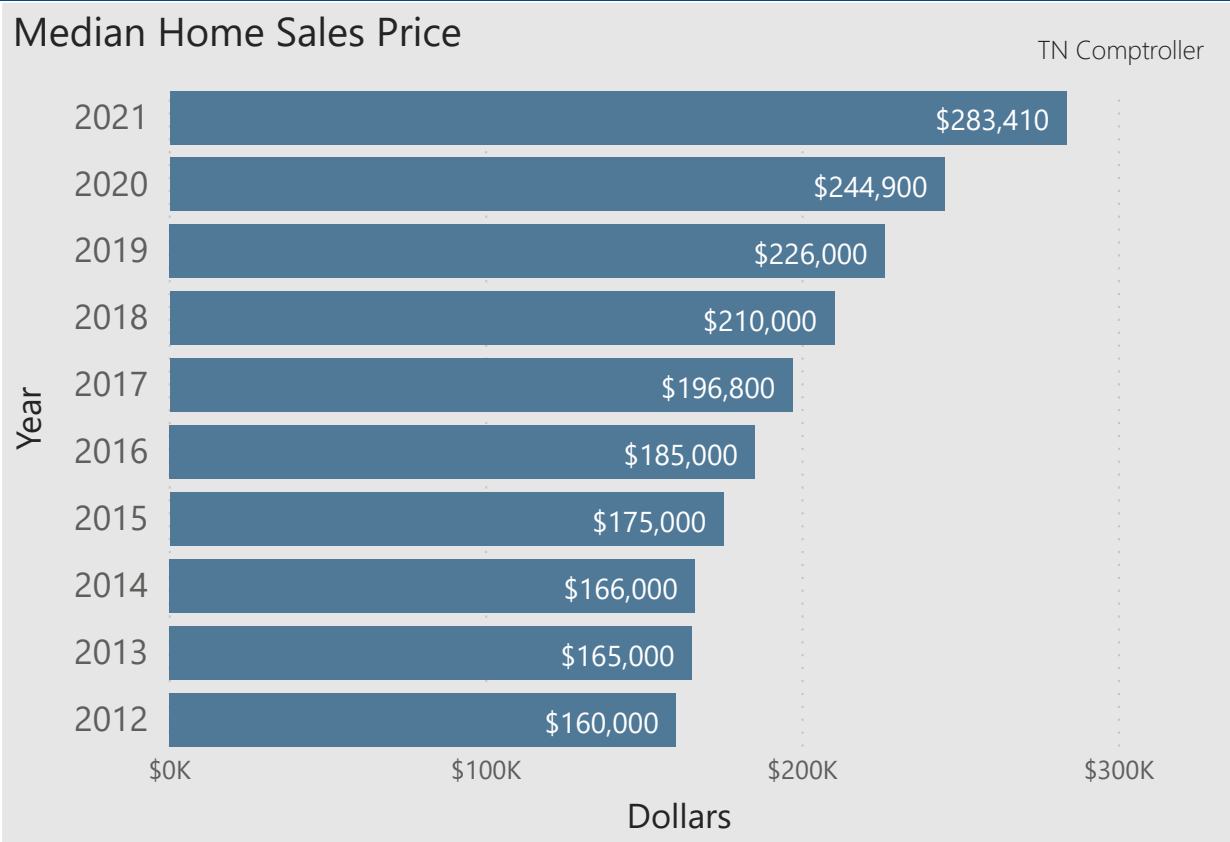
2021 Median Home Sales Price

**+34.7%**

Percent Change in Median Home Sales Price

