WTIA Community Profile (Esri 2026)

COMMUNITY PROFILE: MEDINA CITY, TN

Medina City, TN (FIPS: 4747000) | Geography: Place | Benchmark: Gibson County, TN (FIPS: 47053)

Published by WTIA
Intellisite / Esri Business Analyst (2026) & U.S. Census

5,429	**0.96%**	**3.06**	**31.3**	**31.3**	**$97,504**
Population Total	Pop Growth (Ann.)	Average HH Size	Diversity Index	Median Age	Median HH Income
Gibson Co: 51,389	2020-26 | '26-31: 0.46%	1,774 Households (2026)	Gibson Co: 44.1	Gibson Co: 41.8	Gibson Co: $63,561

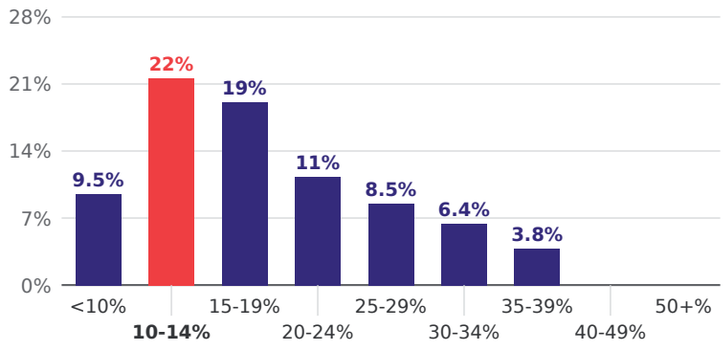
$278,618	**$328,834**	**30.6%**	**61.5%**	**7.9%**
Median Home Value	Median Net Worth	Age <18 (Youth)	Age 18-64 (Workforce)	Age 65+ (Senior)
2031 Forecast: $389,161	Average: $780,961	1,660 Residents (<18)	3,339 Residents (18-64)	430 Residents (65+)

EMPLOYED WORKFORCE (3,009)

5.1%	**20.3%**	**74.6%**
Services	**Blue Collar**	**White Collar**
152 workers	612 workers	2,245 workers
County: 14.0%	**County: 32.1%**	**County: 54.0%**

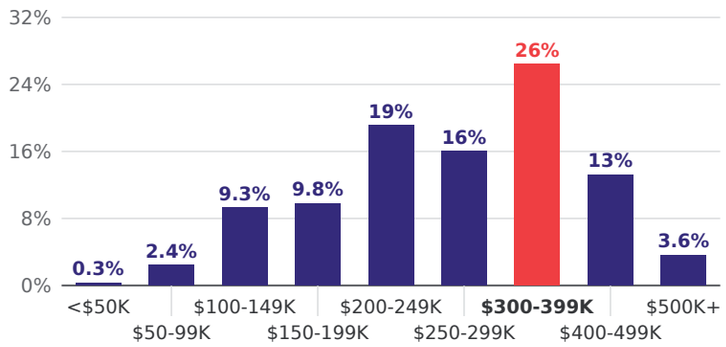
Mortgage as Percent of Salary

ACS Owner HUs



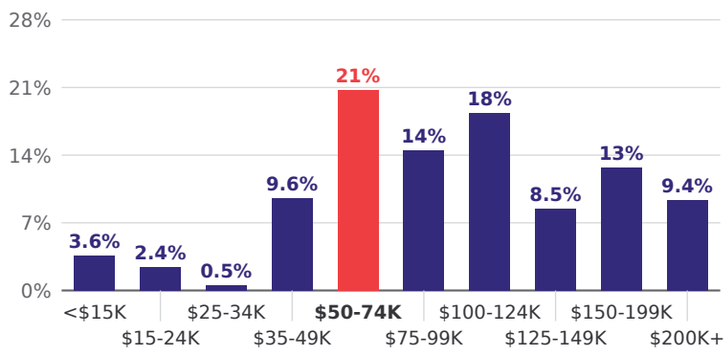
Home Value (2026 Esri)

