

HOMEOWNERSHIP RATE

45.4% LATINO
74.2% NON-HISPANIC WHITE

Latinos were responsible for **10.6%** of homeownership growth and **12.7%** of household formation growth over the last 10 years.

Did you know?

Memphis, TN-MS-AR is home to 11,000 mortgage-ready¹ Latinos aged 45 and under.

POPULATION

420,391 LATINOS
6% OF THE OVERALL POPULATION

25.2 LATINO MEDIAN AGE

Latinos accounted for **21.7%** of Tennessee's population growth, adding **112,600** Latinos over the last decade.

Did you know?

10.5% of the under 18 population in Tennessee are Latino.



Did you know?

Almost a quarter (24%) of Latino households in Tennessee are multigenerational.

ECONOMIC INDICATORS

\$53,917 LATINO MEDIAN HOUSEHOLD INCOME

20.1% OF LATINOS 25 YEARS AND OLDER HAVE A BACHELOR'S DEGREE OR HIGHER

64.9% LATINO LABOR FORCE PARTICIPATION RATE

GROWTH IN THE NUMBER AND RATE OF LATINO OWNED-HOUSEHOLDS BETWEEN 2019-2021

METROPOLITAN STATISTICAL AREA (MSA)	LATINO OWNED-HOUSEHOLDS ADDED (2019 - 2021)	LATINO HOME-OWNERSHIP GROWTH RATE (2019 - 2021)	MEDIAN PROPERTY VALUE
1. Nashville-Davidson-Murfreesboro—Franklin, TN	+ 4,470	30.6%	\$ 344,900
2. Knoxville, TN	+ 1,719	61.0%	\$ 232,100
3. Memphis, TN-MS-AR	+ 781	8.1%	\$ 212,800
4. Clarksville, TN-KY	+ 703	16.1%	\$ 210,100
5. Chattanooga, TN-GA	+ 123	4.6%	\$ 229,500

Markets with fewer than 25,000 Latino residents were excluded from rankings.

MOST AND LEAST AFFORDABLE MARKETS FOR LATINOS IN 2022

Ranked by the difference between the median Hispanic household income in the market and the income needed to afford the median priced home.

METROPOLITAN STATISTICAL AREA (MSA)	AFFORDABILITY GAP
Knoxville, TN	-\$ 1,300
Nashville-Davidson-Murfreesboro—Franklin, TN	-\$ 3,600
Memphis, TN-MS-AR	-\$ 4,300

Did you know?

Tennessee is among the less affordable states for Latinos in the U.S. The income needed to afford the median priced home exceeds the median Latino household income in each of Tennessee's most populous markets.

¹Freddie Mac defines "Mortgage Ready" as a group of potential future borrowers ages 45 and younger, who exhibit the following characteristics to qualify for a mortgage: Credit score equal to or greater than 661, DTI equal to or less than 25 percent, no foreclosures or bankruptcies in the past 84 months, and no severe delinquencies in past 12 months.

SHARE OF INVESTOR PURCHASES IN Q3 OF 2022

METROPOLITAN STATISTICAL AREA (MSA)	SHARE OF INVESTOR PURCHASES
Memphis, TN-MS-AR	37.1%
Nashville-Davidson-Murfreesboro-Franklin, TN	30.5%
Chattanooga, TN-GA	26.5%
Knoxville, TN	23.2%

Did you know?

While investor purchase activity is down nationally compared to 2021 record highs, investors purchased more than 23% of housing inventory in Tennessee's most populous Latino metros.



TOP 3 MARKETS WITH THE HIGHEST YEAR-OVER-YEAR INCREASE IN MONTHLY MORTGAGE PAYMENTS

In 2022, the rise in interest rates dramatically increased monthly mortgage payments, even in markets that experienced price reductions. The following markets had the highest year-over-year increase in monthly mortgage payments between 2021 and 2022.

METROPOLITAN STATISTICAL AREA (MSA)	YOY % CHANGE IN MONTHLY MORTGAGE PAYMENT
Memphis, TN-MS-AR	95.5%
Knoxville, TN	84.8%
Nashville-Davidson-Murfreesboro-Franklin, TN	63.3%

Did you know?

During the pandemic, Tennessee saw a net gain of 15,200 Latinos between 2020 and 2022.