TN Comptroller

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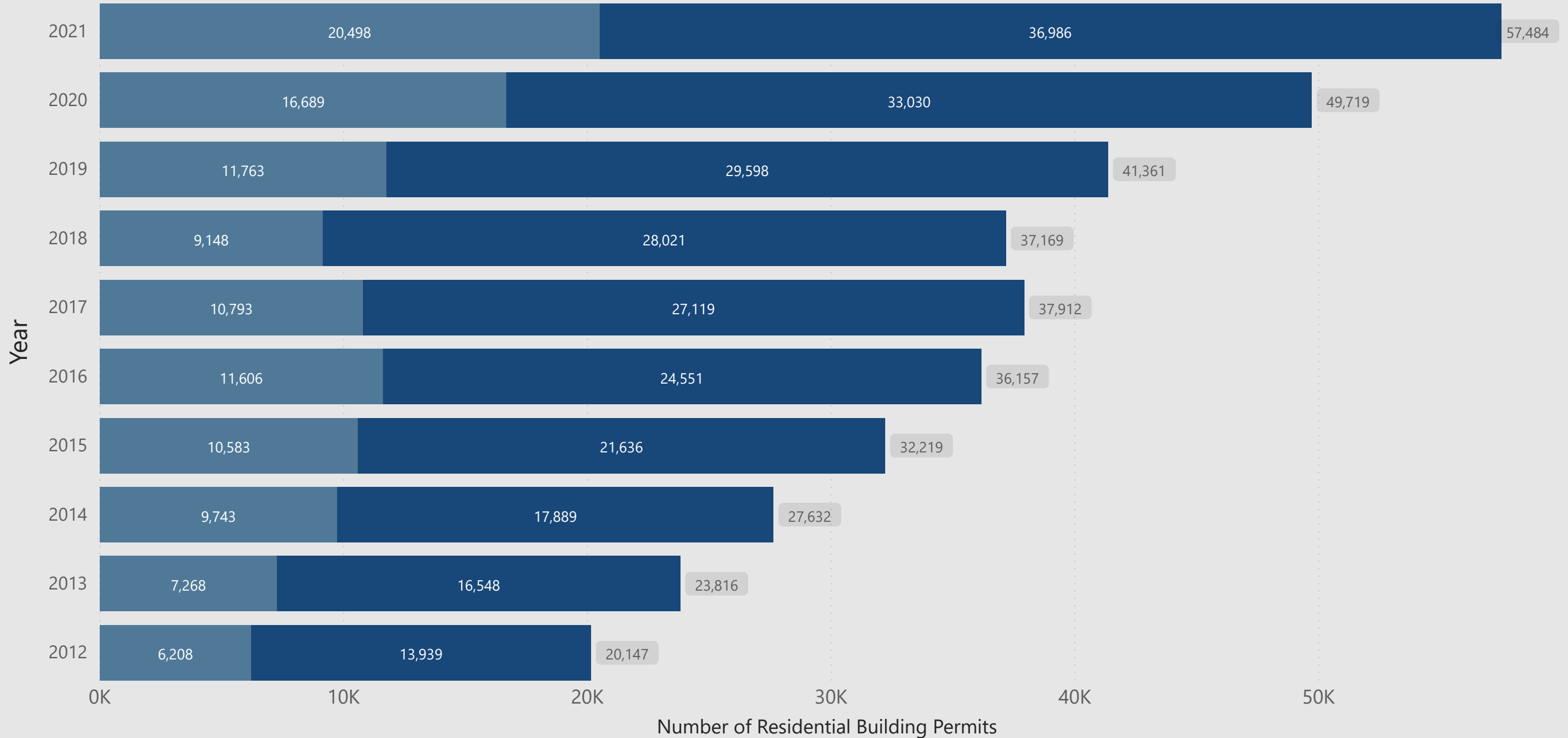