Med: $278,618



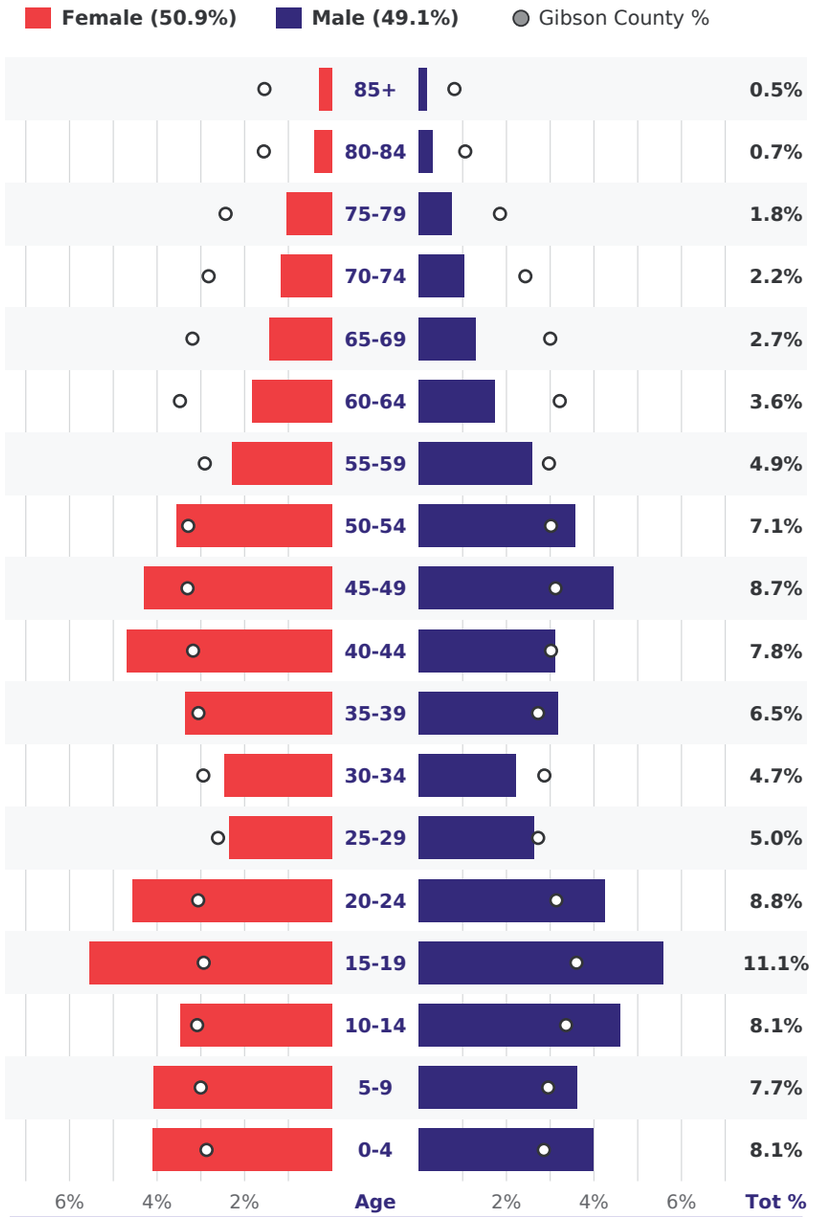
Household Income (2026 Esri)

Med: $97,504



Age Profile: 5 Year Increments (2026)

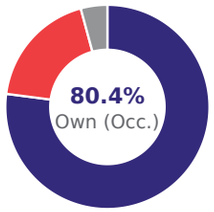
Median Age: 31.3



Largest: Males 15-19 (5.6% of Pop) | Med Age M: 29.8 | F: 32.8

Home Ownership (2026)

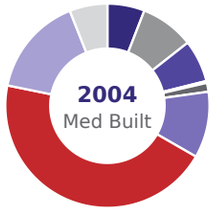
1,852 Total Units



Owner Occupied	77.1%
Renter Occupied	18.7%
Vacant Housing	4.2%

Housing: Year Built

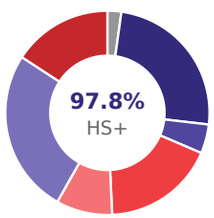
Med Year: 2004



<1939: 5.9%	1980-89: 1.4%
1940-49: 0.0%	1990-99: 10.5%
1950-59: 8.5%	2000-09: 44.9%
1960-69: 6.7%	2010-19: 15.8%
1970-79: 0.3%	2020+: 6.0%

Educational Attainment

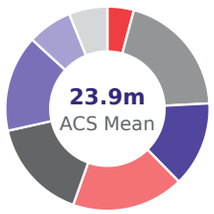
Pop 25+: 3,053



<9th Grade: 0.0%	Some College: 17.8%
No Diploma: 2.2%	Assoc Degree: 8.9%
HS Diploma: 24.6%	Bach Degree: 26.0%
GED: 4.6%	Grad Degree: 15.8%

