



RALEIGH

DISTRICT PROFILE



Raleigh

District Profile

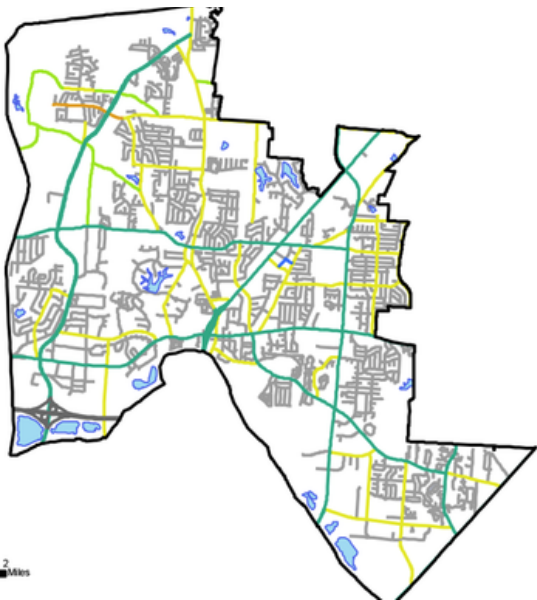
ACS 5-Year Estimates (2024)

Compiled October 2026

RALEIGH DISTRICT AT A GLANCE

Total Population	Median Age	Median Income	Poverty Rate
42,536	32	\$52,455	14%

District Boundaries



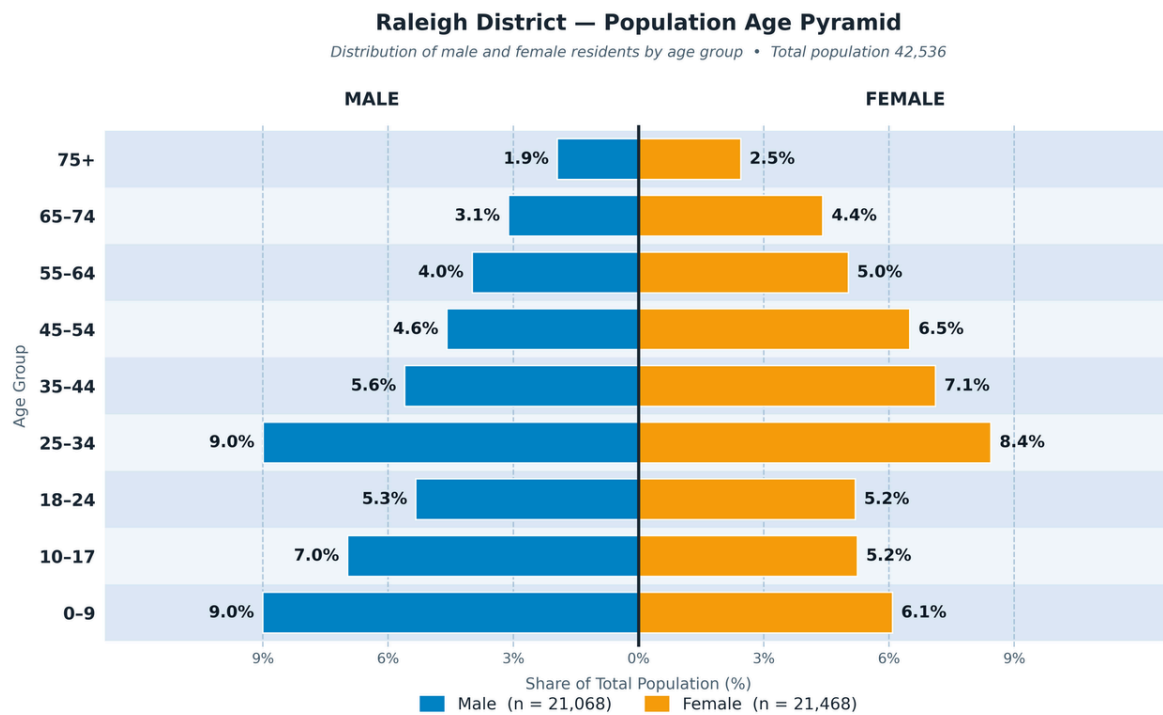
The Raleigh Planning District is bound by the Loosahatchie River to the North, Bartlett to the East, the Wolf River to the South, and Frayser to the West.

