

# Community Profile

White House City, TN  
 White House City, TN (4780200)  
 Geography: Place

Prepared by Forward Sumner

	White House c...
<b>Population Summary</b>	
2000 Total Population	7,807
2010 Total Population	10,307
2021 Total Population	13,715
2021 Group Quarters	0
2026 Total Population	16,239
2021-2026 Annual Rate	3.44%
2021 Total Daytime Population	13,487
Workers	6,889
Residents	6,598
<b>Household Summary</b>	
2000 Households	2,706
2000 Average Household Size	2.89
2010 Households	3,654
2010 Average Household Size	2.82
2021 Households	4,916
2021 Average Household Size	2.79
2026 Households	5,866
2026 Average Household Size	2.77
2021-2026 Annual Rate	3.60%
2010 Families	2,922
2010 Average Family Size	3.18
2021 Families	3,859
2021 Average Family Size	3.18
2026 Families	4,563
2026 Average Family Size	3.16
2021-2026 Annual Rate	3.41%
<b>Housing Unit Summary</b>	
2000 Housing Units	2,797
Owner Occupied Housing Units	80.8%
Renter Occupied Housing Units	15.9%
Vacant Housing Units	3.3%
2010 Housing Units	3,854
Owner Occupied Housing Units	80.2%
Renter Occupied Housing Units	14.6%
Vacant Housing Units	5.2%
2021 Housing Units	5,119
Owner Occupied Housing Units	79.2%
Renter Occupied Housing Units	16.9%
Vacant Housing Units	4.0%
2026 Housing Units	6,060
Owner Occupied Housing Units	77.5%
Renter Occupied Housing Units	19.4%
Vacant Housing Units	3.2%
<b>Median Household Income</b>	
2021	\$77,701
2026	\$82,046
<b>Median Home Value</b>	
2021	\$252,562
2026	\$267,754
<b>Per Capita Income</b>	
2021	\$31,992
2026	\$35,665
<b>Median Age</b>	
2010	35.3
2021	38.3
2026	38.8

**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	4,916
<\$15,000	4.6%
\$15,000 - \$24,999	6.2%
\$25,000 - \$34,999	6.1%
\$35,000 - \$49,999	10.1%
\$50,000 - \$74,999	19.8%
\$75,000 - \$99,999	20.9%
\$100,000 - \$149,999	18.0%
\$150,000 - \$199,999	10.7%
\$200,000+	3.6%
Average Household Income	\$88,731

### 2026 Households by Income

Household Income Base	5,866
<\$15,000	3.8%
\$15,000 - \$24,999	5.2%
\$25,000 - \$34,999	5.6%
\$35,000 - \$49,999	9.2%
\$50,000 - \$74,999	18.5%
\$75,000 - \$99,999	21.0%
\$100,000 - \$149,999	19.7%
\$150,000 - \$199,999	12.7%
\$200,000+	4.2%
Average Household Income	\$98,221

### 2021 Owner Occupied Housing Units by Value

Total	4,054
<\$50,000	1.4%
\$50,000 - \$99,999	1.3%
\$100,000 - \$149,999	7.9%
\$150,000 - \$199,999	18.3%
\$200,000 - \$249,999	19.6%
\$250,000 - \$299,999	28.9%
\$300,000 - \$399,999	16.7%
\$400,000 - \$499,999	2.9%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	1.1%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$261,433

### 2026 Owner Occupied Housing Units by Value

Total	4,694
<\$50,000	0.8%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	13.9%
\$200,000 - \$249,999	18.4%
\$250,000 - \$299,999	32.3%
\$300,000 - \$399,999	21.5%
\$400,000 - \$499,999	3.6%
\$500,000 - \$749,999	2.5%
\$750,000 - \$999,999	1.4%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$283,830

**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>2010 Population by Age</b>	
Total	10,307
0 - 4	7.3%
5 - 9	8.3%
10 - 14	9.1%
15 - 24	11.9%
25 - 34	13.0%
35 - 44	16.8%
45 - 54	14.9%
55 - 64	9.8%
65 - 74	5.5%
75 - 84	2.8%
85 +	0.7%
18 +	70.4%
<b>2021 Population by Age</b>	
Total	13,716
0 - 4	6.1%
5 - 9	6.6%
10 - 14	7.1%
15 - 24	12.2%
25 - 34	13.5%
35 - 44	13.9%
45 - 54	14.3%
55 - 64	12.8%
65 - 74	8.4%
75 - 84	3.9%
85 +	1.2%
18 +	76.1%
<b>2026 Population by Age</b>	
Total	16,240
0 - 4	6.1%
5 - 9	6.4%
10 - 14	7.0%
15 - 24	11.0%
25 - 34	14.2%
35 - 44	13.9%
45 - 54	13.1%
55 - 64	12.5%
65 - 74	9.2%
75 - 84	5.2%
85 +	1.5%
18 +	76.6%
<b>2010 Population by Sex</b>	
Males	4,918
Females	5,389
<b>2021 Population by Sex</b>	
Males	6,555
Females	7,161
<b>2026 Population by Sex</b>	
Males	7,751
Females	8,489

