

Fiscal Year-To-Date Relocation Report – 1Q 2018

July 2017-September 2017

www.MoveToKingsport.com

Fiscal year-to-date (July 2017-September 2018), there were 1,057 New families in Kingsport (and 474 existing Kingsport area residents moved to a new location within the Kingsport area.)

The **NET DIFFERENCE** is **789** families since the BEGINNING of MoveToKingsport.com (July 2006-September 2017)

The annual economic impact of these families is **\$45,367,500** (Formulas: \$25,000 per person x # families x 2.3 persons/family)

Of the 1,057 new families this Fiscal Year:

- 42 moved into new construction (3%)
- 1015 moved into existing structures (97%)

- 238 relocated from elsewhere in Northeast Tennessee (< 35 miles, excluding Kingsport zips)
- 40 relocated from elsewhere in Tennessee (> 35 miles)

- 37 relocated from Southwest Virginia (<35 miles of Kingsport)
- 16 relocated from elsewhere in Virginia (>35 miles)

- 72% chose to live inside the city limits of Kingsport
- 55% of new construction was inside city limits of Kingsport

Comparing this Fiscal Year-to-Date (July 2017-September 2017) with the average Fiscal Years-to-Date 2007-2016:

- New residential construction is **up 41%**
- Out-of-state relocations to Kingsport are **down 36%**

184 families moved from out-of-state (30 states) during the fiscal year-to-date (July 2017-September 2017):

VIRGINIA	53	INDIANA	4	SOUTH DAKOTA	1
FLORIDA	18	CALIFORNIA	4	OKLAHOMA	1
NORTH CAROLINA	17	SOUTH CAROLINA	3	NEW JERSEY	1
NEW YORK	11	KANSAS	3	NEW HAMPSHIRE	1
GEORGIA	11	VERMONT	2	NEVADA	1
OHIO	9	NEBRASKA	2	MISSOURI	1
TEXAS	7	MICHIGAN	2	COLORADO	1
KENTUCKY	7	MARYLAND	2	ARIZONA	1
PENNSYLVANIA	6	IOWA	2	WISCONSIN	1
LOUISIANA	4	UTAH	1	ALABAMA	7

5,858 families moved to Kingsport from all 50 states, the District of Columbia and Virgin

VA	VIRGINIA	1936
FL	FLORIDA	614
NC	NORTH CAROLINA	449
GA	GEORGIA	228
KY	KENTUCKY	226
SC	SOUTH CAROLINA	209
TX	TEXAS	208
OH	OHIO	160
NY	NEW YORK	153
CA	CALIFORNIA	147
AL	ALABAMA	119
MI	MICHIGAN	116
PA	PENNSYLVANIA	116
MD	MARYLAND	91
IL	ILLINOIS	89
AZ	ARIZONA	82
IN	INDIANA	82
WV	WEST VIRGINIA	80
MS	MISSISSIPPI	70
NJ	NEW JERSEY	63
LA	LOUISIANA	56
CO	COLORADO	47
NV	NEVADA	44
AR	ARKANSAS	42
MO	MISSOURI	38
MA	MASSACHUSETTS	32

Islands since the beginning of MoveToKingsport.com (July 2006-Sept 2017)

WI	WISCONSIN	32
WA	WASHINGTON	31
OR	OREGON	26
CT	CONNECTICUT	25
OK	OKLAHOMA	25
KS	KANSAS	21
IA	IOWA	20
DE	DELAWARE	19
UT	UTAH	19
VT	VERMONT	18
ME	MAINE	16
AK	ALASKA	15
ID	IDAHO	14
MN	MINNESOTA	14
NH	NEW HAMPSHIRE	11
NM	NEW MEXICO	10
WY	WYOMING	9
MT	MONTANA	8
HI	HAWAII	6
ND	NORTH DAKOTA	6
NE	NEBRASKA	6
SD	SOUTH DAKOTA	4
DC	DISTRICT OF COLUMBIA	3
PR	PUERTO RICO	1
RI	RHODE ISLAND	1
VI	VIRGIN ISLANDS	1

Of the different places where people are moving to Kingsport since beginning of MoveToKingsport.com (July 2006-September 2017), these are the Top Ten:

