



# Executive Summary

40 Old State Rd, Ballwin, Missouri, 63021  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.58928  
Longitude: -90.59599

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,317	59,171	122,197
2010 Population	7,349	60,459	123,737
2019 Population	7,509	61,866	126,424
2024 Population	7,594	62,637	128,633
2000-2010 Annual Rate	0.04%	0.22%	0.13%
2010-2019 Annual Rate	0.23%	0.25%	0.23%
2019-2024 Annual Rate	0.23%	0.25%	0.35%
2019 Male Population	46.7%	48.2%	48.4%
2019 Female Population	53.3%	51.8%	51.6%
2019 Median Age	46.3	43.3	44.2

In the identified area, the current year population is 126,424. In 2010, the Census count in the area was 123,737. The rate of change since 2010 was 0.23% annually. The five-year projection for the population in the area is 128,633 representing a change of 0.35% annually from 2019 to 2024. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 46.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	86.6%	87.4%	86.1%
2019 Black Alone	2.8%	2.4%	2.8%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	7.3%	7.0%	8.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.9%	0.7%	0.7%
2019 Two or More Races	2.3%	2.2%	2.2%
2019 Hispanic Origin (Any Race)	3.5%	3.1%	3.1%

Persons of Hispanic origin represent 3.1% of the population in the identified area compared to 18.6% 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 29.7 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	181	219	220
2000 Households	2,746	20,579	43,813
2010 Households	2,968	22,020	46,494
2019 Total Households	3,031	22,492	47,449
2024 Total Households	3,064	22,732	48,314
2000-2010 Annual Rate	0.78%	0.68%	0.60%
2010-2019 Annual Rate	0.23%	0.23%	0.22%
2019-2024 Annual Rate	0.22%	0.21%	0.36%
2019 Average Household Size	2.42	2.73	2.65

The household count in this area has changed from 46,494 in 2010 to 47,449 in the current year, a change of 0.22% annually. The five-year projection of households is 48,314, a change of 0.36% annually from the current year total. Average household size is currently 2.65, compared to 2.65 in the year 2010. The number of families in the current year is 35,410 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	18.1%	15.4%	15.4%
<b>Median Household Income</b>			
2019 Median Household Income	\$89,731	\$107,488	\$105,889
2024 Median Household Income	\$104,895	\$118,483	\$116,464
2019-2024 Annual Rate	3.17%	1.97%	1.92%
<b>Average Household Income</b>			
2019 Average Household Income	\$125,619	\$144,049	\$145,442
2024 Average Household Income	\$145,738	\$161,488	\$162,596
2019-2024 Annual Rate	3.02%	2.31%	2.25%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$48,644	\$52,576	\$54,557
2024 Per Capita Income	\$56,383	\$58,822	\$61,021
2019-2024 Annual Rate	3.00%	2.27%	2.26%

### Households by Income

Current median household income is \$105,889 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$116,464 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$145,442 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$162,596 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$54,557 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$61,021 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	121	142	144
2000 Total Housing Units	2,970	21,152	45,037
2000 Owner Occupied Housing Units	2,232	18,028	37,770
2000 Renter Occupied Housing Units	513	2,551	6,043
2000 Vacant Housing Units	225	573	1,224
2010 Total Housing Units	3,116	22,854	48,524
2010 Owner Occupied Housing Units	2,156	19,094	39,585
2010 Renter Occupied Housing Units	812	2,926	6,909
2010 Vacant Housing Units	148	834	2,030
2019 Total Housing Units	3,182	23,171	49,186
2019 Owner Occupied Housing Units	2,028	18,833	38,954
2019 Renter Occupied Housing Units	1,003	3,659	8,495
2019 Vacant Housing Units	151	679	1,737
2024 Total Housing Units	3,215	23,385	49,981
2024 Owner Occupied Housing Units	2,079	19,146	39,572
2024 Renter Occupied Housing Units	985	3,587	8,742
2024 Vacant Housing Units	151	653	1,667

Currently, 79.2% of the 49,186 housing units in the area are owner occupied; 17.3%, renter occupied; and 3.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 48,524 housing units in the area - 81.6% owner occupied, 14.2% renter occupied, and 4.2% vacant. The annual rate of change in housing units since 2010 is 0.60%. Median home value in the area is \$333,141, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.07% annually to \$351,263.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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