



Housing Profile

3297 Cosby Hwy, Cosby, Tennessee, 37722
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.84325
Longitude: -83.22328

| Population | | Households | |
|-----------------------|-------|------------------------------|----------|
| 2020 Total Population | 3,332 | 2023 Median Household Income | \$48,371 |
| 2023 Total Population | 3,437 | 2028 Median Household Income | \$54,029 |
| 2028 Total Population | 3,491 | 2023-2028 Annual Rate | 2.24% |
| 2023-2028 Annual Rate | 0.31% | | |

| Housing Units by Occupancy Status and Tenure | Census 2020 | | 2023 | | 2028 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 1,714 | 100.0% | 1,770 | 100.0% | 1,793 | 100.0% |
| Occupied | 1,393 | 81.3% | 1,444 | 81.6% | 1,484 | 82.8% |
| Owner | 1,061 | 61.9% | 1,100 | 62.1% | 1,144 | 63.8% |
| Renter | 332 | 19.4% | 344 | 19.4% | 340 | 19.0% |
| Vacant | 319 | 18.6% | 326 | 18.4% | 309 | 17.2% |

| Owner Occupied Housing Units by Value | 2023 | | 2028 | |
|---------------------------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| Total | 1,099 | 100.0% | 1,144 | 100.0% |
| <\$50,000 | 137 | 12.5% | 127 | 11.1% |
| \$50,000-\$99,999 | 73 | 6.6% | 68 | 5.9% |
| \$100,000-\$149,999 | 173 | 15.7% | 165 | 14.4% |
| \$150,000-\$199,999 | 281 | 25.6% | 268 | 23.4% |
| \$200,000-\$249,999 | 189 | 17.2% | 214 | 18.7% |
| \$250,000-\$299,999 | 80 | 7.3% | 94 | 8.2% |
| \$300,000-\$399,999 | 70 | 6.4% | 88 | 7.7% |
| \$400,000-\$499,999 | 26 | 2.4% | 33 | 2.9% |
| \$500,000-\$749,999 | 63 | 5.7% | 78 | 6.8% |
| \$750,000-\$999,999 | 3 | 0.3% | 4 | 0.3% |
| \$1,000,000-\$1,499,999 | 4 | 0.4% | 5 | 0.4% |
| \$1,500,000-\$1,999,999 | 0 | 0.0% | 0 | 0.0% |
| \$2,000,000+ | 0 | 0.0% | 0 | 0.0% |

| | | |
|---------------|-----------|-----------|
| Median Value | \$179,626 | \$189,552 |
| Average Value | \$206,938 | \$221,984 |

| Census 2020 Housing Units | Number | Percent |
|----------------------------------|--------|---------|
| Total | 1,714 | 100.0% |
| Housing Units In Urbanized Areas | 0 | 0.0% |
| Rural Housing Units | 1,714 | 100.0% |

| Census 2020 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total | 1,061 | 100.0% |
| Owned with a Mortgage/Loan | 491 | 46.3% |
| Owned Free and Clear | 570 | 53.7% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

February 05, 2024



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Census 2020 Vacant Housing Units by Status

| | Number | Percent |
|--------------------------------------|--------|---------|
| Total | 319 | 100.0% |
| For Rent | 22 | 6.9% |
| Rented- Not Occupied | 3 | 0.9% |
| For Sale Only | 17 | 5.3% |
| Sold - Not Occupied | 16 | 5.0% |
| Seasonal/Recreational/Occasional Use | 143 | 44.8% |
| For Migrant Workers | 11 | 3.4% |
| Other Vacant | 107 | 33.5% |

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-------|----------------|--------------------------------|---------------|
| Total | 1,393 | 1,061 | 76.2% |
| 15-24 | 43 | 14 | 32.6% |
| 25-34 | 123 | 63 | 51.2% |
| 35-44 | 161 | 102 | 63.4% |
| 45-54 | 256 | 195 | 76.2% |
| 55-59 | 140 | 114 | 81.4% |
| 60-64 | 169 | 142 | 84.0% |
| 65-74 | 318 | 279 | 87.7% |
| 75-84 | 151 | 123 | 81.5% |
| 85+ | 34 | 31 | 91.2% |