Population & Age Breakdown

Population and age data provide a foundational snapshot of who lives in the Raleigh District, capturing both the overall size of the community and how residents are distributed across different stages of life. Raleigh has held mostly steady in size since 2009, with the total population dipping just 1.4% over the past fifteen years. Households have also become slightly smaller, averaging 2.62 people today compared to 2.72 in 2009.

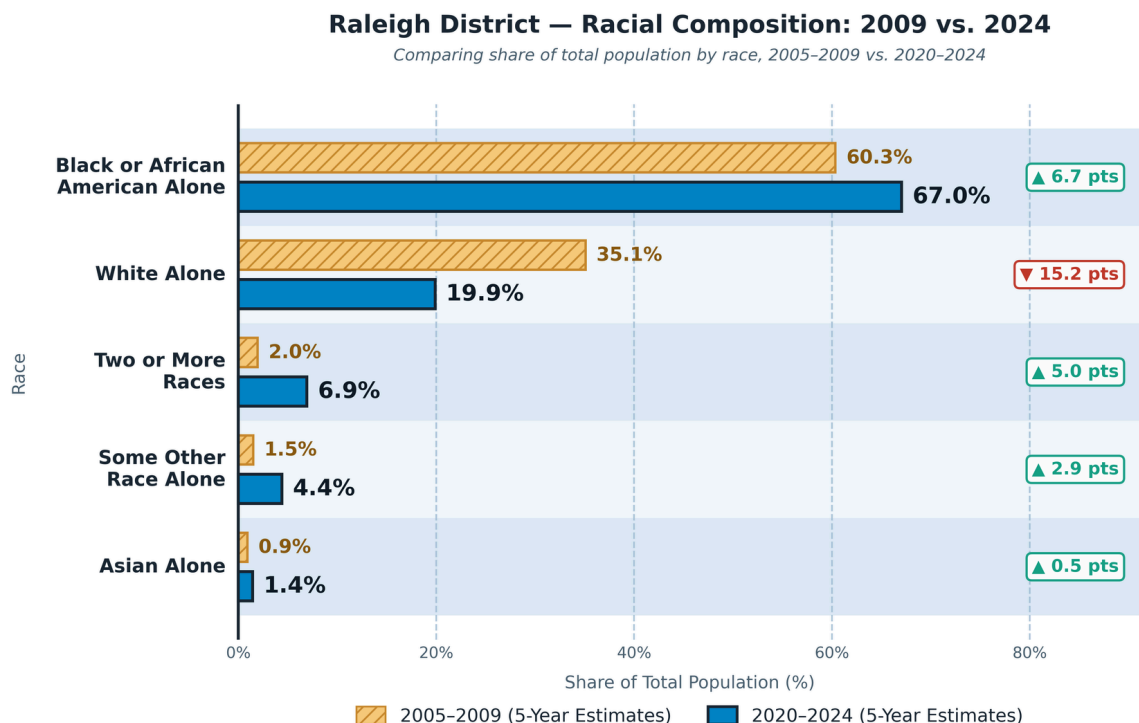
Population Change Since 2009	-1.3%
Total Households	16,216
Average Household Size	2.62

Distribution By Age Group, Sex & Racial Composition



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

Population pyramids show how a community's population is distributed across age groups and by sex, making generational patterns easier to see. Raleigh's age structure is best described as working-age-heavy, with 25-34 year olds making up the largest group. Children under 10 come in a close second. While the classes do taper into old age, the rate is much more gradual than other districts with more dramatic shifts among more senior residents.



