

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	21,208	125,378	363,288
	Population Est 25Q1	21,275	125,063	362,926
	Population Est 24Q4	21,251	124,914	362,371
	Population Est 24Q3	21,182	124,395	360,716
	Population Est 24Q2	21,187	124,243	358,003
	Population Est 24Q1	21,172	124,149	357,509
	Population Est 23Q4	21,133	123,925	356,599
	Population Est 23Q3	21,034	123,272	355,421
	Population Est 23Q2	20,948	122,941	353,831
	Population Fcst	22,123	132,594	380,438
	2010 Census Population	17,858	101,590	300,896
	2000 Census Population	15,243	87,198	265,898
	1990 Census Population	13,279	69,358	234,394
	Current Year Daytime Population	42,145	135,061	436,410
	Average Seasonal Population	231	1,249	5,002
	Historical Annual Growth, 1990 – 2000	1.39%	2.32%	1.27%
	Historical Annual Growth, 2000 – 2010	1.60%	1.54%	1.24%
	Estimated Annual Growth, 2010 – CY	1.19%	1.46%	1.31%
	Projected Annual Growth, CY to Y5	0.85%	1.13%	0.93%
	Group Qtrs Est	175	1,062	11,965
Transient Est Average Last 4 Qtrs	7,026	10,764	22,281	
<b>Households</b>	Current Year Estimated Households	9,075	52,356	149,345
	Households Est 25Q1	9,106	52,224	149,233
	Households Est 24Q4	9,098	52,183	149,024
	Households Est 24Q3	9,072	51,975	148,318
	Households Est 24Q2	9,077	51,920	147,115
	Households Est 24Q1	9,067	51,874	146,918
	Households Est 23Q4	9,053	51,790	146,563
	Households Est 23Q3	9,016	51,516	146,100
	Households Est 23Q2	8,979	51,391	145,324
	Households Fcst	9,445	55,246	156,306
	2010 Census Households	7,825	43,134	124,578
	2000 Census Households	6,680	36,462	111,367
	1990 Census Households	5,638	27,861	94,708
	Historical Annual Growth, 1990 – 2000	1.71%	2.73%	1.63%
	Historical Annual Growth, 2000 – 2010	1.59%	1.69%	1.13%
	Estimated Annual Growth, 2010 – CY	1.03%	1.35%	1.26%
	Projected Annual Growth, CY to Y5	0.80%	1.08%	0.92%
Population per Household	2.32	2.37	2.35	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	3.1%	3.6%	2.9%
	HH Income \$250,000 to \$499,999	3.7%	4.3%	3.4%
	HH Income \$200,000 to \$249,999	8.6%	10.0%	8.0%
	HH Income \$175,000 to \$199,999	5.1%	5.2%	4.5%
	HH Income \$150,000 to \$174,999	5.7%	6.8%	5.8%
	HH Income \$100,000 to 149,999	17.9%	20.6%	17.6%
	HH Income \$75,000 to 99,999	14.2%	13.3%	12.4%
	HH Income \$50,000 to 74,999	13.9%	14.4%	15.3%
	HH Income \$35,000 to 49,999	12.8%	9.1%	10.3%
	HH Income \$25,000 to 34,999	6.3%	4.8%	6.7%
	HH Income \$15,000 to 24,999	3.0%	3.3%	5.8%
	HH Income \$0 to 14,999	5.5%	4.7%	7.3%
	Average Household Income	\$120,823	\$138,282	\$120,889
	Median Household Income	\$89,997	\$100,903	\$83,687
	Per Capita Income	\$52,094	\$58,164	\$50,216
	Average Disposable Income	\$96,451	\$104,207	\$91,992
	Median Disposable Income	\$80,008	\$89,491	\$74,719
	Discretionary HH Income Over \$150,000	14.1%	16.6%	12.9%
	Discretionary HH Income \$125,000 to \$149,999	6.9%	7.2%	5.8%
	Discretionary HH Income \$100,000 to \$124,999	8.0%	10.8%	8.4%
	Discretionary HH Income \$75,000 to \$99,999	12.3%	15.0%	12.3%
	Discretionary HH Income \$50,000 to \$74,999	17.6%	18.3%	16.6%
	Discretionary HH Income \$25,000 to \$49,999	21.1%	18.1%	21.1%
	Discretionary HH Income Under \$25,000	19.9%	14.0%	23.1%
	Average Discretionary HH Income	\$75,099	\$83,771	\$71,174