# Tennessee Housing Indicators

## Residential Building Permits by Year and Housing Type

Census Bureau Building Permit Survey

**Housing Type** ● MultiFamily ● SingleFamily

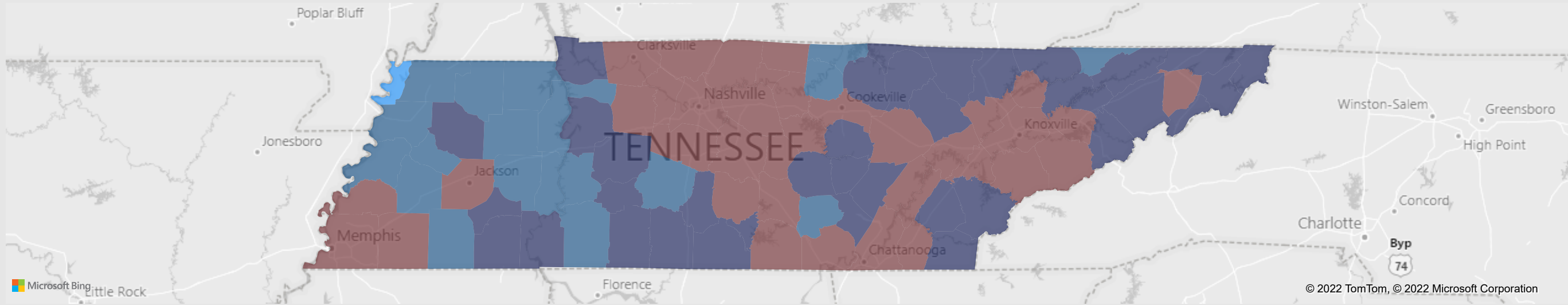


# Tennessee Housing Indicators

## 2021 Median Home Sales Price

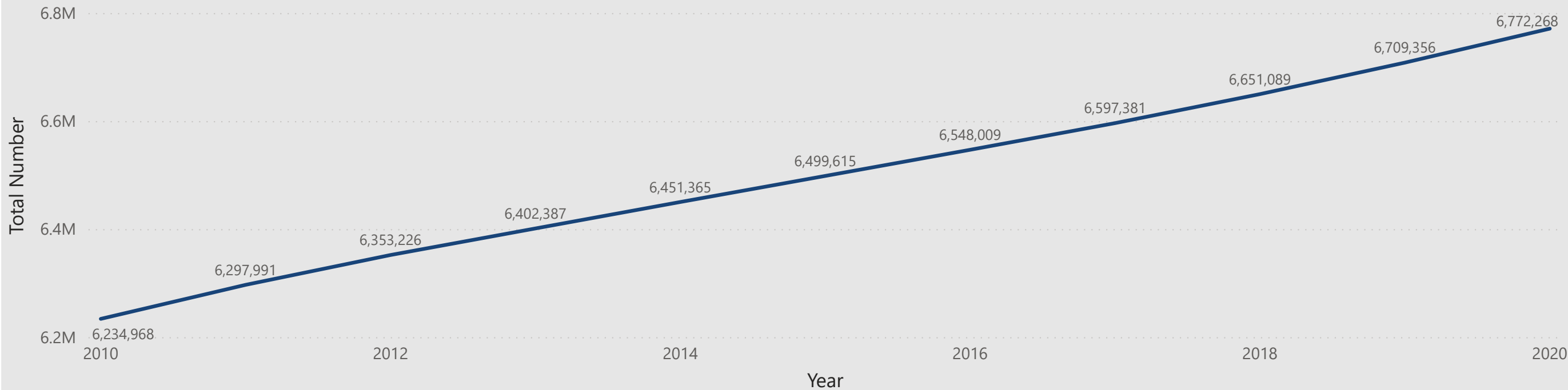
TN Comptroller

● < \$100,000 ● \$100,000 - \$150,000 ● \$150,001- \$200,000 ● > \$200,000



## Population by Year

ACS 5-Year Estimates



# Tennessee Housing Indicators

## Tenure by Housing Type

ACS 2016-2020 5-Year Estimate

Housing Type	Owner	Renter
1 Unit Detached	1,526,778	325,116
1 Unit Attached	56,490	34,394
2 Units	6,227	61,636
3 or 4 Units	5,407	75,212
5 to 9 Units	5,724	110,456
10 to 19 Units	3,373	91,559
20 to 49 Units	2,661	46,005
50 or More	4,564	65,112
Mobile Home	143,143	72,436
Boat, RV, Van, etc.	2,167	995
<b>Total</b>	<b>1,756,534</b>	<b>882,921</b>

