Office of Comprehensive Planning

October 2026

EAST

DISTRICT PROFILE



East

District Profile

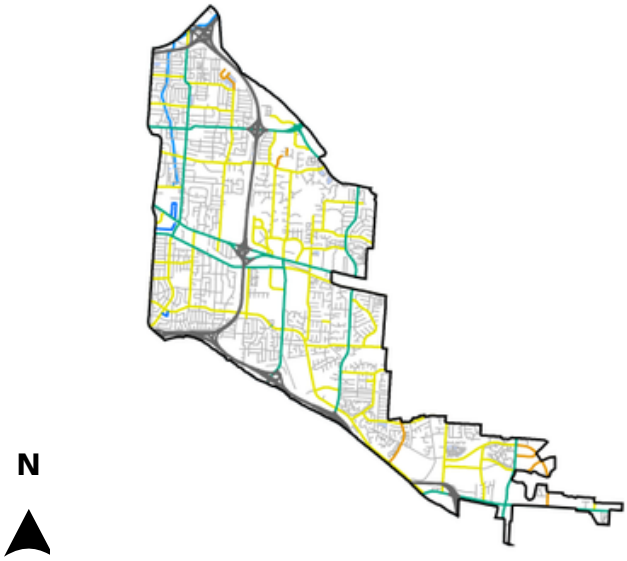
ACS 5-Year Estimates (2024)

Compiled October 2026

EAST DISTRICT AT A GLANCE

Total Population	Median Age	Median Income	Poverty Rate
39,827	37.6	$102,434	5%

District Boundaries



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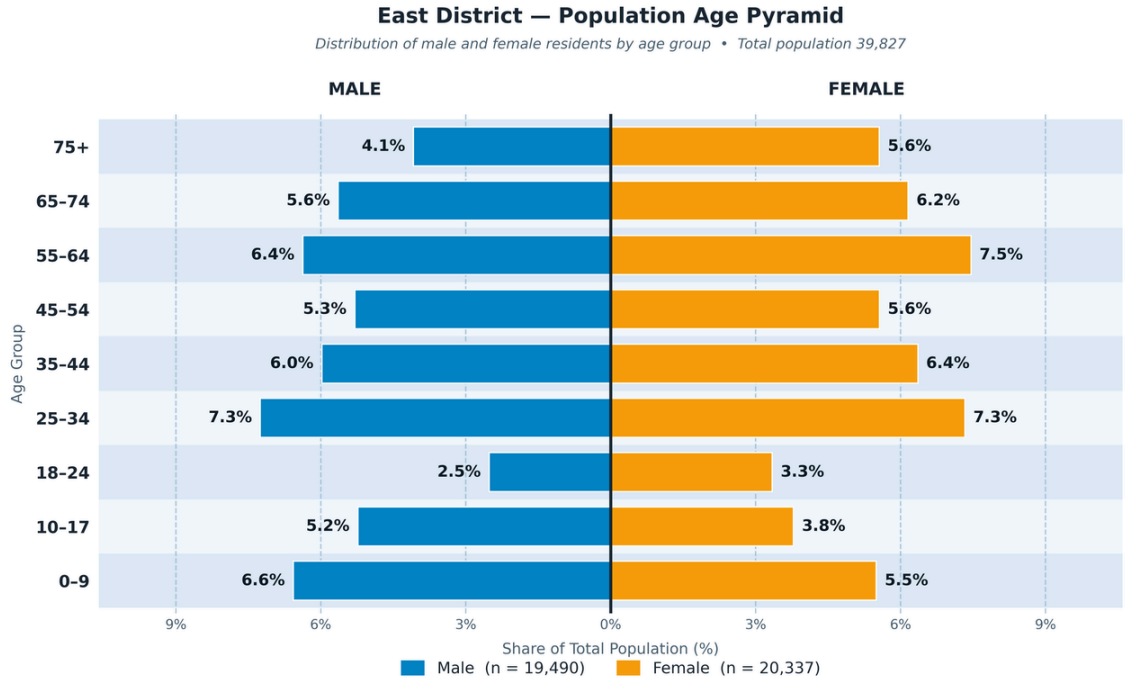
East Memphis is bound by the Wolf River to the north, Germantown to the east, Morris Pikeway to the south, and Mt. Moriah Road to the west, though its shape is irregular, drifting toward the southeast. At roughly 17 square miles, East Memphis sits between the city's core to the west and the suburban municipalities of Germantown and Cordova to the east.