Commute Time

Mean 23.9 Min | ACS 2020-2024 (B08013/B08301)



<5 min: 0.0%	25-29 min: 16.1%
5-9 min: 4.2%	30-34 min: 15.3%
10-14 min: 20.0%	35-39 min: 0.0%
15-19 min: 13.5%	40-59 min: 7.1%
20-24 min: 17.8%	60+ min: 6.1%

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Age Pyramid (2026 Esri Demographics)

Total Pop: 5,429 | Median Age: 31.3

Medina Males (2,667 | 49.1%) **Medina Females (2,762 | 50.9%)** Gibson Co. %

M#	Age Group	F# / Tot%
10	85+	16 (0.5%)
17	80-84	22 (0.7%)
41	75-79	56 (1.8%)
56	70-74	63 (2.2%)
71	65-69	78 (2.7%)
94	60-64	99 (3.6%)
141	55-59	124 (4.9%)
194	50-54	193 (7.1%)
241	45-49	233 (8.7%)
169	40-44	255 (7.8%)
173	35-39	182 (6.5%)
120	30-34	134 (4.7%)
143	25-29	128 (5.0%)
231	20-24	247 (8.8%)
303	15-19	301 (11.1%)
250	10-14	188 (8.1%)
196	5-9	221 (7.7%)
217	0-4	222 (8.1%)

6% 4% 2% 2% 4% 6%

The largest group:
2026 Males Age 15 - 19
303 residents (5.6% of Pop | 11.4% of Males)

The smallest group:
2026 Males Age 85+
10 residents (0.2% of Pop | 0.4% of Males)

Net Worth (%) - 2026 Household Wealth Distribution

1,774 Households

$328,834	$780,961	73
Median Net Worth	**Average Net Worth**	**Esri Wealth Index**
Gibson Co: $198,075	Gibson Co: $630,583	Gibson Co: 55 (US=100)

Medina City % of Households (2026) **Gibson County Benchmark (%)**

	Medina	Cty
$1,000,000+	16.3% (290)	10.8%
$500,000-$999,999	20.3% (360)	13.4%
$250,000-$499,999	24.6% (437)	20.9%
$150,000-$249,999	14.7% (260)	11.5%
$100,000-$149,999	7.7% (137)	6.8%
$75,000-$99,999	3.7% (65)	4.8%
$50,000-$74,999	2.5% (45)	4.0%
$35,000-$49,999	1.4% (24)	2.2%
$15,000-$34,999	3.3% (59)	5.7%
<$15,000	5.5% (97)	19.9%

0% 5% 10% 15% 20% 25% 30% 35%

High-Net-Worth ($500,000+): 36.6% of Medina HHs (650) vs. 24.2% in Gibson County
Middle & Upper-Middle ($150,000 - $499,999): 39.3% of Medina HHs (697) vs. 32.3% in Gibson County

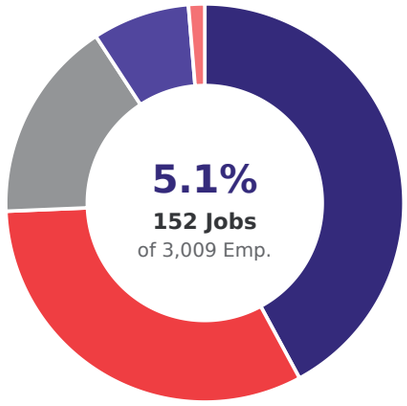
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Services Occupations (2026 Esri)

5.1% (152 Jobs) | Gibson Co: 14.0%

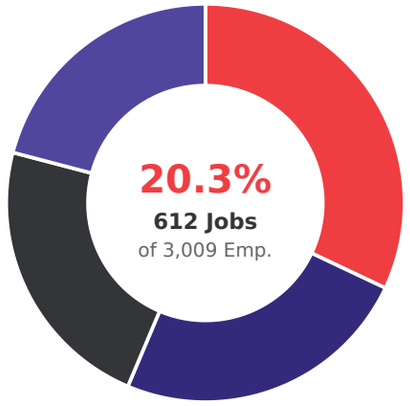


- **Building & Grounds Maint.**
  2.1% of Total Emp (42.1% of Sector) | 64 jobs
- **Protective Service**
  1.6% of Total Emp (32.2% of Sector) | 49 jobs
- **Personal Care & Service**
  0.8% of Total Emp (16.4% of Sector) | 25 jobs
- **Food Preparation & Serving**
  0.4% of Total Emp (7.9% of Sector) | 12 jobs
- **Healthcare Support**
  0.1% of Total Emp (1.3% of Sector) | 2 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Building & Grounds Maint.	64	42.1%	2.1%	2.9%
Protective Service	49	32.2%	1.6%	1.3%
Personal Care & Service	25	16.4%	0.8%	0.8%
Food Preparation & Serving	12	7.9%	0.4%	6.1%
Healthcare Support	2	1.3%	0.1%	2.8%

