

The Tennessee Housing Development Agency's (THDA) Research Division presents summary highlights on the Chattanooga housing market and compares Chattanooga with Tennessee's other three most populous cities: Nashville, Memphis, and Knoxville. Nashville appears consistently as a high-growth, high-demand and high-income city. Chattanooga stands out as having the lowest levels of housing cost burden. Memphis and Knoxville stand out as having the most affordable housing opportunities particularly with homeownership. The full City Housing Indicators report can be found on the THDA website at: <https://thda.org/research-planning/issue-briefs>



**POPULATION**  
**180,551** **5 YEAR CHANGE**  
**+3.9%**



**HOUSING UNITS**  
**85,059** **5 YEAR CHANGE**  
**+2.9%**

HOMEOWNERSHIP RATE

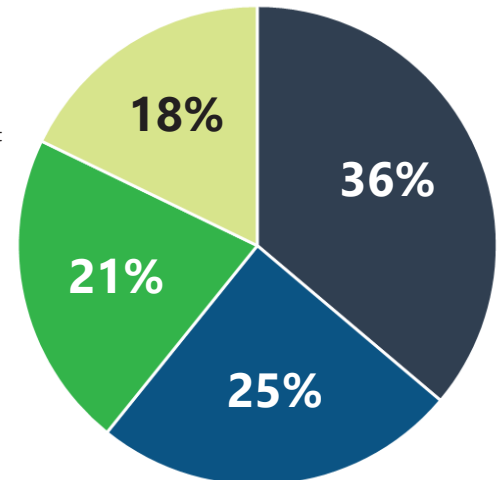


**53%**

TENNESSEE: 66%

HOUSING STOCK, BY YEAR BUILT

- Built 2000 - Present
- Built 1980 - 1999
- Built 1960 - 1979
- Built Before 1960

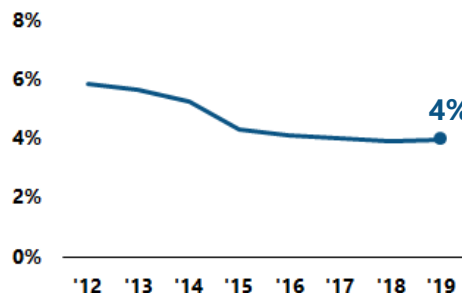


**\$180,000**

**+12.5%** increase over  
five years.

**2018**  
**MEDIAN**  
**HOME**  
**SALES**  
**PRICE**

**SHARE OF**  
**HOUSING**  
**UNITS THAT**  
**ARE VACANT,**  
**2012-2019**



**4,120**

**VACANT**  
**HOUSING UNITS**  
(More than 90 days)

**74%**

of these vacancies have  
been vacant for **longer**  
than **two years**.