1	JOHNSON CITY	TN	2364
2	CHURCH HILL	TN	1373
3	BLOUNTVILLE	TN	1189
4	JONESBOROUGH	TN	697
5	BRISTOL	TN	615
6	MOUNT CARMEL	TN	615
7	FALL BRANCH	TN	586
8	GATE CITY	VA	437
9	ROGERSVILLE	TN	370
10	KNOXVILLE	TN	288

Of the different places where Kingsporters moved since beginning of MoveToKingsport.com (July 2006-September 2017), these are the Top Ten:

1	JOHNSON CITY	TN	2157
2	BLOUNTVILLE	TN	1430
3	CHURCH HILL	TN	1153
4	FALL BRANCH	TN	939
5	JONESBOROUGH	TN	709
6	MOUNT CARMEL	TN	564
7	BRISTOL	TN	446
8	KNOXVILLE	TN	386
9	GATE CITY	VA	358
10	ROGERSVILLE	TN	242

Of the different places **moving to Kingsport** since the beginning of MoveToKingsport.com (July 2006-Sept 2017), these are the **top places by net difference**:

			INSTALL	CUTOUT	DIFF
1	CHURCH HILL	TN	1373	1153	220
2	JOHNSON CITY	TN	2364	2157	207
3	BRISTOL	TN	615	446	169
4	ROGERSVILLE	TN	370	242	128
5	GATE CITY	VA	437	358	79
6	PENNINGTON GAP	VA	105	33	72
7	BLUFF CITY	TN	171	112	59
8	GREENEVILLE	TN	195	140	55
9	MOUNT CARMEL	TN	615	564	51
10	ELIZABETHTON	TN	206	158	48
11	BRISTOL	VA	193	154	39
12	BIG STONE GAP	VA	83	46	37
13	WISE	VA	66	32	34
14	DUFFIELD	VA	110	77	33
15	MADISON	NJ	25	0	25
16	JEFFERSON CITY	TN	33	13	20
17	TWIN CITY	GA	19	0	19
18	PIKEVILLE	KY	21	2	19
19	PINEY FLATS	TN	247	228	19
20	SPRING VALLEY	NY	18	0	18
21	CHUCKEY	TN	91	73	18
22	NORTON	VA	35	18	17
23	JACKSONVILLE	FL	34	18	16
24	UNICOI	TN	29	14	15
25	HILTONS	VA	55	40	15
26	MORRISTOWN	TN	70	56	14
27	SILVER SPRING	MD	13	0	13
28	ORMOND BEACH	FL	19	7	12
29	KODAK	TN	21	9	12
30	NEWPORT	TN	19	7	12
31	CASTLEWOOD	VA	20	8	12
32	GRUNDY	VA	17	5	12
33	LAKELAND	FL	17	7	10
34	HENDERSON	NV	24	14	10
35	APPALACHIA	VA	15	5	10
36	BIRMINGHAM	AL	22	13	9
37	DELAND	FL	9	0	9
38	BEAN STATION	TN	12	3	9

The new website has yielded the following results this quarter:

762 views of the homepage of those views **592** made inquiries for additional information and **535** response have been sent.

As we understand that these views and requests may take many months to result in a decision we will continue to monitor for turnover of requests to actual movers.

Of the different places **where Kingsporters moved** since the beginning of MoveToKingsport.com (July 2006-Sept 2017) **top places by net difference**:

			INSTALL	CUTOUT	DIFF
1	FALL BRANCH	TN	586	939	-353
2	BLOUNTVILLE	TN	1189	1430	-241
3	KNOXVILLE	TN	288	386	-98
4	SURGOINSVILLE	TN	122	154	-32
5	ASHEVILLE	NC	18	40	-22
6	RALEIGH	NC	12	33	-21
7	MURFREESBORO	TN	30	51	-21
8	HENDERSONVILLE	NC	7	26	-19
9	CHATTANOOGA	TN	63	82	-19
10	RICHMOND	VA	14	33	-19
11	LOS ANGELES	CA	3	20	-17
12	NASHVILLE	TN	44	61	-17
13	GULF BREEZE	FL	0	17	-17
14	DANDRIDGE	TN	15	31	-16
15	CHARLOTTE	NC	26	41	-15
16	FRANKLIN	TN	11	25	-14
17	MOUNT JULIET	TN	5	18	-13
18	GASTONIA	NC	2	14	-12
19	JONESBOROUGH	TN	697	709	-12
20	OOLETEWAH	TN	5	17	-12
21	SARASOTA	FL	9	20	-11
22	BOONE	NC	2	13	-11
23	COLUMBUS	OH	5	16	-11
24	MOUNT PLEASANT	SC	7	18	-11
25	SPARTANBURG	SC	2	13	-11
26	LONGVIEW	TX	14	25	-11
27	BRADENTON	FL	8	18	-10
28	VENICE	FL	1	11	-10
29	DENVER	CO	1	10	-9
30	OCALA	FL	4	13	-9
31	PLANO	TX	2	11	-9
32	ST SIMONS IS	GA	0	9	-9
33	OSCODA	MI	0	9	-9
34	FLORENCE	SC	0	9	-9
35	MELBOURNE	FL	2	10	-8
36	SAVANNAH	GA	5	13	-8
37	FORT MILL	SC	2	10	-8
38	MOORESBURG	TN	7	15	-8