Population & Age Breakdown

Population and age data provide a snapshot of who lives in East Memphis, capturing both the overall size of the community and how residents are distributed across different stages of life. East Memphis has lost a meaningful share of its population since 2009. While other districts have seen a significant increase in the share of non-family households following periods of steep population loss, East Memphis has actually decreased their share, potentially signaling a community which is contracting more than outright changing.

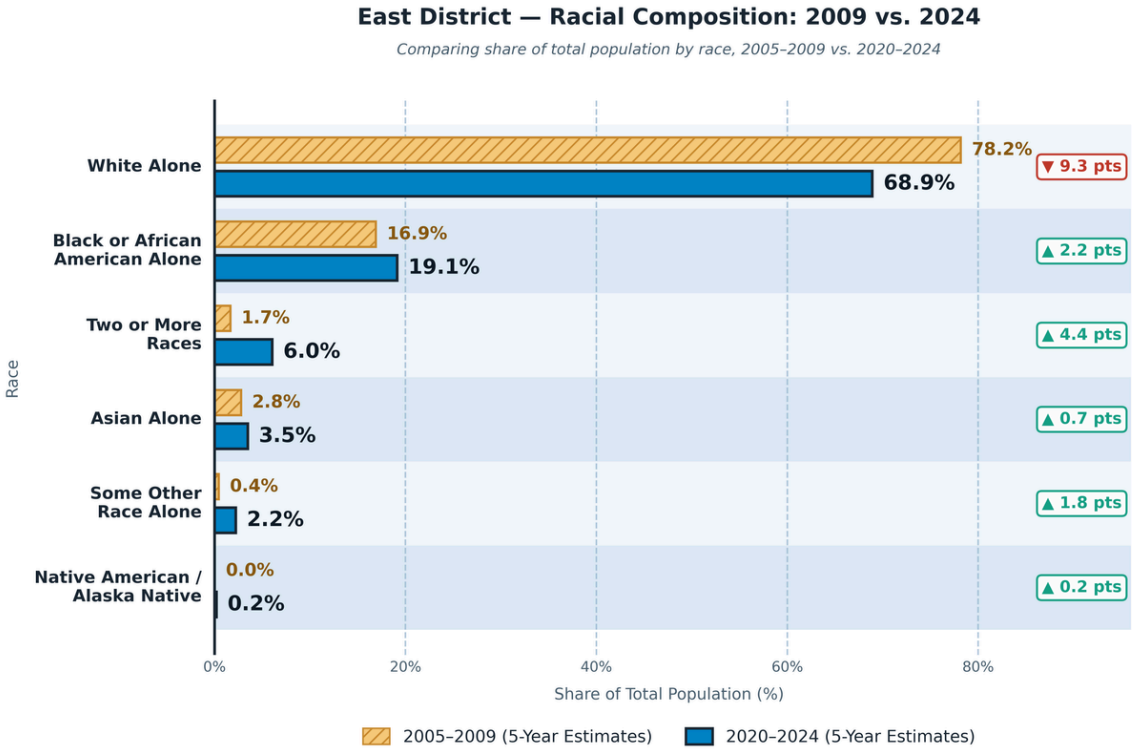
Total Households	**16,958**
Average Household Size	**2.35**
Population Change	**-15.4%**

Distribution By Age Group, Sex & Racial Composition



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), B01001: Sex By Age Compiled by the Office of Comprehensive Planning

