

# Housing Profile

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

Prepared by Esri

Population		Households	
2020 Total Population	133,001	2024 Median Household Income	\$65,806
2024 Total Population	137,545	2029 Median Household Income	\$80,114
2029 Total Population	141,226	2024-2029 Annual Rate	4.01%
2024-2029 Annual Rate	0.53%		

Housing Units by Occupancy Status and Tenure	Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	60,546	100.0%	62,886	100.0%	64,810	100.0%
Occupied	55,428	91.5%	57,604	91.6%	59,479	91.8%
Owner	35,769	59.1%	37,822	60.1%	40,037	61.8%
Renter	19,659	32.5%	19,782	31.5%	19,442	30.0%
Vacant	5,118	8.5%	5,282	8.4%	5,331	8.2%

Owner Occupied Housing Units by Value	2024		2029	
	Number	Percent	Number	Percent
Total	37,820	100.0%	40,035	100.0%
<\$50,000	1,467	3.9%	698	1.7%
\$50,000-\$99,999	1,820	4.8%	630	1.6%
\$100,000-\$149,999	2,533	6.7%	776	1.9%
\$150,000-\$199,999	3,591	9.5%	1,427	3.6%
\$200,000-\$249,999	5,030	13.3%	3,046	7.6%
\$250,000-\$299,999	4,920	13.0%	4,322	10.8%
\$300,000-\$399,999	8,254	21.8%	10,173	25.4%
\$400,000-\$499,999	4,231	11.2%	6,814	17.0%
\$500,000-\$749,999	4,218	11.2%	8,227	20.5%
\$750,000-\$999,999	1,325	3.5%	2,967	7.4%
\$1,000,000-\$1,499,999	257	0.7%	571	1.4%
\$1,500,000-\$1,999,999	132	0.3%	292	0.7%
\$2,000,000+	42	0.1%	92	0.2%

Median Value	\$295,417	\$389,634
Average Value	\$339,455	\$451,653

Census 2020 Housing Units	Number	Percent
Total	60,546	100.0%
Housing Units In Urbanized Areas	45,398	75.0%
Rural Housing Units	15,148	25.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	35,769	100.0%
Owned with a Mortgage/Loan	21,653	60.5%
Owned Free and Clear	14,116	39.5%

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

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

## Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	5,118	100.0%
For Rent	1,657	32.4%
Rented- Not Occupied	163	3.2%
For Sale Only	600	11.7%
Sold - Not Occupied	324	6.3%
Seasonal/Recreational/Occasional Use	454	8.9%
For Migrant Workers	1	0.0%
Other Vacant	1,919	37.5%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	55,428	35,769	64.5%
15-24	3,538	419	11.8%
25-34	7,953	3,183	40.0%
35-44	7,839	4,790	61.1%
45-54	9,349	6,555	70.1%
55-59	5,174	3,748	72.4%
60-64	5,356	4,032	75.3%
65-74	9,336	7,479	80.1%
75-84	5,211	4,340	83.3%
85+	1,672	1,223	73.1%

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

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	55,428	35,769	64.5%
White Alone	49,080	32,965	67.2%
Black/African American Alone	2,107	686	32.6%
American Indian/Alaska Native	156	78	50.0%
Asian Alone	680	358	52.6%
Pacific Islander Alone	22	9	40.9%
Other Race Alone	801	338	42.2%
Two or More Races	2,582	1,335	51.7%
Hispanic Origin	1,782	736	41.3%

## Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	55,428	35,769	64.5%
1-Person	17,204	8,951	52.0%
2-Person	20,272	14,310	70.6%
3-Person	8,462	5,778	68.3%
4-Person	5,789	4,222	72.9%
5-Person	2,294	1,576	68.7%
6-Person	884	608	68.8%
7+ Person	523	324	62.0%

## 2024 Housing Affordability

Housing Affordability Index	91
Percent of Income for Mortgage	28.1%

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

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