

Age 50+ Profile

Washington County, TN (47179)
Washington County
Geography: County

Prepared by Esri

Demographic Summary	Census 2020	2024	2029	2024-2029 Change	2024-2029 Annual Rate
Total Population	133,001	137,545	141,226	3,681	0.53%
Population 50+	51,737	54,832	57,572	2,740	0.98%
Median Age	40.7	41.2	42.2	1.0	0.48%
Households	55,428	57,604	59,479	1,875	0.64%
% Householders 55+	48.3%	49.1%	50.8%	1.7	0.68%
Total Owner-Occupied Housing Units	35,769	37,822	40,037	2,215	1.14%
Total Renter-Occupied Housing Units	19,659	19,782	19,442	-340	-0.35%
Owner/Renter Ratio (per 100 renters)	182	191	206	15	1.52%
Median Home Value	-	\$295,417	\$389,634	\$94,217	5.69%
Average Home Value	-	\$339,455	\$451,653	\$112,198	5.88%
Median Household Income	-	\$65,806	\$80,114	\$14,308	4.01%
Median Household Income for Householder 55+	-	\$61,127	\$75,471	\$14,344	4.31%

Population by Age and Sex						
Male Population	Census 2020		2024		2029	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	24,490	100.0%	4,007	100.0%	27,379	100.0%
50-54	4,215	17.2%	4,591	17.5%	4,007	14.6%
55-59	4,331	17.7%	4,310	16.4%	4,472	16.3%
60-64	4,246	17.3%	4,355	16.6%	4,186	15.3%
65-69	3,867	15.8%	4,070	15.5%	4,150	15.2%
70-74	3,295	13.5%	3,526	13.4%	3,875	14.2%
75-79	2,266	9.3%	2,701	10.3%	3,050	11.1%
80-84	1,345	5.5%	1,608	6.1%	2,152	7.9%
85+	925	3.8%	1,094	4.2%	1,487	5.4%

Female Population	Census 2020		2024		2029	
	Number	% of 50+	Number	% of 50+	Number	% of 50+
Total (50+)	27,247	100.0%	28,577	100.0%	30,193	100.0%
50-54	4,272	15.7%	4,326	15.1%	3,960	13.1%
55-59	4,564	16.8%	4,220	14.8%	4,315	14.3%
60-64	4,596	16.9%	4,594	16.1%	4,338	14.4%
65-69	4,151	15.2%	4,351	15.2%	4,519	15.0%
70-74	3,638	13.4%	3,831	13.4%	4,263	14.1%
75-79	2,635	9.7%	3,184	11.1%	3,610	12.0%
80-84	1,674	6.1%	2,068	7.2%	2,740	9.1%
85+	1,717	6.3%	2,003	7.0%	2,448	8.1%

Total Population	Census 2020		2024		2029	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total (50+)	51,737	38.9%	54,832	39.9%	57,572	40.8%
50-54	8,487	6.4%	8,917	6.5%	7,967	5.6%
55-59	8,895	6.7%	8,530	6.2%	8,787	6.2%
60-64	8,842	6.6%	8,949	6.5%	8,524	6.0%
65-69	8,018	6.0%	8,421	6.1%	8,669	6.1%
70-74	6,933	5.2%	7,357	5.3%	8,138	5.8%
75-79	4,901	3.7%	5,885	4.3%	6,660	4.7%
80-84	3,019	2.3%	3,676	2.7%	4,892	3.5%
85+	2,642	2.0%	3,097	2.3%	3,935	2.8%
65+	25,513	19.2%	28,436	20.7%	32,294	22.9%
75+	10,562	7.9%	12,658	9.2%	15,487	11.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.

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2024 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	10,272	100%	9,759	100%	8,257	100%	28,288	100%
<\$15,000	1,066	10.4%	843	8.6%	753	9.1%	2,662	9.4%
\$15,000-\$24,999	713	6.9%	798	8.2%	1,137	13.8%	2,648	9.4%
\$25,000-\$34,999	522	5.1%	705	7.2%	950	11.5%	2,177	7.7%
\$35,000-\$49,999	1,013	9.9%	1,489	15.3%	1,471	17.8%	3,973	14.0%
\$50,000-\$74,999	1,722	16.8%	1,762	18.1%	1,493	18.1%	4,977	17.6%
\$75,000-\$99,999	1,328	12.9%	1,402	14.4%	728	8.8%	3,458	12.2%
\$100,000-\$149,999	1,860	18.1%	1,310	13.4%	846	10.2%	4,016	14.2%
\$150,000-\$199,999	1,004	9.8%	687	7.0%	333	4.0%	2,024	7.2%
\$200,000+	1,044	10.2%	763	7.8%	546	6.6%	2,353	8.3%
Median HH Income	\$76,436		\$62,478		\$47,519		\$61,127	
Average HH Income	\$104,100		\$91,012		\$76,805		\$91,618	

2029 Households by Income and Age of Householder 55+

	55-64	Percent	65-74	Percent	75+	Percent	Total	Percent
Total	9,997	100%	10,230	100%	9,980	100%	30,207	100%
<\$15,000	757	7.6%	677	6.6%	771	7.7%	2,205	7.3%
\$15,000-\$24,999	470	4.7%	603	5.9%	1,042	10.4%	2,115	7.0%
\$25,000-\$34,999	369	3.7%	559	5.5%	903	9.0%	1,831	6.1%
\$35,000-\$49,999	817	8.2%	1,351	13.2%	1,645	16.5%	3,813	12.6%
\$50,000-\$74,999	1,489	14.9%	1,756	17.2%	1,798	18.0%	5,043	16.7%
\$75,000-\$99,999	1,301	13.0%	1,555	15.2%	999	10.0%	3,855	12.8%
\$100,000-\$149,999	2,138	21.4%	1,689	16.5%	1,327	13.3%	5,154	17.1%
\$150,000-\$199,999	1,417	14.2%	1,031	10.1%	621	6.2%	3,069	10.2%
\$200,000+	1,239	12.4%	1,009	9.9%	874	8.8%	3,122	10.3%
Median HH Income	\$95,118		\$77,039		\$56,647		\$75,471	
Average HH Income	\$124,861		\$109,132		\$94,050		\$109,354	

Census 2020 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHS
Total	26,749	100.0%	48.3%
Owner Occupied Housing Units	20,822	77.8%	37.6%
Householder Age 55-64	7,780	29.1%	14.0%
Householder Age 65-74	7,479	28.0%	13.5%
Householder Age 75-84	4,340	16.2%	7.8%
Householder Age 85+	1,223	4.6%	2.2%
Renter Occupied Housing Units	5,927	22.2%	10.7%
Householder Age 55-64	2,750	10.3%	5.0%
Householder Age 65-74	1,857	6.9%	3.4%
Householder Age 75-84	871	3.3%	1.6%
Householder Age 85+	449	1.7%	0.8%

Data Note: 2024 household income represents an estimate of annual income as of July 1, 2024.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census data.