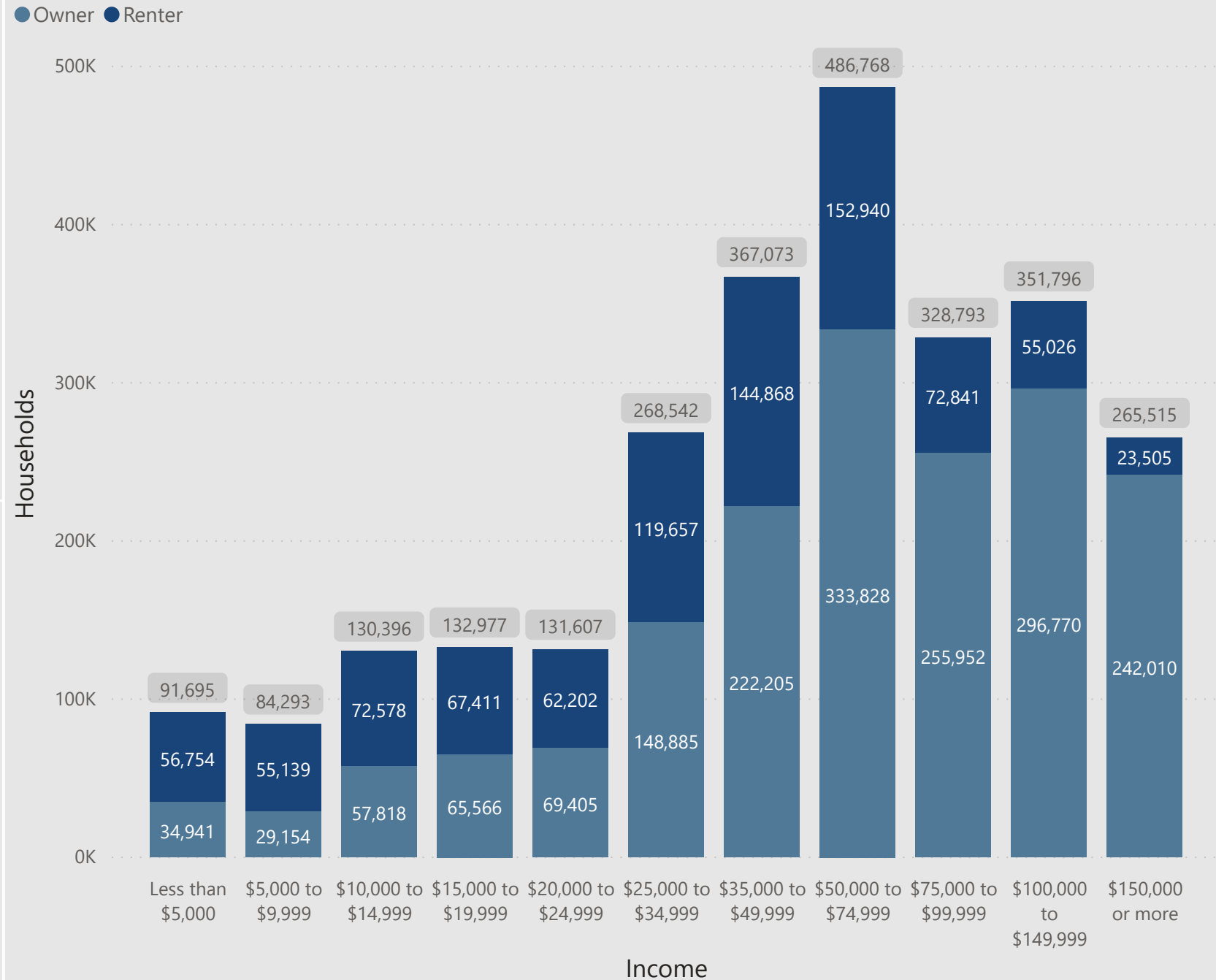
## Tenure by Race

ACS 2016-2020 5-Year Estimate

Race	Owner	Renter
White	1,505,628	576,748
Black or African American	185,484	245,168
Two or More Races	28,481	25,199
Asian	21,773	16,958
Some other race	11,017	14,658
American Indian and Alaska Native	3,952	3,445
Native Hawaiian and Other Pacific Islander	199	745
<b>Total</b>	<b>1,756,534</b>	<b>882,921</b>