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 Population by Race/Ethnicity</b>		
Total		10,307
White Alone		95.1%
Black Alone		1.6%
American Indian Alone		0.1%
Asian Alone		0.8%
Pacific Islander Alone		0.1%
Some Other Race Alone		0.9%
Two or More Races		1.3%
Hispanic Origin		2.7%
Diversity Index		14.2
<b>2021 Population by Race/Ethnicity</b>		
Total		13,716
White Alone		93.0%
Black Alone		2.3%
American Indian Alone		0.2%
Asian Alone		1.1%
Pacific Islander Alone		0.2%
Some Other Race Alone		1.3%
Two or More Races		1.8%
Hispanic Origin		3.9%
Diversity Index		19.8
<b>2026 Population by Race/Ethnicity</b>		
Total		16,238
White Alone		91.8%
Black Alone		2.6%
American Indian Alone		0.3%
Asian Alone		1.3%
Pacific Islander Alone		0.3%
Some Other Race Alone		1.6%
Two or More Races		2.2%
Hispanic Origin		4.6%
Diversity Index		23.1
<b>2010 Population by Relationship and Household Type</b>		
Total		10,307
In Households		100.0%
In Family Households		91.7%
Householder		28.3%
Spouse		23.0%
Child		36.0%
Other relative		2.8%
Nonrelative		1.5%
In Nonfamily Households		8.3%
In Group Quarters		0.0%
Institutionalized Population		0.0%
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.

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<b>2021 Population 25+ by Educational Attainment</b>	
Total	9,326
Less than 9th Grade	3.6%
9th - 12th Grade, No Diploma	4.5%
High School Graduate	29.2%
GED/Alternative Credential	4.1%
Some College, No Degree	22.5%
Associate Degree	8.1%
Bachelor's Degree	21.6%
Graduate/Professional Degree	6.4%
<b>2021 Population 15+ by Marital Status</b>	
Total	10,995
Never Married	21.7%
Married	64.0%
Widowed	4.6%
Divorced	9.7%
<b>2021 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	7,483
Population 16+ Employed	95.8%
Population 16+ Unemployment rate	4.2%
Population 16-24 Employed	10.6%
Population 16-24 Unemployment rate	17.7%
Population 25-54 Employed	67.7%
Population 25-54 Unemployment rate	1.0%
Population 55-64 Employed	18.0%
Population 55-64 Unemployment rate	4.7%
Population 65+ Employed	3.6%
Population 65+ Unemployment rate	11.8%
<b>2021 Employed Population 16+ by Industry</b>	
Total	7,171
Agriculture/Mining	0.8%
Construction	9.5%
Manufacturing	12.0%
Wholesale Trade	3.1%
Retail Trade	9.2%
Transportation/Utilities	5.2%
Information	1.6%
Finance/Insurance/Real Estate	7.8%
Services	42.9%
Public Administration	7.9%
<b>2021 Employed Population 16+ by Occupation</b>	
Total	7,171
White Collar	65.7%
Management/Business/Financial	18.0%
Professional	23.0%
Sales	9.6%
Administrative Support	15.1%
Services	15.0%
Blue Collar	19.3%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	5.9%
Installation/Maintenance/Repair	3.4%
Production	4.5%
Transportation/Material Moving	5.5%

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

March 22, 2022

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<b>2010 Households by Type</b>	
Total	3,654
Households with 1 Person	17.4%
Households with 2+ People	82.6%
Family Households	80.0%
Husband-wife Families	64.9%
With Related Children	35.5%
Other Family (No Spouse Present)	15.0%
Other Family with Male Householder	3.5%
With Related Children	2.4%
Other Family with Female Householder	11.5%
With Related Children	8.2%
Nonfamily Households	2.6%
All Households with Children	46.4%
Multigenerational Households	4.6%
Unmarried Partner Households	3.7%
Male-female	3.1%
Same-sex	0.5%
<b>2010 Households by Size</b>	
Total	3,654
1 Person Household	17.4%
2 Person Household	31.5%
3 Person Household	19.2%
4 Person Household	20.5%
5 Person Household	8.1%
6 Person Household	2.1%
7 + Person Household	1.2%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	3,654
Owner Occupied	84.6%
Owned with a Mortgage/Loan	70.8%
Owned Free and Clear	13.8%
Renter Occupied	15.4%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	187
Percent of Income for Mortgage	13.7%
Wealth Index	84
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	3,854
Housing Units Inside Urbanized Area	86.7%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	13.3%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	10,307
Population Inside Urbanized Area	86.7%
Population Inside Urbanized Cluster	0.0%
Rural Population	13.3%

**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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<b>Top 3 Tapestry Segments</b>		
1.		Middleburg (4C)
2.		Workday Drive (4A)
3.		Midlife Constants (5E)
<b>2021 Consumer Spending</b>		
Apparel & Services: Total \$		\$9,926,659
Average Spent		\$2,019.26
Spending Potential Index		95
Education: Total \$		\$7,460,419
Average Spent		\$1,517.58
Spending Potential Index		88
Entertainment/Recreation: Total \$		\$15,325,307
Average Spent		\$3,117.43
Spending Potential Index		96
Food at Home: Total \$		\$25,030,323
Average Spent		\$5,091.60
Spending Potential Index		93
Food Away from Home: Total \$		\$17,707,403
Average Spent		\$3,601.99
Spending Potential Index		95
Health Care: Total \$		\$29,962,066
Average Spent		\$6,094.81
Spending Potential Index		98
HH Furnishings & Equipment: Total \$		\$10,971,891
Average Spent		\$2,231.87
Spending Potential Index		99
Personal Care Products & Services: Total \$		\$4,232,387
Average Spent		\$860.94
Spending Potential Index		96
Shelter: Total \$		\$91,267,949
Average Spent		\$18,565.49
Spending Potential Index		92
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$11,879,694
Average Spent		\$2,416.54
Spending Potential Index		101
Travel: Total \$		\$12,254,609
Average Spent		\$2,492.80
Spending Potential Index		99
Vehicle Maintenance & Repairs: Total \$		\$5,303,995
Average Spent		\$1,078.92
Spending Potential Index		97

**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.