



## Executive Summary

3297 Cosby Hwy, Cosby, Tennessee, 37722  
Rings: 3, 5, 10 mile radii

Prepared by Esri  
Latitude: 35.84325  
Longitude: -83.22328

	3 miles	5 miles	10 miles
<b>Population</b>			
2010 Population	3,376	8,212	29,986
2020 Population	3,332	8,169	30,529
2023 Population	3,437	8,275	31,073
2028 Population	3,491	8,380	31,383
2010-2020 Annual Rate	-0.13%	-0.05%	0.18%
2020-2023 Annual Rate	0.96%	0.40%	0.54%
2023-2028 Annual Rate	0.31%	0.25%	0.20%
2020 Male Population	50.2%	50.1%	48.9%
2020 Female Population	49.8%	49.9%	51.1%
2020 Median Age	48.3	48.4	46.6
2023 Male Population	49.8%	49.8%	48.9%
2023 Female Population	50.2%	50.2%	51.1%
2023 Median Age	44.9	45.9	45.6

In the identified area, the current year population is 31,073. In 2020, the Census count in the area was 30,529. The rate of change since 2020 was 0.54% annually. The five-year projection for the population in the area is 31,383 representing a change of 0.20% annually from 2023 to 2028. Currently, the population is 48.9% male and 51.1% female.

### Median Age

The median age in this area is 45.6, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	92.8%	93.0%	91.0%
2023 Black Alone	0.2%	0.4%	1.7%
2023 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2023 Asian Alone	0.5%	0.3%	0.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	0.8%	0.8%	1.0%
2023 Two or More Races	5.3%	5.1%	5.4%
2023 Hispanic Origin (Any Race)	3.1%	2.9%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 19.4% 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 22.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	48	47	43
2010 Households	1,353	3,344	12,482
2020 Households	1,393	3,500	12,990
2023 Households	1,444	3,551	13,283
2028 Households	1,484	3,631	13,518
2010-2020 Annual Rate	0.29%	0.46%	0.40%
2020-2023 Annual Rate	1.11%	0.45%	0.69%
2023-2028 Annual Rate	0.55%	0.45%	0.35%
2023 Average Household Size	2.38	2.33	2.32

The household count in this area has changed from 12,990 in 2020 to 13,283 in the current year, a change of 0.69% annually. The five-year projection of households is 13,518, a change of 0.35% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2020. The number of families in the current year is 8,616 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.  
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.3%	22.5%	24.3%
<b>Median Household Income</b>			
2023 Median Household Income	\$48,371	\$46,873	\$41,352
2028 Median Household Income	\$54,029	\$52,773	\$46,645
2023-2028 Annual Rate	2.24%	2.40%	2.44%
<b>Average Household Income</b>			
2023 Average Household Income	\$65,019	\$63,410	\$59,051
2028 Average Household Income	\$74,464	\$72,054	\$67,729
2023-2028 Annual Rate	2.75%	2.59%	2.78%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$27,268	\$27,139	\$25,224
2028 Per Capita Income	\$31,585	\$31,128	\$29,150
2023-2028 Annual Rate	2.98%	2.78%	2.94%
<b>GINI Index</b>			
2023 Gini Index	40.7	41.3	42.7

### Households by Income

Current median household income is \$41,352 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$46,645 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$59,051 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$67,729 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$25,224 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$29,150 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	115	114	104
2010 Total Housing Units	1,694	4,114	15,917
2010 Owner Occupied Housing Units	1,022	2,552	8,756
2010 Renter Occupied Housing Units	330	792	3,726
2010 Vacant Housing Units	341	770	3,435
2020 Total Housing Units	1,714	4,254	16,628
2020 Owner Occupied Housing Units	1,061	2,665	9,019
2020 Renter Occupied Housing Units	332	835	3,971
2020 Vacant Housing Units	319	836	3,601
2023 Total Housing Units	1,770	4,373	17,041
2023 Owner Occupied Housing Units	1,100	2,734	9,039
2023 Renter Occupied Housing Units	344	817	4,244
2023 Vacant Housing Units	326	822	3,758
2028 Total Housing Units	1,793	4,430	17,289
2028 Owner Occupied Housing Units	1,144	2,835	9,372
2028 Renter Occupied Housing Units	340	796	4,146
2028 Vacant Housing Units	309	799	3,771
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	51.1	47.9	42.6

Currently, 53.0% of the 17,041 housing units in the area are owner occupied; 24.9%, renter occupied; and 22.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 16,628 housing units in the area and 21.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.76%. Median home value in the area is \$167,235, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.34% annually to \$178,740.

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February 05, 2024