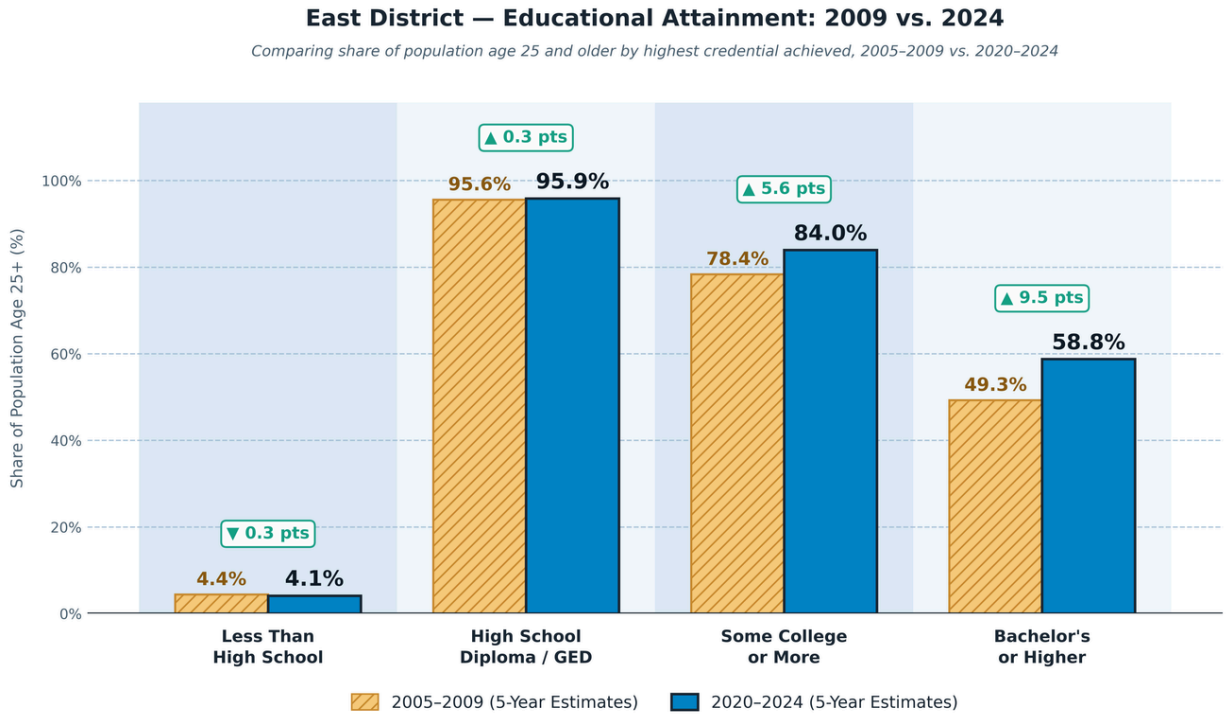
East Memphis's age structure is somewhat irregular. While most districts have a large, youthful base which naturally tapers into more senior brackets, East Memphis' profile is comparatively top heavy, with the smallest share of residents aged 18-24 years old. This structure is likely to continue polarizing toward the more senior brackets as well, as the share of residents under the age of 25 has fallen since 2009.



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A03001, Compiled by the Office of Comprehensive Planning

Racial data offers a window into who makes up our communities and helps identify potential disparities across Memphis. The East District's composition has diversified since 2009. The 9% decline in white residents has been taken up across most other racial groups, with the Black population edging up two points and the multiracial share rising four points. Similar growth was also observed among Asian, Native American, and other racial groups as well.