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-------------------------------|----------------|--------------------------------|---------------|
| Total | 1,393 | 1,061 | 76.2% |
| White Alone | 1,330 | 1,020 | 76.7% |
| Black/African American Alone | 3 | 1 | 33.3% |
| American Indian/Alaska Native | 6 | 1 | 16.7% |
| Asian Alone | 0 | 0 | 0.0% |
| Pacific Islander Alone | 1 | 0 | 0.0% |
| Other Race Alone | 2 | 2 | 100.0% |
| Two or More Races | 49 | 36 | 73.5% |
| Hispanic Origin | 21 | 10 | 47.6% |

Census 2020 Occupied Housing Units by Size and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-----------|----------------|--------------------------------|---------------|
| Total | 1,393 | 1,061 | 76.2% |
| 1-Person | 379 | 283 | 74.7% |
| 2-Person | 556 | 438 | 78.8% |
| 3-Person | 235 | 175 | 74.5% |
| 4-Person | 125 | 98 | 78.4% |
| 5-Person | 55 | 36 | 65.5% |
| 6-Person | 25 | 18 | 72.0% |
| 7+ Person | 16 | 12 | 75.0% |

2023 Housing Affordability

| | |
|--------------------------------|-------|
| Housing Affordability Index | 115 |
| Percent of Income for Mortgage | 22.3% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

February 05, 2024



Housing Profile

3297 Cosby Hwy, Cosby, Tennessee, 37722
Ring: 5 mile radius

Prepared by Esri
Latitude: 35.84325
Longitude: -83.22328

| Population | | Households | |
|-----------------------|-------|------------------------------|----------|
| 2020 Total Population | 8,169 | 2023 Median Household Income | \$46,873 |
| 2023 Total Population | 8,275 | 2028 Median Household Income | \$52,773 |
| 2028 Total Population | 8,380 | 2023-2028 Annual Rate | 2.40% |
| 2023-2028 Annual Rate | 0.25% | | |

| Housing Units by Occupancy Status and Tenure | Census 2020 | | 2023 | | 2028 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 4,254 | 100.0% | 4,373 | 100.0% | 4,430 | 100.0% |
| Occupied | 3,500 | 82.3% | 3,551 | 81.2% | 3,631 | 82.0% |
| Owner | 2,665 | 62.6% | 2,734 | 62.5% | 2,835 | 64.0% |
| Renter | 835 | 19.6% | 817 | 18.7% | 796 | 18.0% |
| Vacant | 836 | 19.7% | 822 | 18.8% | 799 | 18.0% |

| Owner Occupied Housing Units by Value | 2023 | | 2028 | |
|---------------------------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| Total | 2,734 | 100.0% | 2,834 | 100.0% |
| <\$50,000 | 361 | 13.2% | 334 | 11.8% |
| \$50,000-\$99,999 | 278 | 10.2% | 259 | 9.1% |
| \$100,000-\$149,999 | 431 | 15.8% | 412 | 14.5% |
| \$150,000-\$199,999 | 585 | 21.4% | 555 | 19.6% |
| \$200,000-\$249,999 | 349 | 12.8% | 392 | 13.8% |
| \$250,000-\$299,999 | 210 | 7.7% | 238 | 8.4% |
| \$300,000-\$399,999 | 199 | 7.3% | 250 | 8.8% |
| \$400,000-\$499,999 | 123 | 4.5% | 155 | 5.5% |
| \$500,000-\$749,999 | 150 | 5.5% | 183 | 6.5% |
| \$750,000-\$999,999 | 17 | 0.6% | 19 | 0.7% |
| \$1,000,000-\$1,499,999 | 24 | 0.9% | 30 | 1.1% |
| \$1,500,000-\$1,999,999 | 7 | 0.3% | 7 | 0.2% |
| \$2,000,000+ | 0 | 0.0% | 0 | 0.0% |

| | | |
|---------------|-----------|-----------|
| Median Value | \$175,385 | \$187,117 |
| Average Value | \$218,828 | \$235,727 |

| Census 2020 Housing Units | Number | Percent |
|----------------------------------|--------|---------|
| Total | 4,254 | 100.0% |
| Housing Units In Urbanized Areas | 122 | 2.9% |
| Rural Housing Units | 4,132 | 97.1% |

| Census 2020 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total | 2,665 | 100.0% |
| Owned with a Mortgage/Loan | 1,213 | 45.5% |
| Owned Free and Clear | 1,452 | 54.5% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