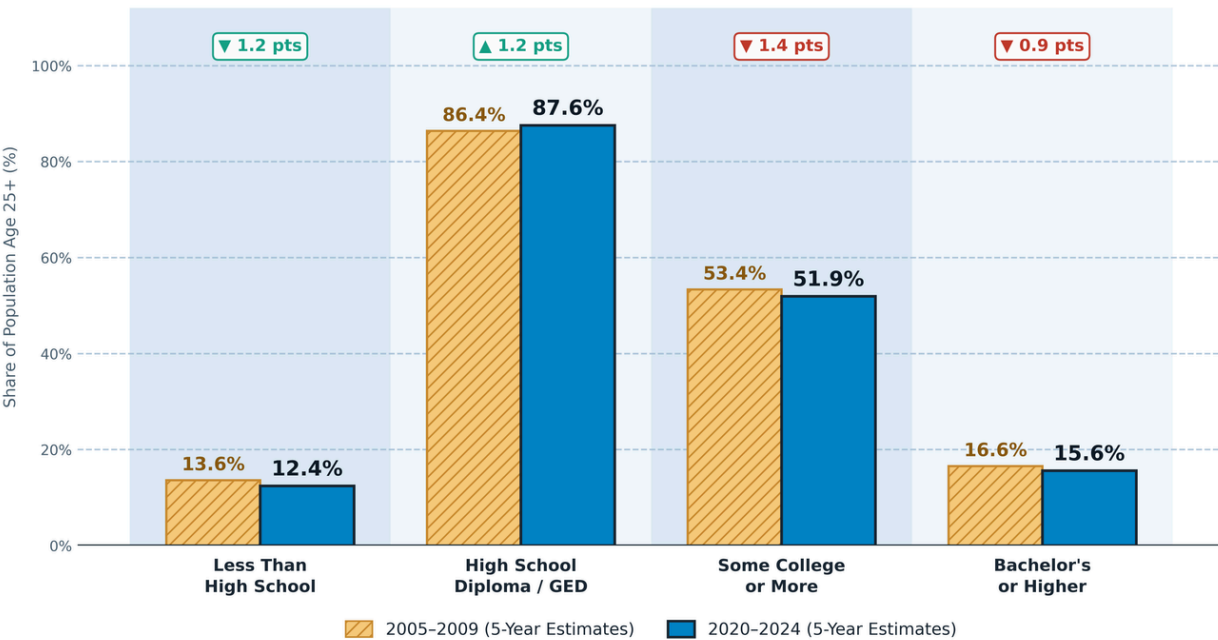
Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A03001, Compiled by the Office of Comprehensive Planning

Racial data offers a window into who makes up our communities and helps identify disparities across Memphis. Raleigh is a predominantly Black or African American district, accounting for 67.0% of all residents. This concentration has strengthened since 2009. The share of white residents fell during this same period by 15%, largely being diversified by other racial groups. Residents identifying as Two or More Races rose by 5%, while those identifying with some other race rose about 3%. These figures likely points to a growing Hispanic or Latino population in the district, since Latino residents are often counted within those two race categories in Census data.

Educational Attainment

Raleigh District — Educational Attainment: 2009 vs. 2024

Comparing share of population age 25 and older by highest credential achieved



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

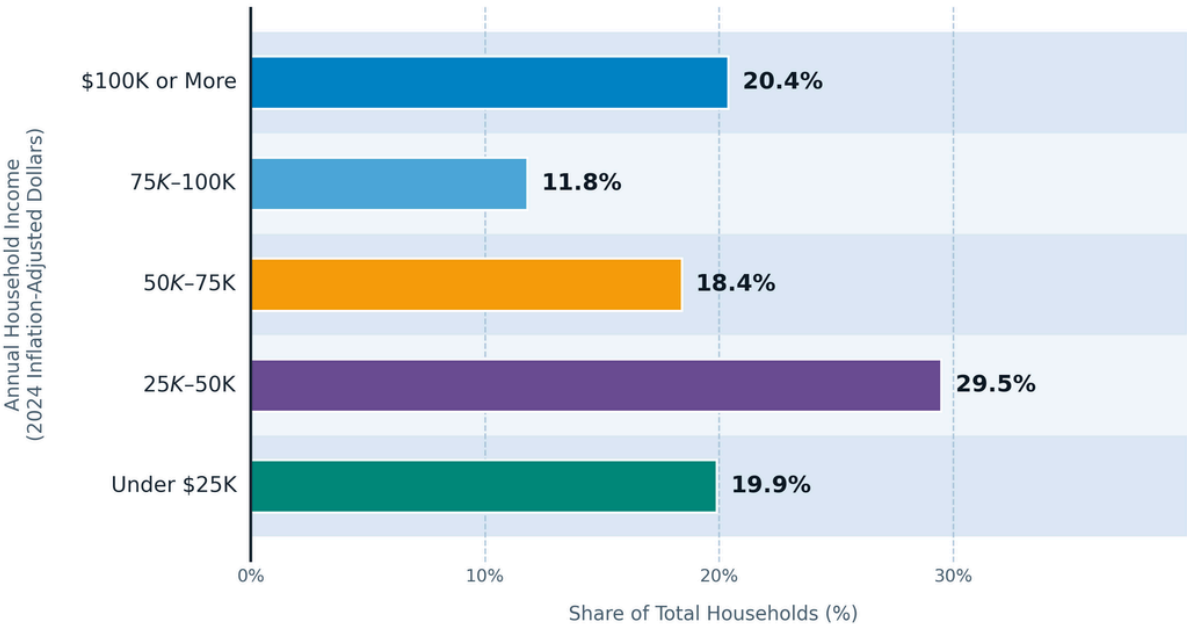
Educational attainment is a key indicator of long-term economic mobility, as it shapes a community's workforce competitiveness, influences the local tax base, and plays a central role in breaking generational cycles of poverty. In the Raleigh District, high school completion rose slightly over the past fifteen years by about 1%, but attainment beyond that level moved the other way. The share of residents who attended some college and the share with a bachelor's degree both declined by around a point.

