



Executive Summary

Prepared by Charles St. Onge

16237 Autumn View Terrace Dr...

Latitude: 38.588235

Longitude: -90.612923

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	9,341	47,341	104,681
Male Population	49.2%	48.7%	48.9%
Female Population	50.8%	51.3%	51.1%
Median Age	36.8	38.0	39.2
2010 Income			
Median HH Income	\$121,408	\$108,410	\$99,517
Per Capita Income	\$43,103	\$44,747	\$44,948
Average HH Income	\$121,855	\$128,037	\$124,650
2010 Households			
Total Households	3,339	16,464	37,573
Average Household Size	2.77	2.85	2.77
2010 Housing			
Owner Occupied Housing Units	77.9%	85.3%	82.4%
Renter Occupied Housing Units	15.8%	11.0%	13.3%
Vacant Housing Units	6.2%	3.7%	4.3%
Population			
1990 Population	4,211	29,976	76,713
2000 Population	9,474	46,373	103,493
2010 Population	9,341	47,341	104,681
2015 Population	9,262	47,287	104,414
1990-2000 Annual Rate	8.45%	4.46%	3.04%
2000-2010 Annual Rate	-0.14%	0.2%	0.11%
2010-2015 Annual Rate	-0.17%	-0.02%	-0.05%

In the identified market area, the current year population is 104,681. In 2000, the Census count in the market area was 103,493. The rate of change since 2000 was 0.11 percent annually. The five-year projection for the population in the market area is 104,414, representing a change of -0.05 percent annually from 2010 to 2015. Currently, the population is 48.9 percent male and 51.1 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	1,465	9,925	26,032
2000 Households	3,297	15,827	36,411
2010 Households	3,339	16,464	37,573
2015 Households	3,336	16,539	37,680
1990-2000 Annual Rate	8.45%	4.78%	3.41%
2000-2010 Annual Rate	0.12%	0.39%	0.31%
2010-2015 Annual Rate	-0.02%	0.09%	0.06%

The household count in this market area has changed from 36,411 in 2000 to 37,573 in the current year, a change of 0.31 percent annually. The five-year projection of households is 37,680, a change of 0.06 percent annually from the current year total. Average household size is currently 2.77, compared to 2.82 in the year 2000. The number of families in the current year is 29,328 in the market area.

Housing

Currently, 82.4 percent of the 39,244 housing units in the market area are owner occupied; 13.3 percent, renter occupied; and 4.3 percent are vacant. In 2000, there were 37,479 housing units - 84.5 percent owner occupied, 12.7 percent renter occupied and 2.8 percent vacant. The rate of change in housing units since 2000 is 0.45 percent. Median home value in the market area is \$245,087, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.12 percent annually to \$285,845. From 2000 to the current year, median home value changed by 2.46 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$65,132	\$56,384	\$54,902
2000 Median HH Income	\$81,425	\$81,584	\$78,614
2010 Median HH Income	\$121,408	\$108,410	\$99,517
2015 Median HH Income	\$130,380	\$118,481	\$109,384
1990-2000 Annual Rate	2.26%	3.76%	3.66%
2000-2010 Annual Rate	3.97%	2.81%	2.33%
2010-2015 Annual Rate	1.44%	1.79%	1.91%
Per Capita Income			
1990 Per Capita Income	\$24,281	\$21,953	\$22,251
2000 Per Capita Income	\$33,682	\$34,551	\$35,410
2010 Per Capita Income	\$43,103	\$44,747	\$44,948
2015 Per Capita Income	\$48,455	\$49,348	\$49,548
1990-2000 Annual Rate	3.33%	4.64%	4.76%
2000-2010 Annual Rate	2.44%	2.55%	2.35%
2010-2015 Annual Rate	2.37%	1.98%	1.97%
Average Household Income			
1990 Average Household Income	\$74,898	\$65,501	\$65,133
2000 Average Household Income	\$97,411	\$99,943	\$99,539
2010 Average HH Income	\$121,855	\$128,037	\$124,650
2015 Average HH Income	\$135,892	\$140,379	\$136,662
1990-2000 Annual Rate	2.66%	4.32%	4.33%
2000-2010 Annual Rate	2.21%	2.45%	2.22%
2010-2015 Annual Rate	2.2%	1.86%	1.86%

Households by Income

Current median household income is \$99,517 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$109,384 in five years. In 2000, median household income was \$78,614, compared to \$54,902 in 1990.

Current average household income is \$124,650 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$136,662 in five years. In 2000, average household income was \$99,539, compared to \$65,133 in 1990.

Current per capita income is \$44,948 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$49,548 in five years. In 2000, the per capita income was \$35,410, compared to \$22,251 in 1990.

Population by Employment

Total Businesses	257	1,521	3,135
Total Employees	2,463	13,597	26,168

Currently, 93.1 percent of the civilian labor force in the identified market area is employed and 6.9 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.7 percent of the civilian labor force, and unemployment will be 5.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 70.5 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:

- 82.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 9.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 7.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 87.7 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 27.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, 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 (14.8 percent in the U.S.)
- 14.6 percent were high school graduates only (29.6 percent in the U.S.)
- 6.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 35.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 20.7 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)