



Executive Summary

840 N Blue Jay Way, Gallatin, Tennessee, 37066
Rings: 5 mile radii

Prepared by Esri
Latitude: 36.36770
Longitude: -86.48587

5 miles

Population

2000 Population	32,062
2010 Population	41,673
2020 Population	58,504
2025 Population	66,389
2000-2010 Annual Rate	2.66%
2010-2020 Annual Rate	3.37%
2020-2025 Annual Rate	2.56%
2020 Male Population	48.7%
2020 Female Population	51.3%
2020 Median Age	39.9

In the identified area, the current year population is 58,504. In 2010, the Census count in the area was 41,673. The rate of change since 2010 was 3.37% annually. The five-year projection for the population in the area is 66,389 representing a change of 2.56% annually from 2020 to 2025. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	78.4%
2020 Black Alone	13.6%
2020 American Indian/Alaska Native Alone	0.3%
2020 Asian Alone	1.2%
2020 Pacific Islander Alone	0.1%
2020 Other Race	3.9%
2020 Two or More Races	2.4%
2020 Hispanic Origin (Any Race)	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.8% 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 45.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	114
2000 Households	12,123
2010 Households	15,906
2020 Total Households	22,444
2025 Total Households	25,605
2000-2010 Annual Rate	2.75%
2010-2020 Annual Rate	3.42%
2020-2025 Annual Rate	2.67%
2020 Average Household Size	2.57

The household count in this area has changed from 15,906 in 2010 to 22,444 in the current year, a change of 3.42% annually. The five-year projection of households is 25,605, a change of 2.67% annually from the current year total. Average household size is currently 2.57, compared to 2.56 in the year 2010. The number of families in the current year is 15,673 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income

2020 Percent of Income for Mortgage 17.0%

Median Household Income

2020 Median Household Income \$65,907

2025 Median Household Income \$70,762

2020-2025 Annual Rate 1.43%

Average Household Income

2020 Average Household Income \$93,010

2025 Average Household Income \$102,235

2020-2025 Annual Rate 1.91%

Per Capita Income

2020 Per Capita Income \$35,868

2025 Per Capita Income \$39,619

2020-2025 Annual Rate 2.01%

Households by Income

Current median household income is \$65,907 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$70,762 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$93,010 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$102,235 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$35,868 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,619 in five years, compared to \$37,691 for all U.S. households

Housing

2020 Housing Affordability Index 142

2000 Total Housing Units 12,917

2000 Owner Occupied Housing Units 8,372

2000 Renter Occupied Housing Units 3,751

2000 Vacant Housing Units 794

2010 Total Housing Units 17,386

2010 Owner Occupied Housing Units 10,664

2010 Renter Occupied Housing Units 5,242

2010 Vacant Housing Units 1,480

2020 Total Housing Units 24,005

2020 Owner Occupied Housing Units 15,729

2020 Renter Occupied Housing Units 6,715

2020 Vacant Housing Units 1,561

2025 Total Housing Units 27,183

2025 Owner Occupied Housing Units 17,661

2025 Renter Occupied Housing Units 7,944

2025 Vacant Housing Units 1,578

Currently, 65.5% of the 24,005 housing units in the area are owner occupied; 28.0%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 17,386 housing units in the area - 61.3% owner occupied, 30.2% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 15.42%. Median home value in the area is \$268,738, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.44% annually to \$288,614.

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