Income Distribution

Raleigh District — Household Income Distribution

Percentage share of households by annual income bracket (2024 inflation-adjusted dollars)

Median Household Income: \$50,840



Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A14001, Compiled by the Office of Comprehensive 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. In Raleigh, the median household income fell by roughly 13% since 2009. A drop of that size means the typical household has meaningfully less buying power than it did fifteen years ago. This is especially notable considering nearly 50% of all families earn less than \$50,000 per year.

Housing Characteristics

Total Housing Units

17,970

Median Rent

\$1,162

Total
Occupancy Rate

90%

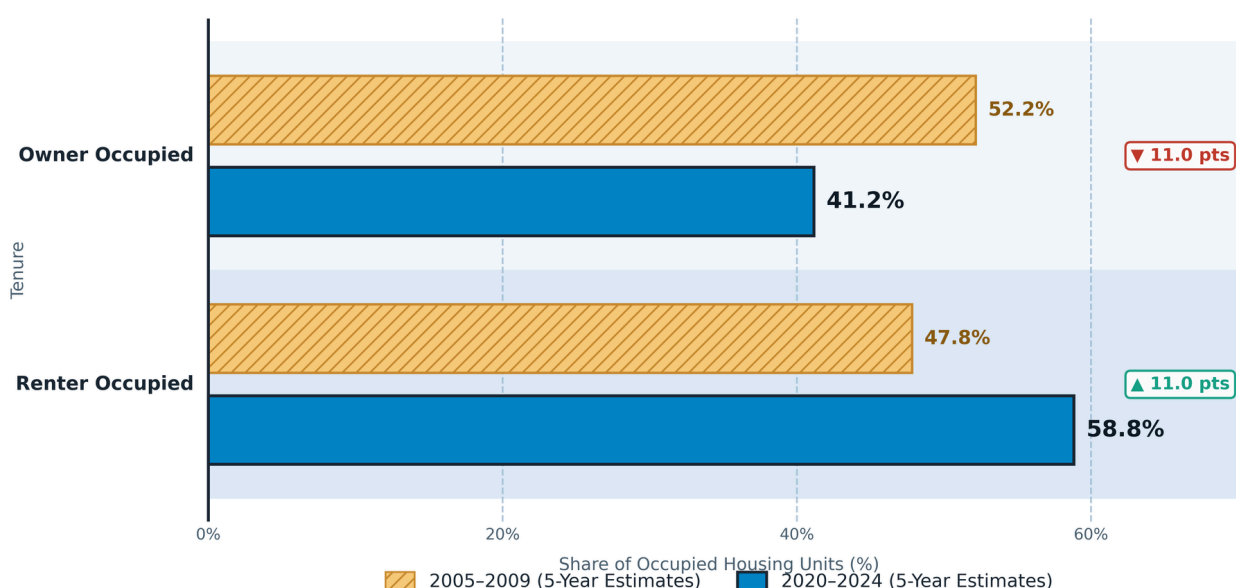
Median
Year Built

1965

Housing characteristics offer a broad snapshot of a district's residential landscape, encompassing the size, condition, cost, and availability of its housing stock. Raleigh's housing is late mid-century in age and moderately priced, but its recent tenure dynamics are the most notable. The district crossed from owner-majority to renter-majority over the past fifteen years, with the owner share falling from about 52% to 41%. That change came without a significant increase in median rent. Since 2009, the average rents has only rose about 5% in real terms. The falling share of owner-occupied households is likely a combination of both reduced buying power and rising rents, placing the greatest stress on Raleigh's lowest income residents.