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Census 2020 Vacant Housing Units by Status

| | Number | Percent |
|--------------------------------------|--------|---------|
| Total | 836 | 100.0% |
| For Rent | 62 | 7.4% |
| Rented- Not Occupied | 12 | 1.4% |
| For Sale Only | 40 | 4.8% |
| Sold - Not Occupied | 31 | 3.7% |
| Seasonal/Recreational/Occasional Use | 392 | 46.9% |
| For Migrant Workers | 33 | 3.9% |
| Other Vacant | 266 | 31.8% |

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-------|----------------|--------------------------------|---------------|
| Total | 3,500 | 2,665 | 76.1% |
| 15-24 | 98 | 35 | 35.7% |
| 25-34 | 312 | 164 | 52.6% |
| 35-44 | 422 | 263 | 62.3% |
| 45-54 | 634 | 480 | 75.7% |
| 55-59 | 371 | 297 | 80.1% |
| 60-64 | 414 | 348 | 84.1% |
| 65-74 | 790 | 686 | 86.8% |
| 75-84 | 374 | 320 | 85.6% |
| 85+ | 84 | 71 | 84.5% |

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-------------------------------|----------------|--------------------------------|---------------|
| Total | 3,500 | 2,665 | 76.1% |
| White Alone | 3,316 | 2,553 | 77.0% |
| Black/African American Alone | 15 | 7 | 46.7% |
| American Indian/Alaska Native | 15 | 7 | 46.7% |
| Asian Alone | 6 | 4 | 66.7% |
| Pacific Islander Alone | 1 | 0 | 0.0% |
| Other Race Alone | 15 | 8 | 53.3% |
| Two or More Races | 132 | 87 | 65.9% |
| Hispanic Origin | 60 | 30 | 50.0% |

Census 2020 Occupied Housing Units by Size and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-----------|----------------|--------------------------------|---------------|
| Total | 3,500 | 2,665 | 76.1% |
| 1-Person | 959 | 698 | 72.8% |
| 2-Person | 1,425 | 1,139 | 79.9% |
| 3-Person | 554 | 427 | 77.1% |
| 4-Person | 314 | 230 | 73.2% |
| 5-Person | 150 | 100 | 66.7% |
| 6-Person | 62 | 47 | 75.8% |
| 7+ Person | 35 | 24 | 68.6% |

2023 Housing Affordability

| | |
|--------------------------------|-------|
| Housing Affordability Index | 114 |
| Percent of Income for Mortgage | 22.5% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

February 05, 2024



Housing Profile

3297 Cosby Hwy, Cosby, Tennessee, 37722
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| Population | | Households | |
|-----------------------|--------|------------------------------|----------|
| 2020 Total Population | 30,529 | 2023 Median Household Income | \$41,352 |
| 2023 Total Population | 31,073 | 2028 Median Household Income | \$46,645 |
| 2028 Total Population | 31,383 | 2023-2028 Annual Rate | 2.44% |
| 2023-2028 Annual Rate | 0.20% | | |

| Housing Units by Occupancy Status and Tenure | Census 2020 | | 2023 | | 2028 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 16,628 | 100.0% | 17,041 | 100.0% | 17,289 | 100.0% |
| Occupied | 12,990 | 78.1% | 13,283 | 77.9% | 13,518 | 78.2% |
| Owner | 9,019 | 54.2% | 9,039 | 53.0% | 9,372 | 54.2% |
| Renter | 3,971 | 23.9% | 4,244 | 24.9% | 4,146 | 24.0% |
| Vacant | 3,601 | 21.7% | 3,758 | 22.1% | 3,771 | 21.8% |