## Tenure by Income

ACS 2016-2020 5-Year Estimate



# Tennessee Housing Indicators

HUD Aggregated USPS Data

TN Comptroller

## 3.8%

Share of Housing Units Vacant for 2 or More Years in 2020

## 8.9%

Share of Homes Sold Under \$100,000 in 2021

## 2020 New Residential Units to Vacant Units

● New Units ● Vacant Units

HUD aggregated USPS Data  
Census Building Permit Survey



# Tennessee Housing Indicators

## Total Population by Race

ACS 2016-2020 5-Year Estimate

Race	Percent of Population
White	76.73%
Black or African American	16.67%
Two or More Races	2.94%
Asian	1.81%
Some Other Race	1.53%
American Indian or Alaska Native	0.25%
Native Hawaiian or Other Pacific Islander	0.06%
<b>Total</b>	<b>100.00%</b>

## 2021 Home Buyers by Race

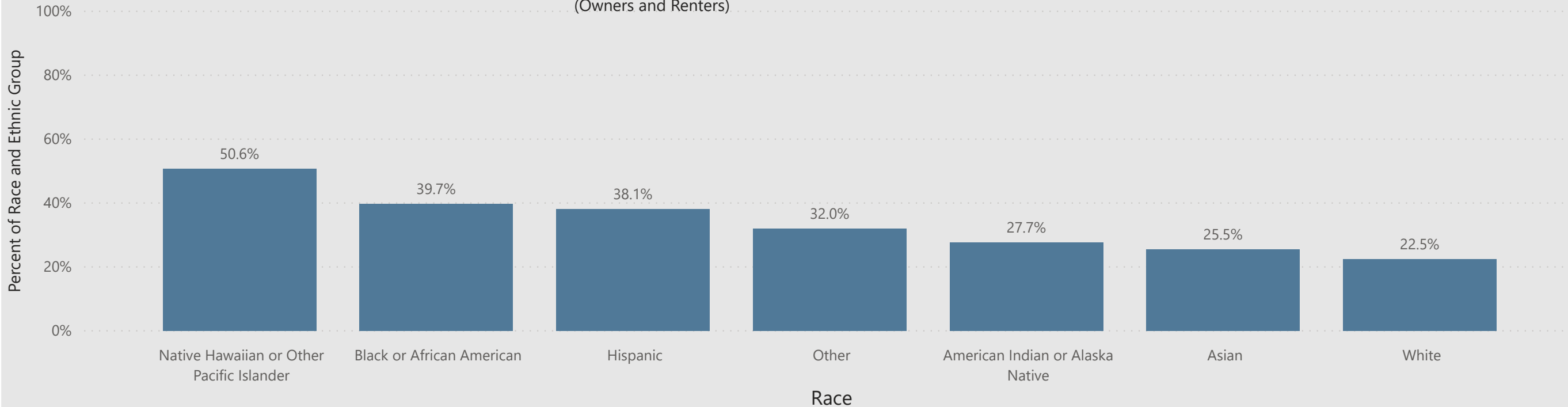
HMDA

Race	Percent of Homebuyers
White	77.08%
Race Not Available	10.26%
Black or African American	7.61%
Asian	2.77%
Joint	1.76%
American Indian or Alaska Native	0.30%
2 or more minority races	0.11%
Native Hawaiian or Other Pacific Islander	0.11%
<b>Total</b>	<b>100.00%</b>

## Percent Cost-Burdened Among Race and Ethnic Groups

CHAS 2014-2018

(Owners and Renters)