Raleigh District — Housing Tenure: 2009 vs. 2024

Comparing owner occupied vs. renter occupied as a share of total occupied housing units



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

45%

Homeowners with a Mortgage or Similar Debt

67%

Cost-Burdened Renters (>30% of Income)

48.9%

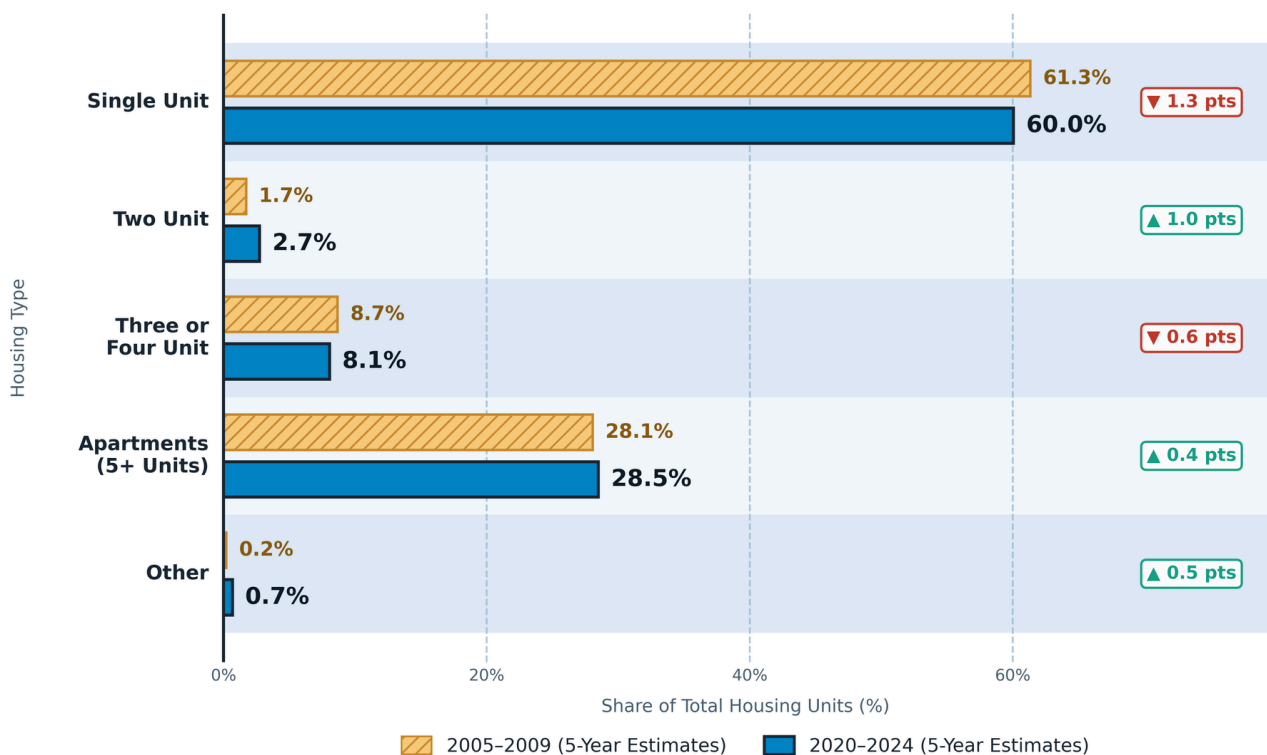
Cost-Burdened Homeowners (>30% of Income)

27%

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 Raleigh, about two-thirds of homeowners carry a mortgage, meaning relatively few own their homes outright and most are still paying down what they borrowed to buy. Still, renters are more financially burdened by housing costs, with just under half spending more than 30% of their income on housing against 27.4% of owners. Surprisingly, Raleigh's percentage of off-market vacancies ranks much lower than most districts at a rate of 45%.