For more information contact:

Lynn Tully, AICP
 Development Services Director
 Kingsport, Tennessee
 423.229.9319 (desk)
LynnTully@KingsportTN.gov

**This data indicates the origin of families relocating to Kingsport. It is not intended to imply a net gain to the existing Census Bureau population estimates.*

**From Metropolitan Statistical Areas >35 Miles
Away (July 2006- September 2017)**

Families Moving to Kingsport

Knoxville, TN	393	Birmingham-Hoover, AL	23
Morristown, TN	180	Cape Coral-Fort Myers, FL	23
Nashville-Davidson--Murfreesboro, TN	167	Louisville, KY-IN	23
Washington-Arlington-Alexandria, DC-VA-	124	Roanoke, VA	23
Tampa-St. Petersburg-Clearwater, FL	108	Blacksburg-Christiansburg-Radford, VA	22
New York-Northern New Jersey-Long Island,	102	Punta Gorda, FL	22
Chattanooga, TN-GA	91	San Antonio, TX	21
Miami-Fort Lauderdale-Miami Beach, FL	90	Winston-Salem, NC	20
Atlanta-Sandy Springs-Marietta, GA	88	Indianapolis, IN	20
Asheville, NC	72	Augusta-Richmond County, GA-SC	20
Sevierville, TN	70	Charleston, WV	19
Charlotte-Gastonia-Concord, NC-SC	68	Palm Bay-Melbourne-Titusville, FL	18
Chicago-Naperville-Joliet, IL-IN-WI	60	Harriman, TN	18
Dallas-Fort Worth-Arlington, TX	59	Cleveland-Elyria-Mentor, OH	18
Detroit-Warren-Livonia, MI	56	Longview, TX	18
Virginia Beach-Norfolk-Newport News, VA-	56	Dayton, OH	17
Memphis, TN-MS-AR	54	St. Louis, MO-IL	17
Deltona-Daytona Beach-Ormond Beach, FL	53	Albany-Schenectady-Troy, NY	17
Philadelphia-Camden-Wilmington, PA-NJ-	51	Huntsville, AL	17
Phoenix-Mesa-Scottsdale, AZ	51	Pensacola-Ferry Pass-Brent, FL	16
Orlando, FL	49	Boston-Cambridge-Quincy, MA-NH	15
Houston-Baytown-Sugar Land, TX	48	Wilmington, NC	15
Jacksonville, FL	47	Denver-Aurora, CO	15
Charleston-North Charleston, SC	46	La Follette, TN	14
Columbia, SC	44	Pittsburgh, PA	14
Richmond, VA	43	Austin-Round Rock, TX	14
Raleigh-Cary, NC	38	Tullahoma, TN	14
Las Vegas-Paradise, NV	36	Springfield, MA	14
Lakeland, FL	36	Daphne-Fairhope, AL	14
Los Angeles-Long Beach-Santa Ana, CA	34	Statesville-Mooresville, NC	14
Baltimore-Towson, MD	32	Hattiesburg, MS	14
Clarksville, TN-KY	32	Columbia, TN	13
Sarasota-Bradenton-Venice, FL	31	Allentown-Bethlehem-Easton, PA-NJ	13
Newport, TN	31	Fayetteville, NC	13
Bluefield, WV-VA	31	Oklahoma City, OK	12
Greensboro-High Point, NC	30	Hagerstown-Martinsburg, MD-WV	12
Columbus, OH	29	Toledo, OH	12
Cleveland, TN	29	New Orleans-Metairie-Kenner, LA	12
Greenville, SC	28	Durham, NC	12
Lexington-Fayette, KY	28	Minneapolis-St. Paul-Bloomington, MN-WI	12
Myrtle Beach-Conway-North Myrtle Beach,	27	Fresno, CA	11
Cincinnati-Middletown, OH-KY-IN	26	Jacksonville, NC	11
Riverside-San Bernardino-Ontario, CA	26	Naples-Marco Island, FL	11
Cookeville, TN	26	Lynchburg, VA	11
San Diego-Carlsbad-San Marcos, CA	24	Port St. Lucie-Fort Pierce, FL	11
Hickory-Lenoir-Morganton, NC	24	Colorado Springs, CO	11