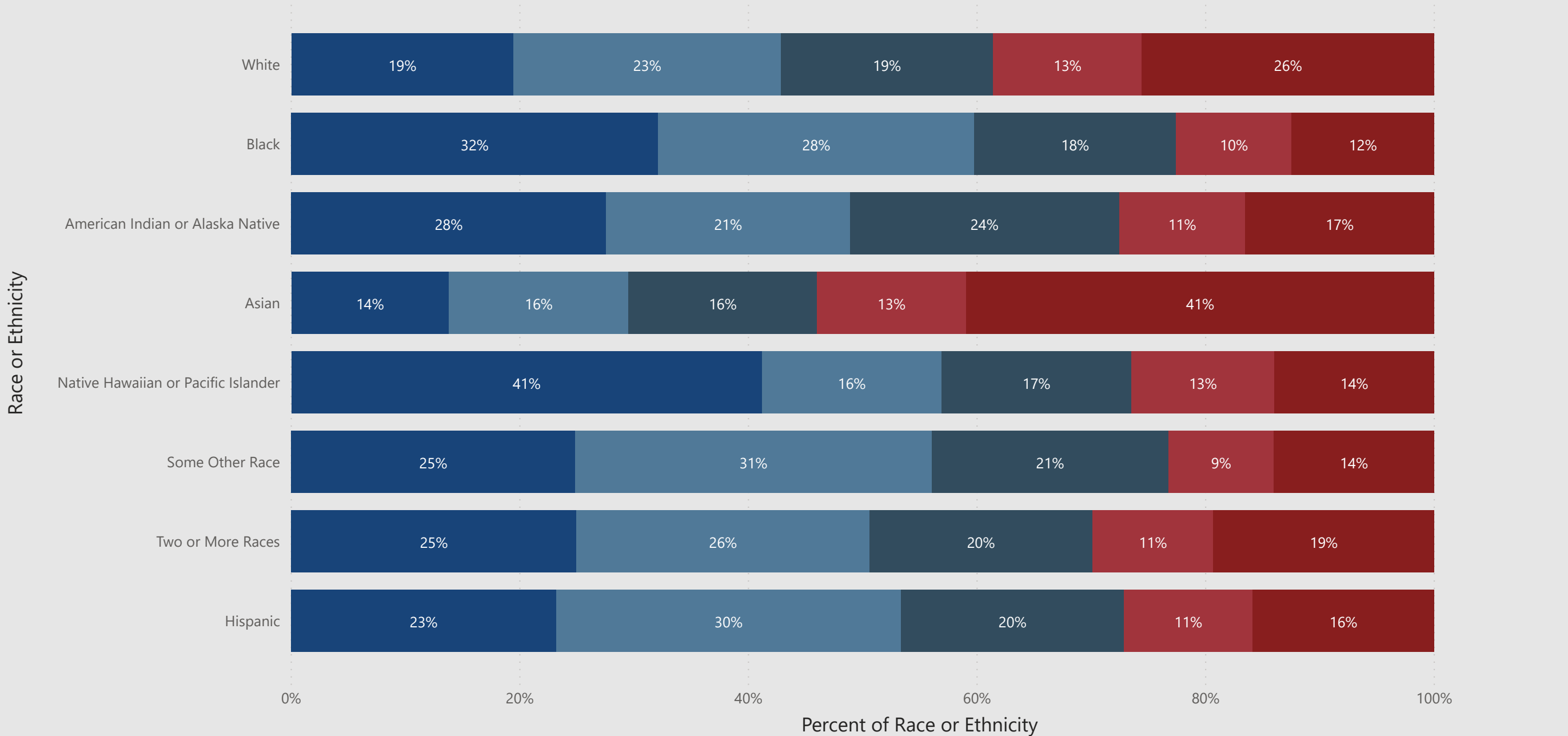


# Tennessee Housing Indicators

## Distribution of Annual Income by Race or Ethnicity

ACS 2016-2020 5-Year Estimate

**Annual Income** ● Under \$25,000 ● \$25,000 to \$49,999 ● \$50,000 to \$74,999 ● \$75,000 to \$100,000 ● Over \$100,000



# Tennessee Housing Indicators

ACS 2016-2020 5-Year Estimate

## 1.55%

Percent of Population with Limited English Proficiency (LEP)