Raleigh District — Housing Unit Types: 2009 vs. 2024

Comparing share of total housing units by structure type



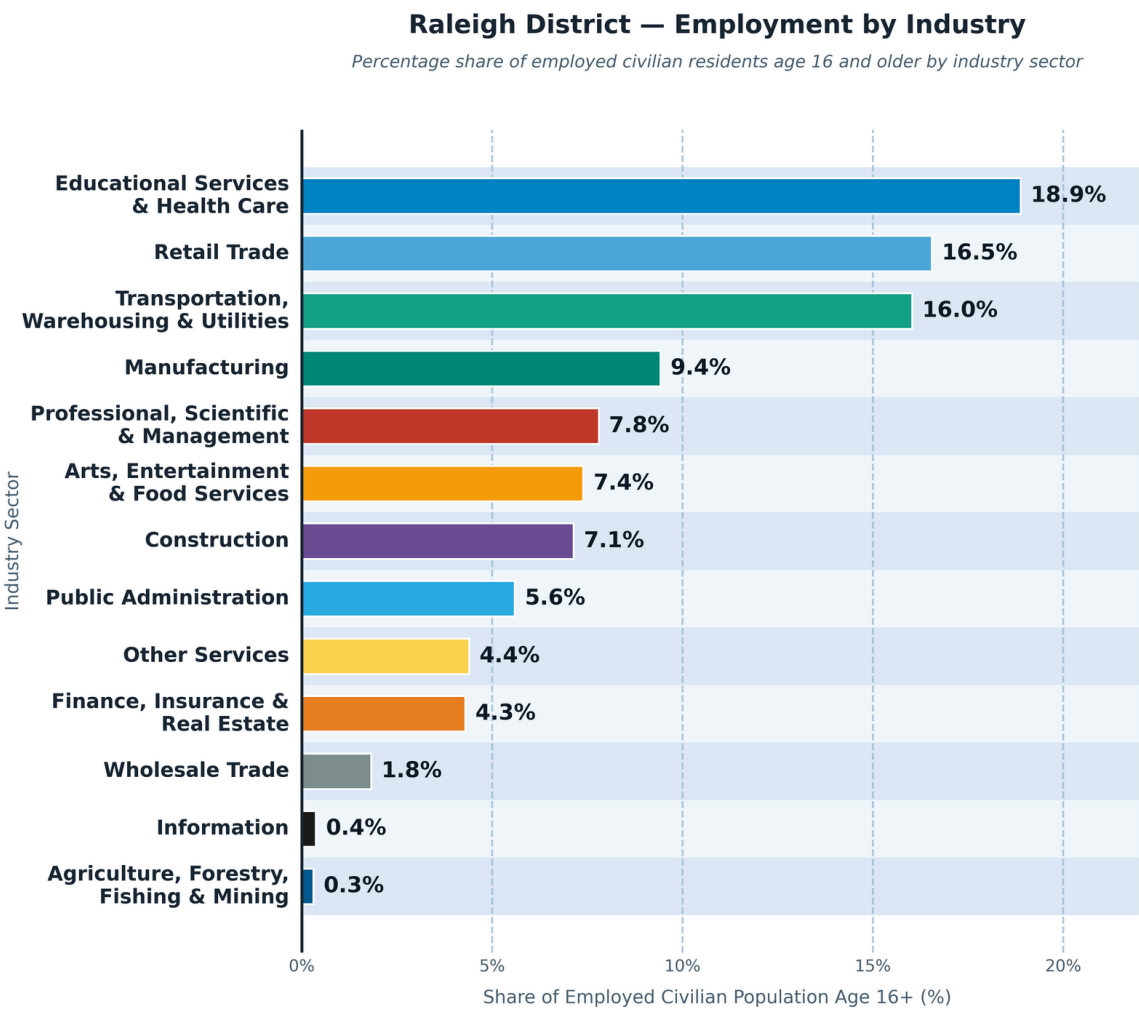
Source: U.S. Census Bureau, ACS 2020-2024 (5-Year Estimates), A10032, Compiled by the Office of Comprehensive Planning

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 Raleigh, single unit structures make up the majority of the housing stock at 60.0%. Apartments with five or more units account for second largest share at 28.5% of units, while three or four unit structures, two unit structures, and other housing types make up the remaining 11.5% combined. This distribution has barely changed since 2009, indicating that the district's shift toward renting has occurred within its existing housing stock rather than through new construction.

Poverty Rates & Employment by Industry

Total District Poverty Rate	Seniors Living in Poverty	Children Living in Poverty
14%	17.5%	22%