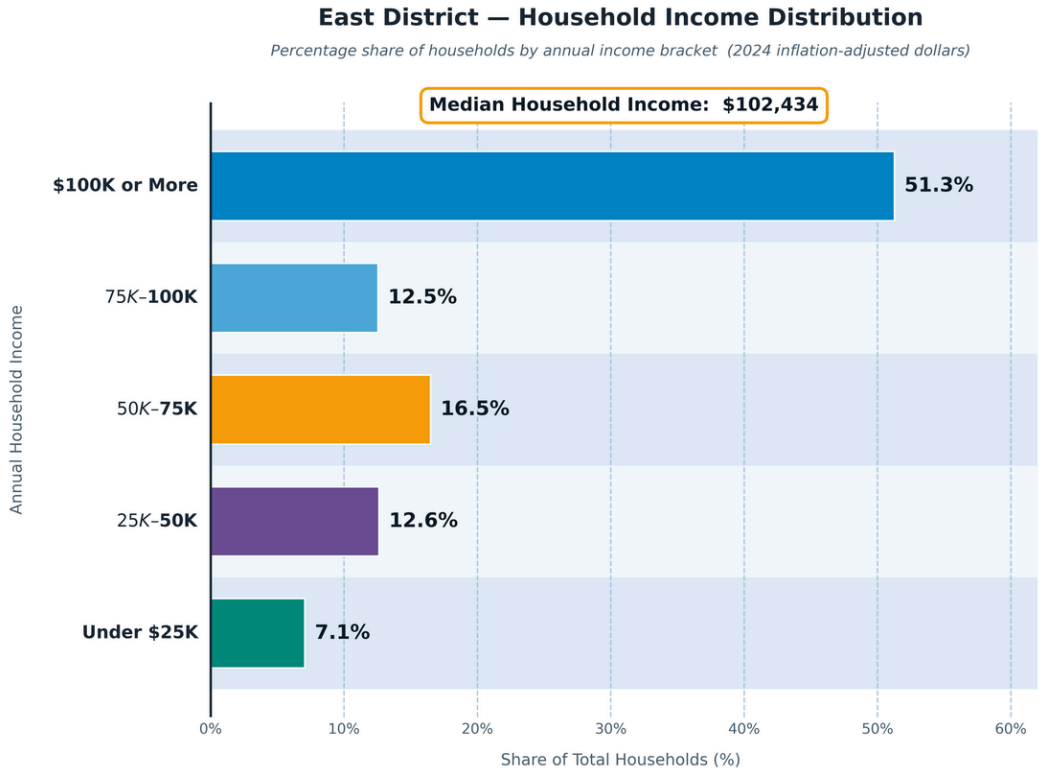
Educational Attainment



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A12001, Compiled by the Office of Comprehensive Planning

Educational attainment is a key indicator of long-term economic mobility, as it shapes a community's workforce competitiveness, influences the local tax base, and plays a central role in breaking generational cycles of poverty. East Memphis is a highly educated district, where nearly all adults have completed high school and a majority hold a bachelor's degree or higher. Its gains over the past fifteen years primarily came at the top of the scale, with bachelor's attainment climbing nearly 10%, and the share holding at least some college rising another 5%. The share of residents without a high school diploma was already low and changed little.

Income Distribution



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A14001, Compiled by the Office of Comprehsnive Planning