| Owner Occupied Housing Units by Value | 2023 | | 2028 | |
|---------------------------------------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent |
| Total | 9,037 | 100.0% | 9,373 | 100.0% |
| <\$50,000 | 1,232 | 13.6% | 1,167 | 12.5% |
| \$50,000-\$99,999 | 1,256 | 13.9% | 1,206 | 12.9% |
| \$100,000-\$149,999 | 1,379 | 15.3% | 1,276 | 13.6% |
| \$150,000-\$199,999 | 1,890 | 20.9% | 1,805 | 19.3% |
| \$200,000-\$249,999 | 847 | 9.4% | 945 | 10.1% |
| \$250,000-\$299,999 | 663 | 7.3% | 731 | 7.8% |
| \$300,000-\$399,999 | 674 | 7.5% | 856 | 9.1% |
| \$400,000-\$499,999 | 338 | 3.7% | 431 | 4.6% |
| \$500,000-\$749,999 | 469 | 5.2% | 582 | 6.2% |
| \$750,000-\$999,999 | 177 | 2.0% | 227 | 2.4% |
| \$1,000,000-\$1,499,999 | 94 | 1.0% | 127 | 1.4% |
| \$1,500,000-\$1,999,999 | 18 | 0.2% | 20 | 0.2% |
| \$2,000,000+ | 0 | 0.0% | 0 | 0.0% |

| | | |
|---------------|-----------|-----------|
| Median Value | \$167,235 | \$178,740 |
| Average Value | \$219,766 | \$240,939 |

| Census 2020 Housing Units | Number | Percent |
|----------------------------------|--------|---------|
| Total | 16,628 | 100.0% |
| Housing Units In Urbanized Areas | 5,233 | 31.5% |
| Rural Housing Units | 11,395 | 68.5% |

| Census 2020 Owner Occupied Housing Units by Mortgage Status | Number | Percent |
|---|--------|---------|
| Total | 9,019 | 100.0% |
| Owned with a Mortgage/Loan | 4,140 | 45.9% |
| Owned Free and Clear | 4,879 | 54.1% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

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Latitude: 35.84325
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Census 2020 Vacant Housing Units by Status

| | Number | Percent |
|--------------------------------------|--------|---------|
| Total | 3,601 | 100.0% |
| For Rent | 400 | 11.1% |
| Rented- Not Occupied | 58 | 1.6% |
| For Sale Only | 158 | 4.4% |
| Sold - Not Occupied | 112 | 3.1% |
| Seasonal/Recreational/Occasional Use | 1,924 | 53.4% |
| For Migrant Workers | 42 | 1.2% |
| Other Vacant | 907 | 25.2% |

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-------|----------------|--------------------------------|---------------|
| Total | 12,990 | 9,019 | 69.4% |
| 15-24 | 427 | 129 | 30.2% |
| 25-34 | 1,272 | 598 | 47.0% |
| 35-44 | 1,606 | 929 | 57.8% |
| 45-54 | 2,315 | 1,577 | 68.1% |
| 55-59 | 1,404 | 1,020 | 72.6% |
| 60-64 | 1,560 | 1,188 | 76.2% |
| 65-74 | 2,650 | 2,123 | 80.1% |
| 75-84 | 1,395 | 1,156 | 82.9% |
| 85+ | 359 | 298 | 83.0% |

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-------------------------------|----------------|--------------------------------|---------------|
| Total | 12,990 | 9,019 | 69.4% |
| White Alone | 12,080 | 8,532 | 70.6% |
| Black/African American Alone | 226 | 113 | 50.0% |
| American Indian/Alaska Native | 56 | 28 | 50.0% |
| Asian Alone | 29 | 17 | 58.6% |
| Pacific Islander Alone | 2 | 0 | 0.0% |
| Other Race Alone | 75 | 33 | 44.0% |
| Two or More Races | 522 | 296 | 56.7% |
| Hispanic Origin | 231 | 122 | 52.8% |

Census 2020 Occupied Housing Units by Size and Home Ownership

| | Occupied Units | Owner Occupied Units Number | % of Occupied |
|-----------|----------------|--------------------------------|---------------|
| Total | 12,990 | 9,019 | 69.4% |
| 1-Person | 3,845 | 2,375 | 61.8% |
| 2-Person | 4,880 | 3,719 | 76.2% |
| 3-Person | 2,005 | 1,412 | 70.4% |
| 4-Person | 1,267 | 856 | 67.6% |
| 5-Person | 579 | 386 | 66.7% |
| 6-Person | 249 | 174 | 69.9% |
| 7+ Person | 166 | 98 | 59.0% |

2023 Housing Affordability

| | |
|--------------------------------|-------|
| Housing Affordability Index | 104 |
| Percent of Income for Mortgage | 24.3% |

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

February 05, 2024