



423 Old State Rd, Ballwin, MO, 63021
 Site Type: Ring

38.579343, -90.597532
 Radius: 1 Miles

38.579343, -90.597532
 Radius: 3 Miles

38.579343, -90.597532
 Radius: 5 Miles

2009 Population

Total Population	8,260	56,096	116,487
Male Population	48.3%	48.7%	48.6%
Female Population	51.7%	51.3%	51.4%
Median Age	37.0	37.7	39.3

2009 Income

Median HH Income	\$107,508	\$102,209	\$97,218
Per Capita Income	\$44,917	\$45,912	\$46,892
Average HH Income	\$126,718	\$129,586	\$129,101

2009 Households

Total Households	2,843	19,818	42,178
Average Household Size	2.81	2.81	2.74

2009 Housing

Owner Occupied Housing Units	77.5%	83.4%	83.9%
Renter Occupied Housing Units	15.0%	12.6%	12.3%
Vacant Housing Units	7.5%	3.9%	3.7%

Population

1990 Population	3,453	37,192	87,757
2000 Population	7,762	54,672	113,895
2009 Population	8,260	56,096	116,487
2014 Population	8,312	56,055	116,303
1990-2000 Annual Rate	8.44%	3.93%	2.64%
2000-2009 Annual Rate	0.67%	0.28%	0.24%
2009-2014 Annual Rate	0.13%	-0.01%	-0.03%

In the identified market area, the current year population is 116,487. In 2000, the Census count in the market area was 113,895. The rate of change since 2000 was 0.24 percent annually. The five-year projection for the population in the market area is 116,303, representing a change of -0.03 percent annually from 2009 to 2014. Currently, the population is 48.6 percent male and 51.4 percent female.

Households

1990 Households	1,099	12,622	29,937
2000 Households	2,640	19,010	40,545
2009 Households	2,843	19,818	42,178
2014 Households	2,880	19,920	42,365
1990-2000 Annual Rate	9.16%	4.18%	3.08%
2000-2009 Annual Rate	0.8%	0.45%	0.43%
2009-2014 Annual Rate	0.26%	0.1%	0.09%

The household count in this market area has changed from 40,545 in 2000 to 42,178 in the current year, a change of 0.43 percent annually. The five-year projection of households is 42,365, a change of 0.09 percent annually from the current year total. Average household size is currently 2.74, compared to 2.79 in the year 2000. The number of families in the current year is 32,378 in the market area.

Housing

Currently, 83.9 percent of the 43,820 housing units in the market area are owner occupied; 12.3 percent, renter occupied; and 3.7 percent are vacant. In 2000, there were 41,596 housing units—85.0 percent owner occupied, 12.3 percent renter occupied and 2.7 percent vacant. The rate of change in housing units since 2000 is 0.56 percent. Median home value in the market area is \$233,086, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.23 percent annually to \$260,314. From 2000 to the current year, median home value changed by 2.94 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income

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1990 Median HH Income	\$55,995	\$52,268	\$54,452
2000 Median HH Income	\$76,934	\$76,876	\$76,451
2009 Median HH Income	\$107,508	\$102,209	\$97,218
2014 Median HH Income	\$109,675	\$104,474	\$99,520
1990-2000 Annual Rate	3.23%	3.93%	3.45%
2000-2009 Annual Rate	3.68%	3.13%	2.63%
2009-2014 Annual Rate	0.4%	0.44%	0.47%

Per Capita Income

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1990 Per Capita Income	\$19,314	\$20,722	\$21,876
2000 Per Capita Income	\$31,105	\$32,699	\$34,124
2009 Per Capita Income	\$44,917	\$45,912	\$46,892
2014 Per Capita Income	\$47,328	\$48,513	\$49,420
1990-2000 Annual Rate	4.88%	4.67%	4.55%
2000-2009 Annual Rate	4.05%	3.74%	3.5%
2009-2014 Annual Rate	1.05%	1.11%	1.06%

Average Household Income

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1990 Average Household Income	\$62,650	\$60,720	\$63,754
2000 Average Household Income	\$89,173	\$93,123	\$94,920
2009 Average HH Income	\$126,718	\$129,586	\$129,101
2014 Average HH Income	\$132,622	\$136,082	\$135,224
1990-2000 Annual Rate	3.59%	4.37%	4.06%
2000-2009 Annual Rate	3.87%	3.64%	3.38%
2009-2014 Annual Rate	0.91%	0.98%	0.93%

Households by Income

Current median household income is \$97,218 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$99,520 in five years. In 2000, median household income was \$76,451, compared to \$54,452 in 1990.

Current average household income is \$129,101 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$135,224 in five years. In 2000, average household income was \$94,920, compared to \$63,754 in 1990.

Current per capita income is \$46,892 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$49,420 in five years. In 2000, the per capita income was \$34,124, compared to \$21,876 in 1990.

Population by Employment

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Total Businesses	263	1,903	3,446
Total Employees	2,809	16,330	29,833

Currently, 93.8 percent of the civilian labor force in the identified market area is employed and 6.2 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 96.4 percent of the civilian labor force, and unemployment will be 3.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 71.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 82.2 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 9.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 8.2 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 87.6 percent of the market area population drove alone to work, and 5.1 percent worked at home. The average travel time to work in 2000 was 27.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 3.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 14.4 percent were high school graduates only (29.8 percent in the U.S.)
- 6.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 35.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 20.8 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)