Fort Walton Beach-Crestview-Destin, FL	11	Valdosta, GA	6
Portland-Vancouver-Beaverton, OR-WA	11	Dothan, AL	6
Athens, TN	11	Salinas, CA	6
Charlottesville, VA	11	Pascagoula, MS	6
Savannah, GA	11	Hartford-West Hartford-East Hartford, CT	6
Kansas City, MO-KS	11	Forest City, NC	6
Anchorage, AK	10	Athens-Clarke County, GA	6
Huntington-Ashland, WV-KY-OH	10	London, KY	6
Picayune, MS	10	Davenport-Moline-Rock Island, IA-IL	6
Mount Airy, NC	10	Calhoun, GA	6
Lewisburg, TN	10	Lansing-East Lansing, MI	6
Youngstown-Warren-Boardman, OH-PA	10	Tyler, TX	6
Syracuse, NY	9	Crossville, TN	6
Jackson, TN	9	Ogden-Clearfield, UT	6
Tallahassee, FL	9	Rutland, VT	6
Ocala, FL	9	Kennewick-Richland-Pasco, WA	6
San Francisco-Oakland-Fremont, CA	9	Decatur, IL	6
Fayetteville-Springdale-Rogers, AR-MO	9	Idaho Falls, ID	6
Lake Havasu City-Kingman, AZ	9	New Haven-Milford, CT	5
Springfield, OH	9	Scranton--Wilkes-Barre, PA	5
Gainesville, FL	8	Wauchula, FL	5
Milwaukee-Waukesha-West Allis, WI	8	Honolulu, HI	5
Fairmont, WV	8	Southern Pines-Pinehurst, NC	5
Baton Rouge, LA	8	Rockford, IL	5
Alexandria, LA	8	Monroe, LA	5
Sebring, FL	8	Dyersburg, TN	5
York-Hanover, PA	8	Tuscaloosa, AL	5
Mobile, AL	8	Anderson, SC	5
Seattle-Tacoma-Bellevue, WA	8	Goldsboro, NC	5
Gaffney, SC	8	Staunton-Waynesboro, VA	5
Burlington, NC	8	Lafayette, IN	5
Little Rock-North Little Rock, AR	8	Manhattan, KS	5
Panama City-Lynn Haven, FL	8	Kingston, NY	5
Beckley, WV	7	Poughkeepsie-Newburgh-Middletown, NY	5
Oxnard-Thousand Oaks-Ventura, CA	7	Lexington Park, MD	5
Spartanburg, SC	7	Warner Robins, GA	5
Jackson, MS	7	Yuma, AZ	5
Buffalo-Niagara Falls, NY	7	Gettysburg, PA	5
North Wilkesboro, NC	7	Gloversville, NY	5
Sacramento--Arden-Arcade--Roseville, CA	7	Bogalusa, LA	5
Homosassa Springs, FL	7	Tucson, AZ	5
Middlesborough, KY	7	Springfield, MO	5
Grand Rapids-Wyoming, MI	7	Glens Falls, NY	5
Rochester, NY	7	Rocky Mount, NC	5
Lancaster, PA	7	San Jose-Sunnyvale-Santa Clara, CA	5
McAllen-Edinburg-Pharr, TX	7	Dalton, GA	5
Norwich-New London, CT	7	Lawrenceburg, TN	5
Flint, MI	7	Shreveport-Bossier City, LA	5