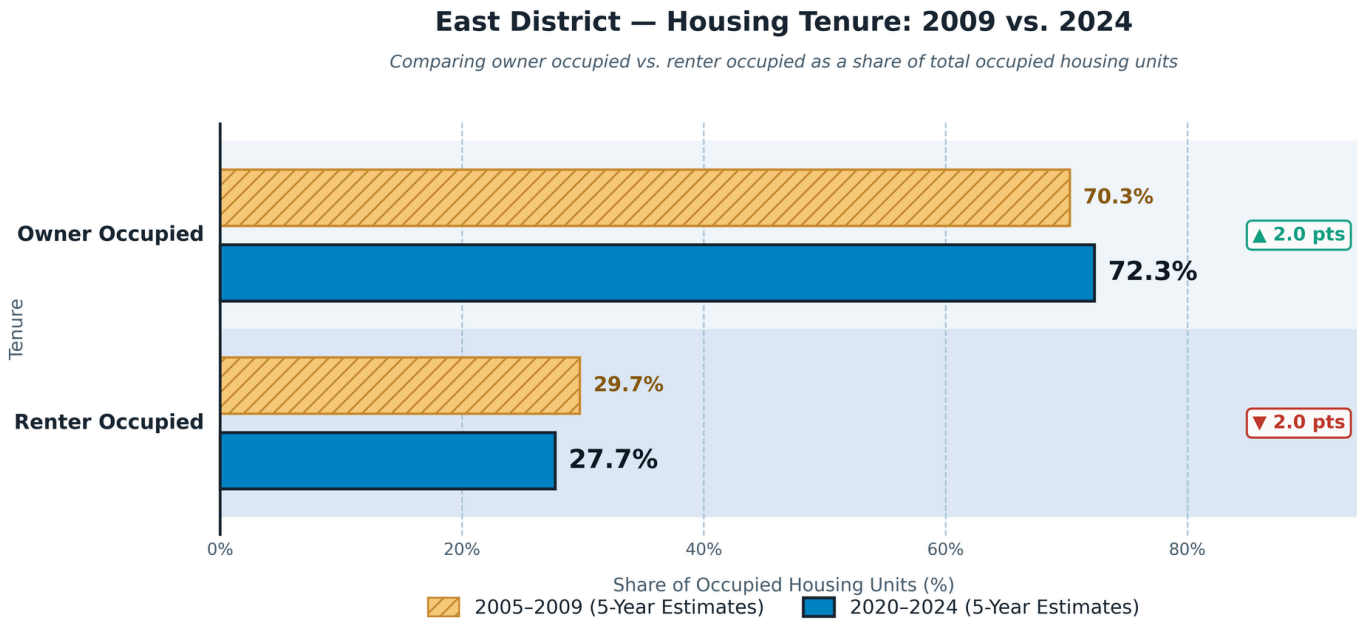
Income Distribution Continued

Household income distribution is one of the most direct indicators of a community's economic health, showing not only how much residents earn but how that income is spread across households. East is the highest-earning district in the city, and its distribution reflects that, with more than half of households earning $100,000 or more and only 20% earning less than $50,000. That standing has strengthened over time. When adjusted for inflation, the median household income rose from about $88,264 to $102,434 today, a real gain of roughly 16%. East is the only district with a median income above six figures, and the fifteen-year trend shows that lead widening.

Housing Characteristics

Total Housing Units	Median Rent	Total Occupancy Rate	Median Year Built
17,692	$1,424	95.9%	1967

Housing characteristics offer a broad snapshot of a district's residential landscape, encompassing the size, condition, cost, and availability of its housing stock. East Memphis's housing stock totals 17,692 units, and most of which are occupied at a rate of 95.9%. With a median year built of 1967 and a median monthly rent of $1,424, the district's housing is moderate in age and priced toward the upper end of the local market. However, its tenure is really what sets it apart. While much of the city has moved toward renting, East has actually moved in the opposite direction, with owner occupancy rising from about 2% since 2009.