Blue Collar Occupations (2026 Esri)

20.3% (612 Jobs) | Gibson Co: 32.1%



- **Installation/Maint/Repair**
  6.5% of Total Emp (32.0% of Sector) | 196 jobs
- **Construction & Extraction**
  5.0% of Total Emp (24.3% of Sector) | 149 jobs
- **Transportation & Moving**
  4.6% of Total Emp (22.7% of Sector) | 139 jobs
- **Production**
  4.3% of Total Emp (20.9% of Sector) | 128 jobs
- **Farming, Fishing & Forestry**
  0.0% of Total Emp (0.0% of Sector) | 0 jobs

Occupational Category	Jobs	% of Sector	% Total Emp	County % Emp
Installation/Maint/Repair	196	32.0%	6.5%	4.4%
Construction & Extraction	149	24.3%	5.0%	5.2%
Transportation & Moving	139	22.7%	4.6%	10.9%
Production	128	20.9%	4.3%	10.7%
Farming, Fishing & Forestry	0	0.0%	0.0%	0.9%

2026 Employed Population 16+ by Industry (NAICS) & Daytime Workforce

Civilian Labor Force: 3,100 | Employed: 3,009 (97.1%) | Unemployment (Esri 2026 est.): 2.9% (County: 5.1%)

- **Services (Health, Ed, Prof, Food, Other)** — 37.1% (1116) | Cty 41.5%
- **Manufacturing** — 12.3% (370) | Cty 18.2%
- **Finance/Insurance/Real Estate** — 10.3% (310) | Cty 5.0%
- **Construction** — 10.2% (307) | Cty 7.4%
- **Retail Trade** — 7.9% (238) | Cty 11.4%
- **Wholesale Trade** — 7.0% (211) | Cty 2.8%
- **Transportation/Warehousing/Utilities** — 6.1% (184) | Cty 7.0%
- **Information** — 6.0% (181) | Cty 2.0%
- **Public Administration** — 2.8% (84) | Cty 2.6%
- **Agriculture/Forestry/Fishing/Mining** — 0.0% (0) | Cty 2.2%

DAYTIME POPULATION & COMMUTE

Total Daytime Pop (2026):	3,385	Cty: 45,173
Daytime Workers:	912 (26.9%)	Net Outflow
Daytime Residents:	2,473 (73.1%)	Cty: 63.6%
Daytime / Resident Ratio:	0.62x	Commuter Town
Worked at Home (ACS):	328 (11.4%)	Cty: 1,163 (5.3%)
Drove Alone to Work:	2,312 (80.1%)	Cty: 18,131 (83.2%)
Carpooled to Work:	245 (8.5%)	Cty: 2,063 (9.5%)
Mean Travel Time (Min):	23.9 min	Cty: 26.1 min

Travel time source: ACS 2020-2024 (B08013/B08301)