	Median Discretionary HH Income	\$63,263	\$74,507	\$58,261
	Householder White – Count	7,207	43,288	118,888
	Median HH Income	\$97,769	\$107,080	\$91,033
	Average HH Income	\$106,426	\$111,719	\$100,270
	Householder Black or African-American – Count	363	2,008	11,598
	Median HH Income	\$53,317	\$66,459	\$45,921
	Average HH Income	\$62,923	\$84,822	\$60,728
	Householder Hispanic – Count	538	2,270	6,702
	Median HH Income	\$43,238	\$67,820	\$69,718
Average HH Income	\$59,706	\$78,664	\$82,661	
Householder Asian or Pacific Islander – Count	342	1,990	3,724	
Median HH Income	\$107,917	\$98,446	\$103,108	
Average HH Income	\$110,991	\$104,291	\$107,742	
Householder Other or Pacific Islander – Count	625	2,801	8,434	
Median HH Income	\$45,628	\$73,158	\$66,977	
Average HH Income	\$72,513	\$84,321	\$80,040	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	10,351	60,441	176,100
	Female Population	10,856	64,937	187,188
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	1,356	7,664	21,504
	Count of Pop 0 to 7 years	1,776	10,347	29,135
	Count of Pop 5 - 13	2,128	12,760	36,310
	Count of Pop 14 - 18	1,073	6,205	21,069
	Count of Pop 19 - 22	1,034	6,138	23,072
	Count of Pop 22 - 25	740	4,503	17,744
	Count of Pop 25 - 29	1,462	7,746	22,188
	Count of Pop 30 - 34	1,590	8,846	25,694
	Count of Pop 35 - 39	1,515	8,728	24,450
	Count of Pop 40 - 44	1,486	8,658	23,356
	Count of Pop 45 - 59	3,856	23,138	62,980
	Count of Pop 60 - 74	3,356	21,148	58,977
	Count of Pop 75 - 84	1,236	7,714	20,689
	Count of Pop 85+	374	2,129	5,257
	% of Pop 0 to 4 years	6.4%	6.1%	5.9%
	% of Pop 0 to 7 years	8.4%	8.3%	8.0%
	% of Pop 5 - 13	10.0%	10.2%	10.0%
	% of Pop 14 - 18	5.1%	4.9%	5.8%
	% of Pop 19 - 22	4.9%	4.9%	6.4%
	% of Pop 22 - 25	3.5%	3.6%	4.9%
	% of Pop 25 - 29	6.9%	6.2%	6.1%
	% of Pop 30 - 34	7.5%	7.1%	7.1%
	% of Pop 35 - 39	7.1%	7.0%	6.7%
	% of Pop 40 - 44	7.0%	6.9%	6.4%
	% of Pop 45 - 59	18.2%	18.5%	17.3%
	% of Pop 60 - 74	15.8%	16.9%	16.2%
	% of Pop 75 - 84	5.8%	6.2%	5.7%
	% of Pop 85+	1.8%	1.7%	1.4%
Median Age	39.0	40.1	37.9	
Average Age	40.0	40.6	39.5	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.6%	6.4%	6.2%
	% of Pop 5 - 13	10.8%	10.9%	10.6%
	% of Pop 14 - 18	5.2%	5.2%	6.0%
	% of Pop 19 - 22	5.1%	5.2%	6.5%
	% of Pop 22 - 25	3.8%	3.8%	5.1%
	% of Pop 25 - 29	6.5%	6.2%	6.2%
	% of Pop 30 - 34	7.9%	7.3%	7.3%
	% of Pop 35 - 39	7.4%	7.1%	6.8%
	% of Pop 40 - 44	7.1%	7.0%	6.5%
	% of Pop 45 - 59	18.4%	18.7%	17.5%
	% of Pop 75 - 84	5.0%	5.4%	5.0%
	% of Pop 60 - 74	15.0%	15.8%	15.4%
	% of Pop 85+	1.2%	1.1%	0.9%
	Median Age	37.7	38.5	36.6
Average Age	38.7	39.2	38.3	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	6.2%	5.8%	5.7%
	% of Pop 5 - 13	9.3%	9.5%	9.5%
	% of Pop 14 - 18	4.9%	4.7%	5.6%
	% of Pop 19 - 22	4.7%	4.6%	6.2%
	% of Pop 22 - 25	3.2%	3.4%	4.7%
	% of Pop 25 - 29	7.2%	6.1%	6.0%
	% of Pop 30 - 34	7.1%	6.8%	6.9%
	% of Pop 35 - 39	6.9%	6.9%	6.6%
	% of Pop 40 - 44	7.0%	6.9%	6.4%
	% of Pop 45 - 59	18.0%	18.2%	17.2%
	% of Pop 60 - 74	16.6%	17.9%	17.0%
	% of Pop 75 - 84	6.6%	6.9%	6.3%
	% of Pop 85+	2.3%	2.3%	1.9%
	Median Age	40.3	41.6	39.1
Average Age	41.2	42.0	40.5	
Race	Count of White	16,684	102,806	286,388