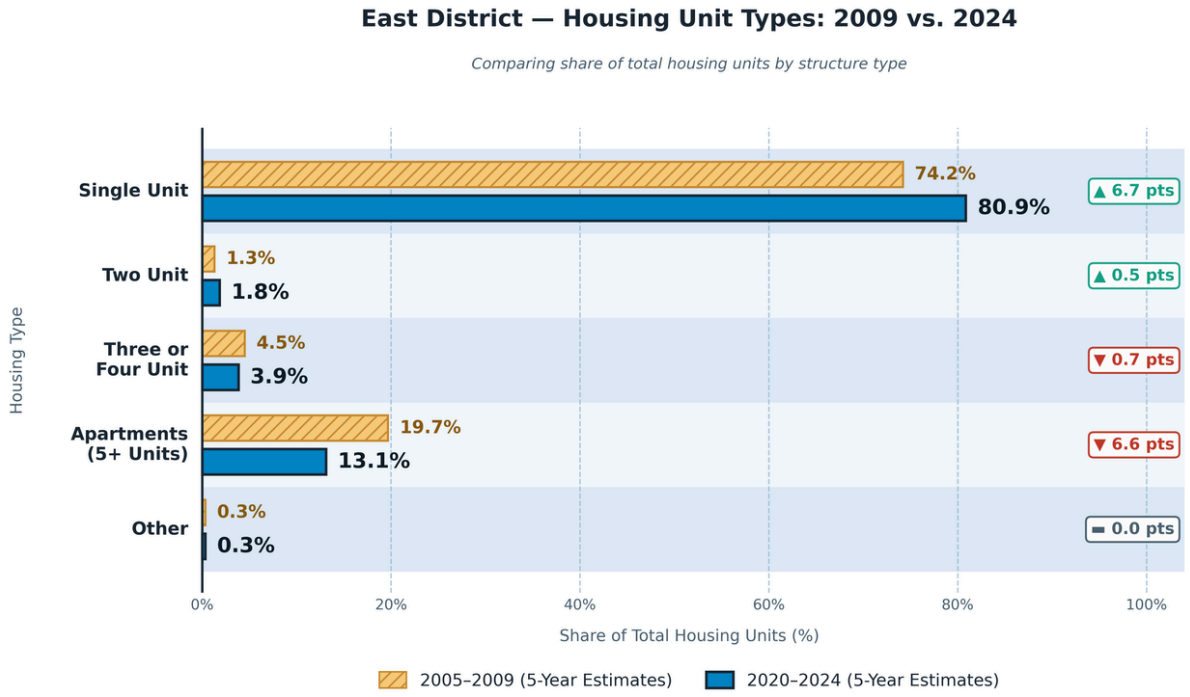


Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10060, Compiled by the Office of Comprehensive Planning

Housing Characteristics Continued

Percentage of Off-Market Vacancies	Homeowners with a Mortgage or Similar Debt	Cost-Burdened Renters (>30% of Income)	Cost-Burdened Homeowners (>30% of Income)
48%	61.4%	36.9%	16.9%

Housing cost burden and vacancy data offer a deeper look into the financial pressures residents face and the availability of housing within the market. In East Memphis, housing costs fall more heavily on renters than owners, with 36% of renters spending more than a third of their income on housing compared to roughly one in six owners. Both groups carry less burden than in much of the city, likely due to higher average incomes, though the gap between renters and owners remains. Among the district's relatively few vacant units, close to half are off-market, neither listed for rent nor for sale.



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10032, Compiled by the Office of Comprehensive Planning

Housing unit type data describes the physical composition of a district's residential stock, offering insight into the character and variety of housing available to residents across different living arrangements.