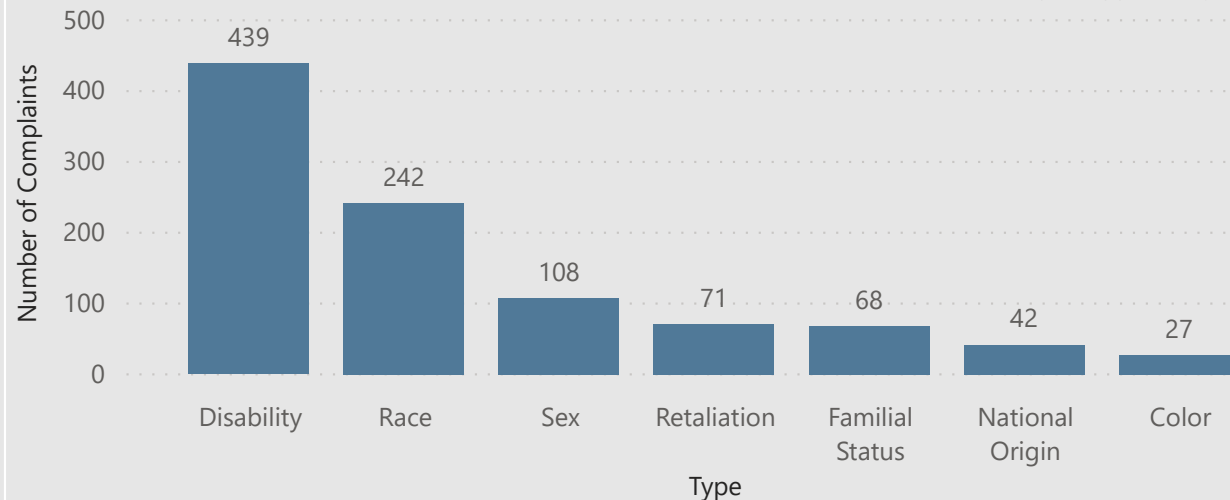
ACS 2016-2020 5-Year Estimate

## 55%

Percent of Foreign-Born Population that Speaks Only English or English Very Well

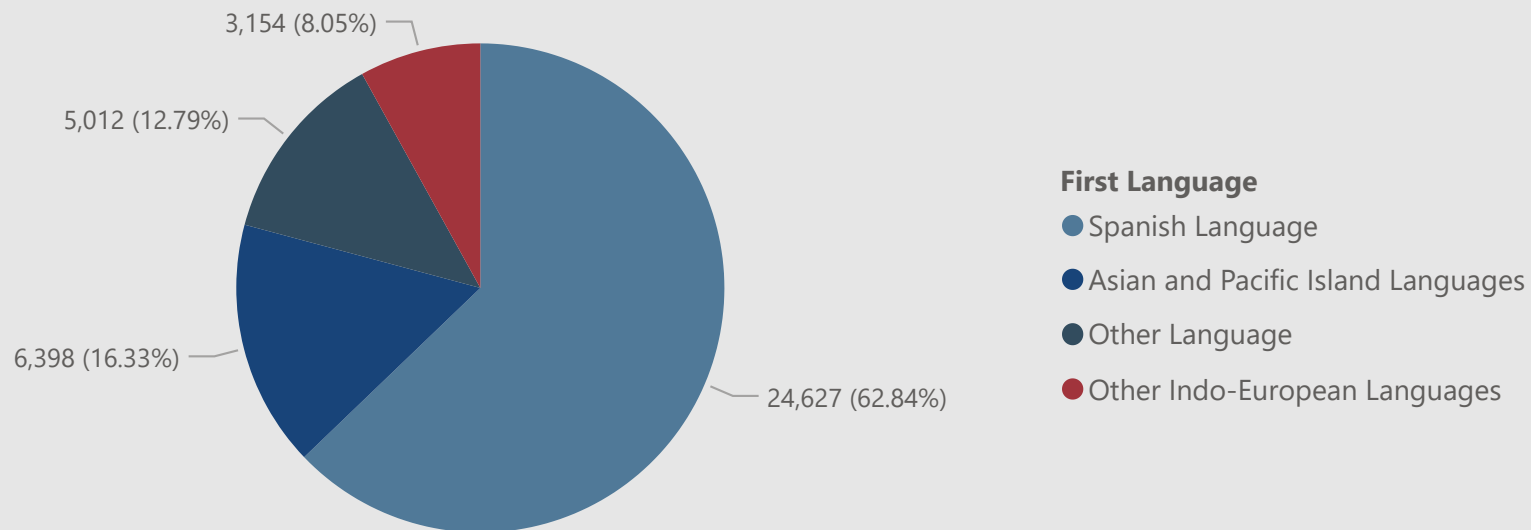
## Fair Housing Complaints from 2015-2019

HUD Office of Fair Housing and Equal Opportunity



## First Language of Limited English Proficiency Population

ACS 2016-2020 5-Year Estimate



ACS 2016-2020 5-Year Estimate

## 25%

Share of Commuters Traveling Outside of their County of Residence

ACS 2016-2020 5-Year Estimate

## 25

Median Commute Time to Work in Minutes