



Executive Summary

Prepared by STDBOnline

855 Westglen Village Dr, Ballwin,
MO 630

855 Westglen Village Dr, Ballwin,
MO 630

855 Westglen Village Dr, Ballwin,
MO 630

855 westglen Village
Site Type: Ring

Ganz Tract
Radius: 1 Miles

Ganz Tract
Radius: 3 Miles

Ganz Tract
Radius: 5 Miles

2009 Population

	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 1 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 3 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 5 Miles
Total Population	12,497	68,172	145,397
Male Population	48.5%	48.5%	48.5%
Female Population	51.5%	51.5%	51.5%
Median Age	35.8	38.9	39.4

2009 Income

	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 1 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 3 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 5 Miles
Median HH Income	\$98,464	\$87,023	\$89,524
Per Capita Income	\$42,072	\$40,602	\$44,229
Average HH Income	\$122,664	\$109,927	\$117,273

2009 Households

	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 1 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 3 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 5 Miles
Total Households	4,279	24,932	54,657
Average Household Size	2.92	2.71	2.64

2009 Housing

	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 1 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 3 Miles	855 Westglen Village Dr, Ballwin, MO 630 Ganz Tract Radius: 5 Miles
Owner Occupied Housing Units	90.7%	82.8%	79.4%
Renter Occupied Housing Units	7.1%	13.1%	16.3%
Vacant Housing Units	2.2%	4.1%	4.3%

Population

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1990 Population	8,978	54,758	120,166
2000 Population	12,365	67,306	143,720
2009 Population	12,497	68,172	145,397
2014 Population	12,442	67,899	144,861
1990-2000 Annual Rate	3.25%	2.08%	1.81%
2000-2009 Annual Rate	0.11%	0.14%	0.13%
2009-2014 Annual Rate	-0.09%	-0.08%	-0.07%

In the identified market area, the current year population is 145,397. In 2000, the Census count in the market area was 143,720. The rate of change since 2000 was 0.13 percent annually. The five-year projection for the population in the market area is 144,861, representing a change of -0.07 percent annually from 2009 to 2014. Currently, the population is 48.5 percent male and 51.5 percent female.

Households

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1990 Households	3,001	18,958	41,720
2000 Households	4,172	24,163	52,834
2009 Households	4,279	24,932	54,657
2014 Households	4,285	24,988	54,847
1990-2000 Annual Rate	3.35%	2.46%	2.39%
2000-2009 Annual Rate	0.27%	0.34%	0.37%
2009-2014 Annual Rate	0.03%	0.04%	0.07%

The household count in this market area has changed from 52,834 in 2000 to 54,657 in the current year, a change of 0.37 percent annually. The five-year projection of households is 54,847, a change of 0.07 percent annually from the current year total. Average household size is currently 2.64, compared to 2.70 in the year 2000. The number of families in the current year is 40,142 in the market area.

Housing

Currently, 79.4 percent of the 57,087 housing units in the market area are owner occupied; 16.3 percent, renter occupied; and 4.3 percent are vacant. In 2000, there were 54,412 housing units—81.0 percent owner occupied, 16.1 percent renter occupied and 2.9 percent vacant. The rate of change in housing units since 2000 is 0.52 percent. Median home value in the market area is \$224,707, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.04 percent annually to \$248,546. From 2000 to the current year, median home value changed by 2.91 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

	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630
1990 Median HH Income	\$47,103	\$50,217	\$53,304
2000 Median HH Income	\$76,286	\$68,494	\$71,931
2009 Median HH Income	\$98,464	\$87,023	\$89,524
2014 Median HH Income	\$99,425	\$89,443	\$91,934
1990-2000 Annual Rate	4.94%	3.15%	3.04%
2000-2009 Annual Rate	2.8%	2.62%	2.39%
2009-2014 Annual Rate	0.19%	0.55%	0.53%

Per Capita Income

	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630
1990 Per Capita Income	\$17,674	\$19,522	\$22,071
2000 Per Capita Income	\$29,752	\$30,137	\$33,633
2009 Per Capita Income	\$42,072	\$40,602	\$44,229
2014 Per Capita Income	\$43,598	\$42,664	\$46,631
1990-2000 Annual Rate	5.35%	4.44%	4.3%
2000-2009 Annual Rate	3.82%	3.27%	3.01%
2009-2014 Annual Rate	0.72%	1%	1.06%

Average Household Income

	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630
1990 Average Household Income	\$50,763	\$56,219	\$63,392
2000 Average Household Income	\$87,804	\$82,642	\$90,437
2009 Average HH Income	\$122,664	\$109,927	\$117,273
2014 Average HH Income	\$126,420	\$114,765	\$122,733
1990-2000 Annual Rate	5.63%	3.93%	3.62%
2000-2009 Annual Rate	3.68%	3.13%	2.85%
2009-2014 Annual Rate	0.61%	0.87%	0.91%

Households by Income

Current median household income is \$89,524 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$91,934 in five years. In 2000, median household income was \$71,931, compared to \$53,304 in 1990.

Current average household income is \$117,273 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$122,733 in five years. In 2000, average household income was \$90,437, compared to \$63,392 in 1990.

Current per capita income is \$44,229 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$46,631 in five years. In 2000, the per capita income was \$33,633, compared to \$22,071 in 1990.

Population by Employment

	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630	855 Westglen Village Dr, Ballwin, MO 630
Total Businesses	121	2,238	4,602
Total Employees	1,177	18,268	45,386

Currently, 93.3 percent of the civilian labor force in the identified market area is employed and 6.7 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 96.0 percent of the civilian labor force, and unemployment will be 4.0 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:

- 82.0 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 9.5 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 8.5 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 4.8 percent worked at home. The average travel time to work in 2000 was 26.7 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:

- 3.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 14.5 percent were high school graduates only (29.8 percent in the U.S.)
- 6.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 35.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 21.0 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



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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. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.