	Count of Black or African-American	1,120	5,717	29,961
	Count of Asian or Pacific Islander	1,189	5,448	10,844
	Count of Other races	2,215	11,406	36,095
	White	78.7%	82.0%	78.8%
	Black or African American	5.3%	4.6%	8.2%
	Asian	5.6%	4.3%	3.0%
	Other Races	10.4%	9.1%	9.9%
Language Spoken	Speak English at Home	87.8%	89.2%	90.6%
	Speak Spanish at Home	5.2%	4.1%	4.6%
	Speak French or French Creole at Home	0.1%	0.5%	0.4%
	Speak German at Home	0.2%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	1.6%	1.3%	0.9%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.6%	0.4%
	Speak Chinese at Home	0.5%	0.6%	0.5%
	Speak Korean at Home	0.6%	0.4%	0.2%
	Speak Vietnamese at Home	0.2%	0.3%	0.2%
	Speak Other Asian Languages at Home	1.3%	1.0%	0.5%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.1%
	Speak Other Language at Home	2.0%	1.4%	1.3%
Hispanic	Hispanic Population	1,711	7,673	25,085
	Hispanic Population Percent	8.1%	6.1%	6.9%
	Mexican	29.1%	42.0%	48.4%
	Puerto Rican	10.0%	7.7%	7.3%
	Cuban	15.7%	7.3%	4.6%
	Dominican	0.2%	0.8%	0.5%
	Central American	31.2%	22.0%	24.6%
	South American	8.4%	12.5%	9.4%
	Other Hispanic	5.4%	7.6%	5.2%
	2000 Hispanic Population Percent	2%	2%	2%
	1990 Hispanic Population Percent	1%	1%	1%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	7.3%	7.9%	8.9%
	American	6.9%	7.7%	8.7%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.3%	0.1%	0.1%
	Asian (percent of total population)	4.9%	3.5%	2.5%
	Chinese	0.9%	1.0%	0.8%
	Japanese	0.1%	0.2%	0.1%
	Korean	0.7%	0.5%	0.3%
	South Central Asian (ie. Indian)	2.3%	1.4%	0.9%
	South East Asian (ie. Vietnamese)	0.3%	0.3%	0.2%
	Other Asian	0.4%	0.2%	0.2%
	European (percent of total population)	38.1%	39.9%	34.9%
	British	10.5%	10.9%	9.6%
	Dutch	0.6%	0.6%	0.6%
	French	1.0%	1.2%	1.0%
	German	8.0%	7.8%	7.0%
	Italian	2.2%	2.1%	1.8%
	Polish	0.9%	1.1%	0.9%
	Scandinavian	1.1%	1.2%	1.0%
	Scotch/Irish	9.9%	10.9%	9.8%
Other European (ie. Greek/Russian)	3.7%	4.0%	3.1%	
Middle Eastern	2.0%	1.5%	0.8%	
Other Ancestry	15.0%	14.9%	15.7%	
Unclassified Ancestry	18.3%	20.4%	21.2%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	14,876	88,107	243,591
	Elementary (0 to 8)	1.7%	2.0%	3.0%
	Some High School (9 to 11)	2.5%	2.6%	4.7%
	High School Graduate (12)	15.0%	15.4%	21.3%
	Some College (13 to 16)	15.6%	16.0%	17.7%
	Associates Degree Only	8.7%	8.8%	8.4%
	Bachelors Degree Only	33.3%	32.5%	26.4%
	Graduate Degree	23.3%	22.7%	18.4%
	% College (4+)	56.5%	55.2%	44.8%
<b>Household Type</b>	Total Households – count	9,075	52,356	149,345
	One Person HHs – count	2,782	15,452	46,425
	Family HHs – count	5,479	33,642	89,814
	Married Couple – count	4,226	27,044	67,947
	w/own children – count	1,678	11,116	26,674
	w/out own children – count	2,548	15,928	41,274
	Male Householder – count	268	1,882	6,184
	Female Householder – count	985	4,716	15,683
	Non-Family Households – count	814	3,262	13,107
	1 Person Household	30.7%	29.5%	31.1%
	2 Person Household	34.8%	35.4%	34.3%
	3 Person Household	14.5%	14.8%	14.9%
	4 Person Household	11.8%	12.4%	11.8%
	5 Person Household	5.4%	5.2%	5.0%
6 Person Household	1.9%	1.8%	1.8%	
7+ Person Household	1.0%	0.9%	1.0%	
% Households With Children	25.6%	27.6%	25.2%	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	9,807	55,636	161,427
