

# Community Profile

Hendersonville City, TN  
 Hendersonville City, TN (4733280)  
 Geography: Place

Prepared by Forward Sumner

	Hendersonvill...
<b>Population Summary</b>	
2000 Total Population	42,512
2010 Total Population	51,377
2021 Total Population	63,877
2021 Group Quarters	169
2026 Total Population	68,945
2021-2026 Annual Rate	1.54%
2021 Total Daytime Population	61,611
Workers	32,767
Residents	28,844
<b>Household Summary</b>	
2000 Households	16,449
2000 Average Household Size	2.57
2010 Households	20,118
2010 Average Household Size	2.55
2021 Households	24,811
2021 Average Household Size	2.57
2026 Households	26,737
2026 Average Household Size	2.57
2021-2026 Annual Rate	1.51%
2010 Families	14,244
2010 Average Family Size	3.04
2021 Families	17,443
2021 Average Family Size	3.07
2026 Families	18,757
2026 Average Family Size	3.08
2021-2026 Annual Rate	1.46%
<b>Housing Unit Summary</b>	
2000 Housing Units	17,157
Owner Occupied Housing Units	69.8%
Renter Occupied Housing Units	26.1%
Vacant Housing Units	4.1%
2010 Housing Units	21,550
Owner Occupied Housing Units	66.4%
Renter Occupied Housing Units	26.9%
Vacant Housing Units	6.6%
2021 Housing Units	26,111
Owner Occupied Housing Units	70.8%
Renter Occupied Housing Units	24.2%
Vacant Housing Units	5.0%
2026 Housing Units	28,087
Owner Occupied Housing Units	72.0%
Renter Occupied Housing Units	23.2%
Vacant Housing Units	4.8%
<b>Median Household Income</b>	
2021	\$75,294
2026	\$80,464
<b>Median Home Value</b>	
2021	\$291,305
2026	\$311,979
<b>Per Capita Income</b>	
2021	\$38,930
2026	\$42,903
<b>Median Age</b>	
2010	38.4
2021	41.2
2026	41.8

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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### 2021 Households by Income

Household Income Base	24,811
<\$15,000	3.6%
\$15,000 - \$24,999	4.1%
\$25,000 - \$34,999	7.1%
\$35,000 - \$49,999	14.2%
\$50,000 - \$74,999	20.7%
\$75,000 - \$99,999	15.5%
\$100,000 - \$149,999	18.2%
\$150,000 - \$199,999	7.9%
\$200,000+	8.6%
Average Household Income	\$99,386

### 2026 Households by Income

Household Income Base	26,737
<\$15,000	3.0%
\$15,000 - \$24,999	3.4%
\$25,000 - \$34,999	6.1%
\$35,000 - \$49,999	12.7%
\$50,000 - \$74,999	20.4%
\$75,000 - \$99,999	15.9%
\$100,000 - \$149,999	19.6%
\$150,000 - \$199,999	9.3%
\$200,000+	9.6%
Average Household Income	\$109,639

### 2021 Owner Occupied Housing Units by Value

Total	18,481
<\$50,000	0.5%
\$50,000 - \$99,999	0.7%
\$100,000 - \$149,999	4.4%
\$150,000 - \$199,999	10.4%
\$200,000 - \$249,999	17.9%
\$250,000 - \$299,999	19.5%
\$300,000 - \$399,999	25.5%
\$400,000 - \$499,999	9.6%
\$500,000 - \$749,999	7.4%
\$750,000 - \$999,999	2.3%
\$1,000,000 - \$1,499,999	1.7%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$340,520

### 2026 Owner Occupied Housing Units by Value

Total	20,231
<\$50,000	0.2%
\$50,000 - \$99,999	0.3%
\$100,000 - \$149,999	2.4%
\$150,000 - \$199,999	7.5%
\$200,000 - \$249,999	16.3%
\$250,000 - \$299,999	19.8%
\$300,000 - \$399,999	28.2%
\$400,000 - \$499,999	11.2%
\$500,000 - \$749,999	8.9%
\$750,000 - \$999,999	2.7%
\$1,000,000 - \$1,499,999	2.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$366,157

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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	<b>Hendersonvill...</b>
<b>2010 Population by Age</b>	
Total	51,377
0 - 4	6.4%
5 - 9	7.3%
10 - 14	7.6%
15 - 24	11.8%
25 - 34	11.9%
35 - 44	15.3%
45 - 54	15.1%
55 - 64	11.9%
65 - 74	7.5%
75 - 84	3.8%
85 +	1.5%
18 +	74.2%
<b>2021 Population by Age</b>	
Total	63,877
0 - 4	5.4%
5 - 9	6.1%
10 - 14	6.7%
15 - 24	12.1%
25 - 34	12.1%
35 - 44	12.5%
45 - 54	13.9%
55 - 64	13.3%
65 - 74	10.4%
75 - 84	5.4%
85 +	2.0%
18 +	77.8%
<b>2026 Population by Age</b>	
Total	68,943
0 - 4	5.4%
5 - 9	5.8%
10 - 14	6.3%
15 - 24	11.4%
25 - 34	12.7%
35 - 44	12.3%
45 - 54	13.1%
55 - 64	13.2%
65 - 74	10.8%
75 - 84	6.7%
85 +	2.4%
18 +	78.6%
<b>2010 Population by Sex</b>	
Males	24,808
Females	26,569
<b>2021 Population by Sex</b>	
Males	30,950
Females	32,927
<b>2026 Population by Sex</b>	
Males	33,344
Females	35,599

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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**Hendersonvill...**