**43%**

**OF RENTERS SPEND**  
**MORE THAN 30%**  
**OF THEIR INCOME**  
**ON HOUSING.**

**26%**

**OF HOMEOWNERS**  
**SPEND MORE THAN**  
**30% OF THEIR**  
**INCOME ON**  
**HOUSING.**

# THDA 2020 HOUSING INDICATORS: COMPARING TN'S CITIES

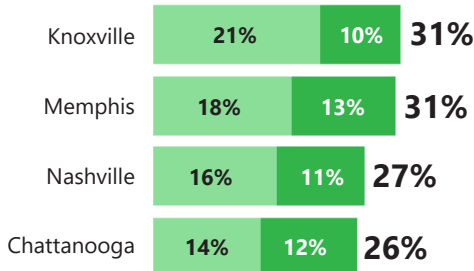


## ACCESS TO AFFORDABLE HOUSING

### HOMEOWNER COST BURDEN

Housing Costs as a % of Household Income

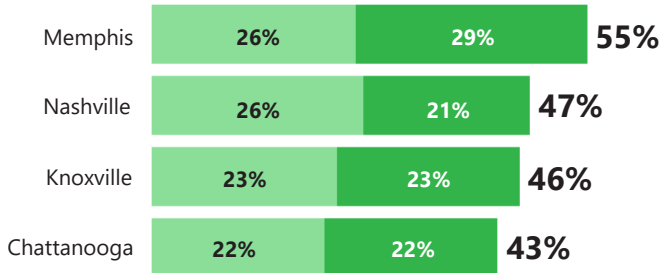
■ 30 to 49%   ■ 50% or More



### RENTER COST BURDEN

Housing Costs as a % of Household Income

■ 30 to 49%   ■ 50% or More

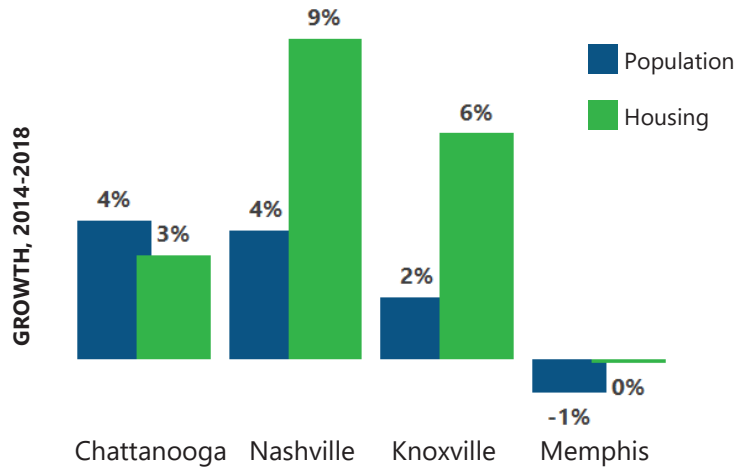


## MEDIAN VALUE OF SINGLE FAMILY HOME, 2019

<b>\$214,100</b> Nashville	<b>\$124,400</b> Chattanooga
<b>\$101,700</b> Knoxville	<b>\$70,500</b> Memphis

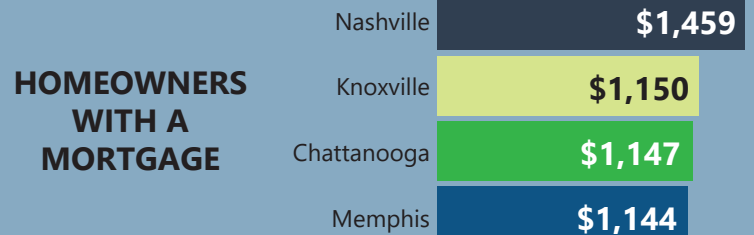
Source: Tennessee Comptroller's Office, Office of Local Government

## HOUSING & POPULATION GROWTH

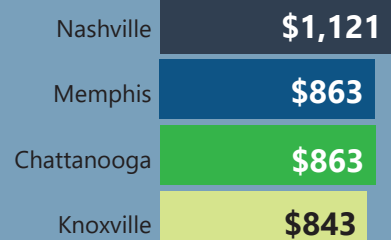


## COST OF HOUSING

### MEDIAN MONTHLY HOUSING COST



### MEDIAN GROSS RENT



## PERCENTAGE OF 2018 HOME SALES AFFORDABLE, BY OCCUPATION

### AFFORDABLE TO A WAITER OR SALES CLERK



<b>22%</b> Knoxville	<b>21%</b> Memphis
<b>15%</b> Chattanooga	<b>&lt;1%</b> Nashville

Source: Bureau of Labor Statistics; Tennessee Comptroller's Office

### AFFORDABLE TO EMT OR OFFICE WORKER\*



<b>66%</b> Knoxville	<b>51%</b> Memphis
<b>42%</b> Chattanooga	<b>14%</b> Nashville

\* Occupations earning the median area wage

For cities with lower property values and less overall growth, like Memphis and Knoxville, the upside is in improved access to homeownership for working households who wish to become homeowners.

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See the full report at <https://thda.org/research-planning/issue-briefs>



All data in report sourced from 2018 1-year American Community Survey unless otherwise noted.