	Owner Occupied Percent	50.0%	61.1%	56.9%
	Renter Occupied Percent	42.5%	33.0%	35.6%
	Vacant Housing Percent	7.5%	5.9%	7.5%
	Total Housing Units (Census 2000)	7,191	38,886	121,199
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	9.4%	7.5%	8.0%
	Property Value \$750,000 to \$999,999	13.5%	11.1%	9.0%
	Property Value \$500,000 to \$749,999	28.7%	30.4%	22.2%
	Property Value \$400,000 to \$499,999	16.4%	17.4%	14.1%
	Property Value \$300,000, to \$399,999	14.9%	17.0%	16.6%
	Property Value \$200,000 to \$299,999	10.1%	8.6%	14.0%
	Property Value \$150,000 to \$199,999	2.7%	2.1%	5.0%
	Property Value \$100,000 to \$149,999	1.0%	1.0%	3.5%
	Property Value \$60,000 to \$99,999	0.6%	0.6%	1.8%
	Property Value \$40,000 to \$59,999	0.1%	0.3%	0.8%
	Property Value \$0 to \$39,999	0.6%	0.7%	1.9%
	Median Home Value	\$531,810	\$518,037	\$445,600
<b>Wealth per Household</b>	\$0 and under - percent	17.4%	16.6%	17.6%
	\$1 to \$4999 - percent	8.3%	7.6%	8.5%
	\$5k to \$9999 - percent	4.5%	4.3%	4.6%
	\$10k to \$24999 - percent	6.3%	6.1%	6.4%
	\$25k to \$49999 - percent	6.7%	6.7%	6.8%
	\$50k to \$99999 - percent	9.9%	10.1%	10.1%
	\$100k to \$249999 - percent	17.8%	18.3%	17.9%
	\$250k to \$499999 - percent	13.4%	13.9%	13.1%
	\$500k+ - percent	15.6%	16.4%	15.0%
	Median HH Wealth	\$83,851	\$93,064	\$80,161
	Avg HH Wealth	\$249,244	\$259,867	\$242,138
<b>Economic Viability</b>	Economic Viability Local	284	294	290
	Economic Viability Indexed	102	106	104
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	11,603	68,517	185,904
	Managerial/Executive	19.3%	21.1%	18.0%
	Professional Specialty	32.7%	32.9%	28.8%
	Healthcare Support	1.4%	1.2%	2.2%
	Sales	12.2%	11.7%	10.5%
	Office & Administrative Support	9.1%	9.5%	10.3%
	Protective Service	0.5%	1.1%	1.2%
	Food Preparation	7.5%	5.9%	7.0%
	Building Maintenance & Cleaning	2.0%	1.7%	2.9%
	Personal Care	2.3%	1.9%	2.7%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	7.0%	5.2%	6.1%
	Production & Transportation	5.7%	7.7%	10.2%
	Percent White Collar Workers	74.8%	76.5%	69.8%
	Percent Blue Collar Workers	25.2%	23.5%	30.2%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 35.906417 Longitude: -84.10575

Kingston Overlook Knoxville, TN		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	6.5%	6.5%	7.0%
	Manufacturing	7.2%	7.2%	8.5%
	Transportation	3.9%	4.5%	4.8%
	Information	2.9%	2.5%	2.1%
	Wholesale/Retail	12.4%	14.3%	14.3%
	Finance, Insurance, Real Estate	6.4%	7.6%	7.0%
	Professional Services	9.8%	11.2%	9.8%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	3.5%	3.7%	4.4%
	Educational Services	27.1%	25.1%	24.1%
	Entertainment Services	13.7%	10.5%	10.6%
	Other Professional Services	4.5%	3.7%	4.2%
	Public Administration	2.1%	3.2%	3.1%
<b>Vehicles per HH</b>	No Vehicles	3.7%	3.5%	5.8%
	1 Vehicle	34.4%	32.0%	32.8%
	2 Vehicles	44.0%	43.5%	40.0%
	3 or more vehicles	17.9%	21.0%	21.4%
	Average Number of Vehicles	1.84	1.91	1.87
<b>Change</b>	Births (last 12 months)	261	1,469	4,231
	Deaths (last 12 months)	224	1,340	3,605
	Migration (last 12 months)	-9	1,048	4,795
<b>Work place</b>	Workplace Establishments	2,396	5,360	12,608
	Workplace Employees (FTE)	26,737	60,138	175,064