<b>2010 Population by Race/Ethnicity</b>	
Total	51,377
White Alone	88.7%
Black Alone	6.3%
American Indian Alone	0.3%
Asian Alone	1.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.2%
Two or More Races	1.9%
Hispanic Origin	3.6%
Diversity Index	26.5
<b>2021 Population by Race/Ethnicity</b>	
Total	63,878
White Alone	84.5%
Black Alone	8.2%
American Indian Alone	0.3%
Asian Alone	2.4%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.8%
Two or More Races	2.8%
Hispanic Origin	5.2%
Diversity Index	35.0
<b>2026 Population by Race/Ethnicity</b>	
Total	68,944
White Alone	82.4%
Black Alone	9.3%
American Indian Alone	0.3%
Asian Alone	3.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	1.9%
Two or More Races	3.1%
Hispanic Origin	6.0%
Diversity Index	38.9
<b>2010 Population by Relationship and Household Type</b>	
Total	51,377
In Households	99.7%
In Family Households	85.9%
Householder	27.7%
Spouse	21.8%
Child	32.1%
Other relative	2.6%
Nonrelative	1.6%
In Nonfamily Households	13.8%
In Group Quarters	0.3%
Institutionalized Population	0.2%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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	Hendersonvill...
<b>2021 Population 25+ by Educational Attainment</b>	
Total	44,521
Less than 9th Grade	1.8%
9th - 12th Grade, No Diploma	3.5%
High School Graduate	20.8%
GED/Alternative Credential	2.8%
Some College, No Degree	21.5%
Associate Degree	9.6%
Bachelor's Degree	26.6%
Graduate/Professional Degree	13.4%
<b>2021 Population 15+ by Marital Status</b>	
Total	52,238
Never Married	26.0%
Married	56.5%
Widowed	5.7%
Divorced	11.8%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	36,664
Population 16+ Employed	96.3%
Population 16+ Unemployment rate	3.7%
Population 16-24 Employed	12.5%
Population 16-24 Unemployment rate	4.8%
Population 25-54 Employed	61.3%
Population 25-54 Unemployment rate	3.5%
Population 55-64 Employed	18.5%
Population 55-64 Unemployment rate	2.5%
Population 65+ Employed	7.7%
Population 65+ Unemployment rate	6.0%
<b>2021 Employed Population 16+ by Industry</b>	
Total	35,314
Agriculture/Mining	0.1%
Construction	5.4%
Manufacturing	9.8%
Wholesale Trade	4.1%
Retail Trade	10.8%
Transportation/Utilities	6.0%
Information	1.4%
Finance/Insurance/Real Estate	7.8%
Services	50.0%
Public Administration	4.6%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	35,313
White Collar	72.5%
Management/Business/Financial	22.5%
Professional	24.1%
Sales	11.6%
Administrative Support	14.3%
Services	11.9%
Blue Collar	15.6%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	3.2%
Installation/Maintenance/Repair	2.6%
Production	4.6%
Transportation/Material Moving	5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>	
Total	20,118
Households with 1 Person	24.4%
Households with 2+ People	75.6%
Family Households	70.8%
Husband-wife Families	55.7%
With Related Children	26.2%
Other Family (No Spouse Present)	15.1%
Other Family with Male Householder	3.9%
With Related Children	2.3%
Other Family with Female Householder	11.1%
With Related Children	7.5%
Nonfamily Households	4.8%
All Households with Children	36.4%
Multigenerational Households	3.6%
Unmarried Partner Households	5.0%
Male-female	4.4%
Same-sex	0.6%
<b>2010 Households by Size</b>	
Total	20,118
1 Person Household	24.4%
2 Person Household	34.2%
3 Person Household	17.4%
4 Person Household	14.8%
5 Person Household	6.3%
6 Person Household	1.9%
7 + Person Household	1.0%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	20,118
Owner Occupied	71.2%
Owned with a Mortgage/Loan	54.3%
Owned Free and Clear	16.8%
Renter Occupied	28.8%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	150
Percent of Income for Mortgage	16.3%
Wealth Index	123
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	21,550
Housing Units Inside Urbanized Area	99.2%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.8%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	51,377
Population Inside Urbanized Area	99.1%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.9%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## Hendersonvill...

### Top 3 Tapestry Segments

1.	Bright Young Professionals (8C)
2.	Old and Newcomers (8F)
3.	Middleburg (4C)

### 2021 Consumer Spending

Apparel & Services: Total \$	\$56,182,097
Average Spent	\$2,264.40
Spending Potential Index	107
Education: Total \$	\$46,597,839
Average Spent	\$1,878.11
Spending Potential Index	109
Entertainment/Recreation: Total \$	\$85,437,446
Average Spent	\$3,443.53
Spending Potential Index	107
Food at Home: Total \$	\$141,341,521
Average Spent	\$5,696.73
Spending Potential Index	105
Food Away from Home: Total \$	\$99,941,088
Average Spent	\$4,028.10
Spending Potential Index	106
Health Care: Total \$	\$164,885,450
Average Spent	\$6,645.66
Spending Potential Index	107
HH Furnishings & Equipment: Total \$	\$60,898,452
Average Spent	\$2,454.49
Spending Potential Index	109
Personal Care Products & Services: Total \$	\$24,017,502
Average Spent	\$968.02
Spending Potential Index	108
Shelter: Total \$	\$531,215,945
Average Spent	\$21,410.50
Spending Potential Index	106
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$65,467,764
Average Spent	\$2,638.66
Spending Potential Index	110
Travel: Total \$	\$69,074,419
Average Spent	\$2,784.02
Spending Potential Index	110
Vehicle Maintenance & Repairs: Total \$	\$29,404,784
Average Spent	\$1,185.15
Spending Potential Index	107

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.