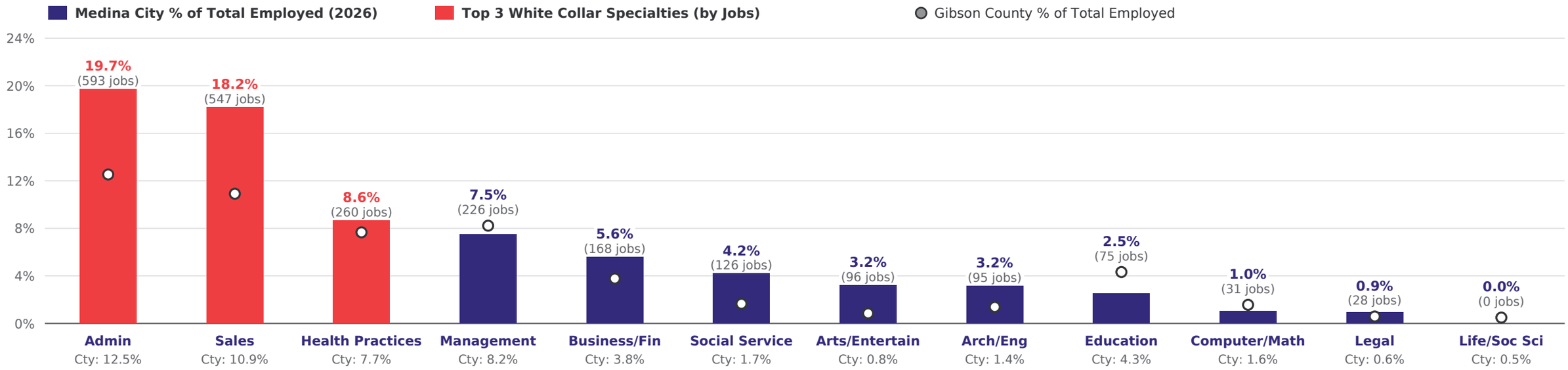
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White Collar Occupations (2026 Esri) - 74.6% of Employed Workforce (2,245 of 3,009 Jobs)

Gibson County White Collar Benchmark: 54.0% (12,304 of 22,804 Jobs)



Comprehensive Community Profile Table (2010, 2020, 2026 & 2031 Forecast)

Medina City (4747000) vs. Gibson County (47053) | Esri 2026 & U.S. Census / ACS 2020-2024

Demographic & Economic Metric	2010	2020	2026 Est.	2031 Proj.	County '26
Total Population	3,583	5,126	**5,429**	**5,554**	**51,389**
Household Population	-	5,126	**5,429**	-	50,538
Group Quarters Population	-	0	**0**	-	851
Median Age (Years)	30.0	31.2	**31.3**	**30.9**	**41.8**
Total Households	1,239	1,667	**1,774**	**1,820**	**20,871**
Average Household Size	2.89	3.07	**3.06**	3.05	2.42
Families	-	-	**1,421**	1,456	13,482
Average Family Size	-	-	**3.46**	3.45	3.04
Total Housing Units	1,339	1,729	**1,852**	**1,899**	**23,175**
Owner Occupied Housing Units	1,032	1,309	**1,427**	1,479	14,358
Renter Occupied Housing Units	206	358	**347**	340	6,513
Vacant Housing Units	100	62	**78**	80	2,304
Median Household Income	-	-	**$97,504**	**$106,062**	**$63,561**
Average Household Income	-	-	**$108,857**	-	$79,290
Per Capita Income	-	-	**$35,570**	$40,006	$32,340
Median Disposable Income	-	-	**$79,577**	-	$53,390
Median Home Value	-	-	**$278,618**	**$389,161**	**$204,911**
Average Home Value	-	-	**$293,355**	-	$237,650

2026 Race, Diversity, Indices & ACS Profile	Medina 2026	Medina 2031	Gibson '26
White Alone (% of Population)	**85.7% (4,650)**	84.3%	**75.3% (38,674)**
Black / African American Alone	**5.9% (321)**	6.5%	17.4% (8,957)
American Indian / Alaska Native	**0.1% (7)**	0.1%	0.3% (140)
Asian & Pacific Islander Alone	**1.8% (100)**	2.0%	0.6% (331)
Some Other Race Alone	**2.1% (114)**	2.2%	1.9% (964)
Two or More Races	**4.4% (237)**	4.8%	4.5% (2,323)
Hispanic Origin (Any Race)	**3.7% (200)**	3.9%	**3.5% (1,797)**
Esri Diversity Index (0-100)	**31.3**	-	**44.1**
Housing Affordability Index (US=100)	**141**	-	**119**
Percent of Income for Mortgage	**16.8%**	-	19.0%
Esri Wealth Index (US=100)	**73**	-	55
Bachelor's Degree or Higher (Pop 25+)	**41.9% (1,279)**	-	**22.3% (7,909)**
High School Graduate / GED or Higher	**97.8% (2,985)**	-	90.4% (32,118)
Median Gross Rent (ACS 2020-2024)	**$1,206 / mo**	-	**$819 / mo**
Owner HUs with a Mortgage (ACS)	**80.2% (1,262)**	-	54.6% (7,645)
Households w/ Broadband Internet (ACS)	**91.8% (1,763)**	-	71.1% (14,479)
Households Below Poverty Level (ACS)	**1.7% (32)**	-	15.3% (3,121)
Land Area (2024 Gazetteer)	**4.10 sq mi**	-	603 sq mi