



Executive Summary

32 Clarkson Rd, Ballwin, Missouri, 63011
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.59426
Longitude: -90.58588

	1 mile	3 miles	5 miles
Population			
2000 Population	6,377	68,998	138,126
2010 Population	6,399	69,079	139,353
2016 Population	6,334	69,561	140,666
2021 Population	6,313	69,993	141,753
2000-2010 Annual Rate	0.03%	0.01%	0.09%
2010-2016 Annual Rate	-0.16%	0.11%	0.15%
2016-2021 Annual Rate	-0.07%	0.12%	0.15%
2016 Male Population	46.9%	48.4%	48.4%
2016 Female Population	53.1%	51.6%	51.6%
2016 Median Age	46.5	42.9	43.4

In the identified area, the current year population is 140,666. In 2010, the Census count in the area was 139,353. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 141,753 representing a change of 0.15% annually from 2016 to 2021. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 46.5, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	88.6%	88.3%	86.5%
2016 Black Alone	1.9%	2.3%	2.6%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	6.3%	6.6%	7.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.8%	0.6%	0.7%
2016 Two or More Races	2.3%	2.0%	2.0%
2016 Hispanic Origin (Any Race)	3.1%	2.7%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 28.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	2,436	24,243	49,985
2010 Households	2,691	25,455	52,838
2016 Total Households	2,658	25,643	53,356
2021 Total Households	2,646	25,804	53,759
2000-2010 Annual Rate	1.00%	0.49%	0.56%
2010-2016 Annual Rate	-0.20%	0.12%	0.16%
2016-2021 Annual Rate	-0.09%	0.13%	0.15%
2016 Average Household Size	2.34	2.69	2.61

The household count in this area has changed from 52,838 in 2010 to 53,356 in the current year, a change of 0.16% annually. The five-year projection of households is 53,759, a change of 0.15% annually from the current year total. Average household size is currently 2.61, compared to 2.61 in the year 2010. The number of families in the current year is 39,263 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2016 Median Household Income	\$72,235	\$100,882	\$95,671
2021 Median Household Income	\$86,151	\$108,217	\$105,376
2016-2021 Annual Rate	3.59%	1.41%	1.95%
Average Household Income			
2016 Average Household Income	\$99,226	\$129,809	\$129,405
2021 Average Household Income	\$110,668	\$140,218	\$140,478
2016-2021 Annual Rate	2.21%	1.55%	1.66%
Per Capita Income			
2016 Per Capita Income	\$40,402	\$48,133	\$49,268
2021 Per Capita Income	\$44,971	\$51,983	\$53,458
2016-2021 Annual Rate	2.17%	1.55%	1.65%

Current median household income is \$95,671 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$105,376 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$129,405 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$140,478 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$49,268 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$53,458 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	2,514	24,878	51,457
2000 Owner Occupied Housing Units	2,061	21,100	42,165
2000 Renter Occupied Housing Units	375	3,143	7,820
2000 Vacant Housing Units	78	635	1,472
2010 Total Housing Units	2,814	26,458	55,215
2010 Owner Occupied Housing Units	2,137	21,945	44,041
2010 Renter Occupied Housing Units	554	3,510	8,797
2010 Vacant Housing Units	123	1,003	2,377
2016 Total Housing Units	2,822	26,562	55,481
2016 Owner Occupied Housing Units	2,083	21,845	43,806
2016 Renter Occupied Housing Units	574	3,799	9,550
2016 Vacant Housing Units	164	919	2,125
2021 Total Housing Units	2,833	26,823	56,017
2021 Owner Occupied Housing Units	2,091	21,984	44,067
2021 Renter Occupied Housing Units	555	3,819	9,691
2021 Vacant Housing Units	187	1,019	2,258

Currently, 79.0% of the 55,481 housing units in the area are owner occupied; 17.2%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 55,215 housing units in the area - 79.8% owner occupied, 15.9% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 0.21%. Median home value in the area is \$289,637, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.20% annually to \$292,581.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.