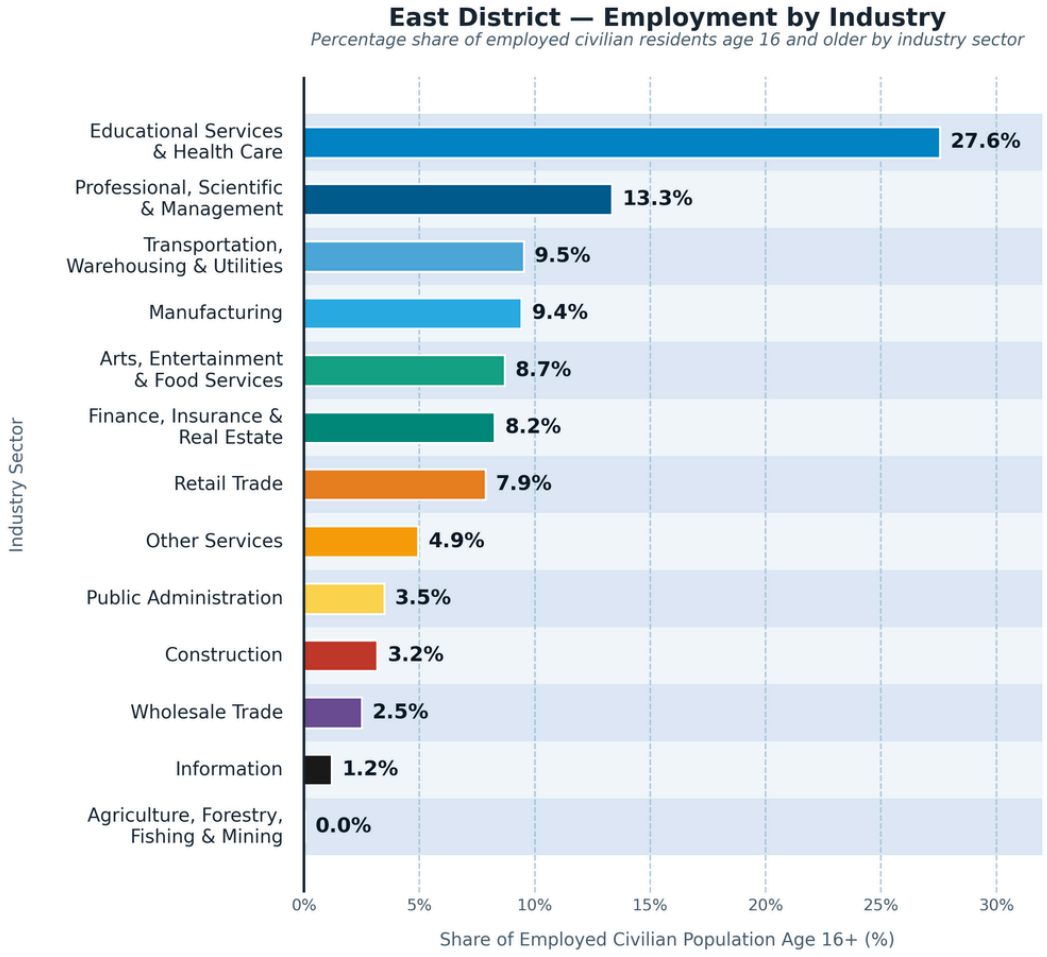
In East Memphis, single-family homes make up the vast majority of the housing stock at 80.9%. Apartments account for the second largest share at 13.1%, while smaller multifamily types making up the marginal remainder. This dynamic has continued to deepen in recen years, as single-unit homes increased their share by nearly 7% while apartments fell by an identical amount, further consolidating the local stock around traditional single-family houses. Paired with East's rising owner occupancy, these trends point to a district deepening its single-family, owner-occupied character rather than shifting toward renting as much of the city has.

Poverty Rates

Total District Poverty Rate	Seniors Living in Poverty	Children Living in Poverty
5%	5.9%	14%

In East Memphis, the overall family poverty rate stands at 5.0%, with senior poverty at 5.9% and child poverty notably higher at 14%. While East's total poverty rates are among the lowest in Memphis, child poverty remains well above the district's other age groups, representing a common disparity that persists even in one of the city's most economically secure areas.

