

## Collierville Population - Past and Projected

The Town's population was found to be 51,324 in April of 2020 according to the Federal Census. The population estimates included in this table are based on the most recent Federal Census as a base, adding new dwelling completions and factoring standard rates for vacant dwellings and population per occupied dwelling. Using this method, the Town's population was estimated to be 53,406 as of December 31, 2023. There was a bump in population growth in 2022 due to a spike in single family permits in the previous year and the completion of several senior housing projects. Population growth is expected to spike again at various points over the next few years (2024 and 2025) due to senior housing and attached dwelling (townhouses, "loft" dwellings, and/or stand-alone apartments) projects that are in the approval process, planned to start soon, or are currently under construction. As for projecting long-term future growth trends, the Town increased in population by about 7,000 per decade, on average, from 1960-2020. The Town also grew by around 7,000 people between 2010-2020, which was a slower pace than the two previous decades. Assuming these historical trends continue over the next 20 years, the Town's population could grow to 58,731 by 2030 and 65,731 by 2040. The Collierville 2040 Land Use Plan (2012) provides a "build-out" estimate of 89,953 for Collierville based on the Place Type Policies when the Plan was adopted but does not include an estimated year of build-out. The 2040 Plan has been amended since 2012 and the build-out estimate is likely higher than 90,000. With those assumptions, the Town was 59% built out by the end of 2023 and will be 73% built out in 2040.

Year	Month	Type	Town of Collierville Population	Number Change	Annual % Change	10-YR % Change
1960	April	Federal Census	2,020	867	-	75.2%
1970	April	Federal Census	3,651	1,631	-	80.7%
1980	April	Federal Census	7,839	4,188	-	114.7%
1990	April	Federal Census	14,427	6,588	-	84.0%
2000	April	Federal Census	31,872	17,445	-	120.9%
2010	April	Federal Census	43,965	12,093	-	37.9%
2020	April	Federal Census	51,324	7,359	-	16.7%
2021	Dec	Estimate	51,913	589	1.1%	-
2022	Dec	Estimate	52,929	1,016	2.0%	-
2023	Dec	Estimate	53,406	477	0.9%	-
2024	Dec	Projection	54,861	1,455	2.7%	-
2025	Dec	Projection	55,826	965	1.8%	-
2026	Dec	Projection	56,495	669	1.2%	-
2027	Dec	Projection	57,054	559	1.0%	-
2028	Dec	Projection	57,613	559	1.0%	-
2029	Dec	Projection	58,172	559	1.0%	-
2030	Dec	Projection	58,731	559	1.0%	14.4%
2040	Dec	Projection	65,731	7,000	-	11.9%

**Notes:**

1) While population figures are provided for each year, there is variation as to when the count was taken. Town estimates and projections are typically for the end of each respective calendar year. Federal census figures are typically for April 1st of each respective decennial census and special census counts are typically for May 1st.

2) Population projections are based on past population (and household) growth between 2014-2023 while factoring anticipated development and recent growth trends for the more immediate projections. Average population per occupied housing unit and occupancy rates are based on figures for Collierville included in the U.S. Census Bureau (2018-2022) American Community Survey 5-year estimates.

Date: 2/14/24