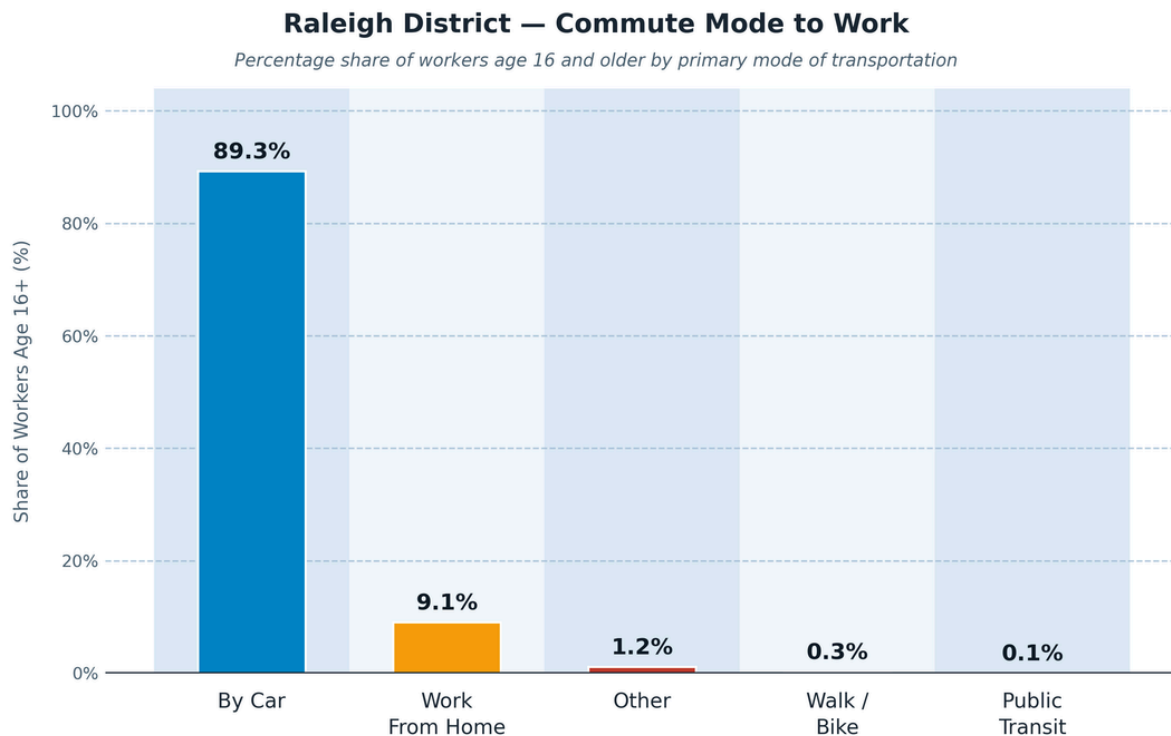
Poverty in Raleigh has eased since 2009, even as the district’s households lost real buying power. The poverty rate for families fell by about 3%, although more than one-in-five children are still impacted. Seniors follow closely in second place, with a poverty rate of 17.5%.



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

In the Raleigh District, employment is spread unusually evenly across its top sectors. Educational Services and Health Care leads at 18.9%, but Retail Trade and Transportation and Warehousing follow closely at 16.5% and 16.0%, meaning no single industry dominates. This balance means Raleigh's workforce is not overly-reliant on any one part of the economy, drawing instead on institutional employment, consumer-facing retail, and the logistics trade in roughly equal measure. The heavy retail presence in particular reflects the district's commercial corridors, and a workforce split this evenly tends to be more insulated from a downturn in any single sector.

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 Raleigh, 89.3% of workers age 16 and older commute by car. Public transit, walking, and biking combined account for less than 2% of commutes, leaving almost no practical way to get to work without a vehicle. Reliance on a personal vehicle for work is a barrier in any community, but doubly so in one where real incomes went down and rents went up, applying multiple sources of economic pressure on everyday residents. Working from home accounts for 9.1%, which leaves the vast majority of the workforce still needing to physically get somewhere every day. Retail, logistics, and service jobs, which employ a large share of Raleigh residents, require physical presence, and for those workers a reliable vehicle is effectively a precondition for holding a job at all.

District Summary

Raleigh is home to roughly 42,500 residents, and it's held that size fairly steady over the past fifteen years. The district is majority Black or African American at more than two-thirds of the population, and it's diversified quickly. However, the district has lost some ground economically in the last two decades. When accounting for inflation, the average household has less buying power than they did in 2009. Homeownership is now less common than renting. Educational attainment beyond high school has also slipped rather than climbed. Although these trends provide insight into some of the challenges facing Raleigh specifically, they also connect to broader economic movements occurring across the City. Addressing these economic pressures will be central in guiding Raleigh's future development.

For more information on the Raleigh district, please visit <https://www.memphis3point0.com/district-home/raleigh-district>.