Employment by Industry

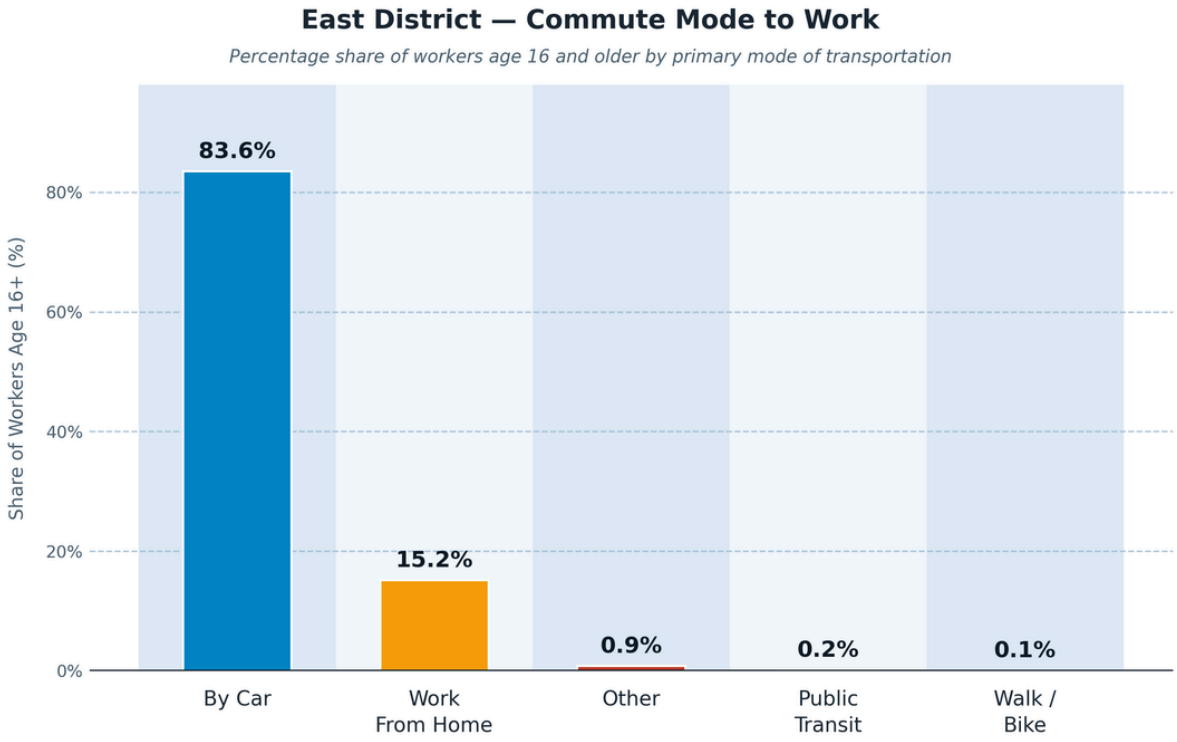


Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A17004, Compiled by the Office of Comprehensive Planning

Industry employment data reveals the range of economic sectors that employ residents within a district, providing planners and economic development practitioners with a clearer picture of how the local workforce is distributed.

In East Memphis, employment is anchored by Educational Services and Health Care, which accounts for more than a quarter of all working residents. Professional and management services follow as the next-largest share, and together these two categories point to a workforce concentrated in institutional and white-collar work. The remaining sectors, spanning transportation, manufacturing, finance, and food service, each make up smaller and more comparable shares.

Commute Data



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A09005, Compiled by the Office of Comprehensive Planning

Commute mode data captures how residents travel to and from work, serving as a key indicator of transportation infrastructure demand, transit accessibility, and the degree to which a district's land use patterns support alternatives to personal vehicle travel. In East Memphis, 83.6% of workers age 16 and older commute by car. Public transit, walking, biking, and other modes together account for barely 1% of travel, meaning almost no one reaches work by bus, on foot, or by bike. This near-total dependence on cars reflects the district's low-density, car-centric built form, where destinations sit far apart and a vehicle is effectively required to get to work. Working from home accounts for most of the remaining share, but for those who do commute, the car is nearly the only option.

District Summary

The East Planning District brings together several distinctive features that shape its physical and social character. Its built form is defined by owner-occupied, single-family housing and a car-oriented fabric, framing its broader planning needs around limited transit demand and drive-to urbanism. The district also has one of the oldest populations in the city and a medium-aged housing stock, pointing to needs around aging-in-place and housing suited to smaller and older households. East Memphis also records both the highest median household income of any district at $102,434, and the highest educational attainment. Notably, East Memphis is also the only district to move further toward homeownership over the past fifteen years, with owner occupancy rising 2%. Ultimately, these features frame East as an economically developed district whose planning priorities will center on sustaining its low-density neighborhoods and supporting residents across a wide range of ages and needs.

For more information on the East Planning District, please visit https://www.memphis3point0.com/district-home/east-district.