



Executive Summary

3910 Gravois Ave, Saint Louis, Missouri, 63116
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.59090
Longitude: -90.25190

	1 mile	3 miles	5 miles
Population			
2000 Population	35,878	176,208	344,488
2010 Population	32,581	160,826	327,953
2021 Population	31,221	157,086	324,845
2026 Population	30,236	153,719	321,598
2000-2010 Annual Rate	-0.96%	-0.91%	-0.49%
2010-2021 Annual Rate	-0.38%	-0.21%	-0.08%
2021-2026 Annual Rate	-0.64%	-0.43%	-0.20%
2021 Male Population	49.4%	49.0%	48.8%
2021 Female Population	50.6%	51.0%	51.2%
2021 Median Age	35.2	37.2	36.8

In the identified area, the current year population is 324,845. In 2010, the Census count in the area was 327,953. The rate of change since 2010 was -0.08% annually. The five-year projection for the population in the area is 321,598 representing a change of -0.20% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	48.3%	64.2%	63.1%
2021 Black Alone	32.5%	25.5%	27.2%
2021 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2021 Asian Alone	9.9%	4.1%	4.7%
2021 Pacific Islander Alone	0.0%	0.0%	0.0%
2021 Other Race	4.3%	2.3%	1.5%
2021 Two or More Races	4.7%	3.7%	3.2%
2021 Hispanic Origin (Any Race)	10.6%	6.3%	4.7%

Persons of Hispanic origin represent 4.7% of the population in the identified area compared to 18.9% 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 56.7 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	41	54	59
2000 Households	14,451	75,662	151,199
2010 Households	13,644	73,503	149,312
2021 Total Households	13,125	72,553	149,987
2026 Total Households	12,706	71,162	149,050
2000-2010 Annual Rate	-0.57%	-0.29%	-0.13%
2010-2021 Annual Rate	-0.34%	-0.12%	0.04%
2021-2026 Annual Rate	-0.65%	-0.39%	-0.13%
2021 Average Household Size	2.37	2.14	2.08

The household count in this area has changed from 149,312 in 2010 to 149,987 in the current year, a change of 0.04% annually. The five-year projection of households is 149,050, a change of -0.13% annually from the current year total. Average household size is currently 2.08, compared to 2.11 in the year 2010. The number of families in the current year is 68,585 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	12.6%	13.7%	14.4%
Median Household Income			
2021 Median Household Income	\$43,604	\$53,436	\$52,947
2026 Median Household Income	\$49,418	\$57,775	\$57,693
2021-2026 Annual Rate	2.53%	1.57%	1.73%
Average Household Income			
2021 Average Household Income	\$57,700	\$70,775	\$72,603
2026 Average Household Income	\$64,611	\$80,014	\$82,318
2021-2026 Annual Rate	2.29%	2.48%	2.54%
Per Capita Income			
2021 Per Capita Income	\$24,213	\$32,698	\$33,673
2026 Per Capita Income	\$27,104	\$37,024	\$38,296
2021-2026 Annual Rate	2.28%	2.52%	2.61%

Households by Income

Current median household income is \$52,947 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$57,693 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$72,603 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$82,318 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$33,673 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$38,296 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	174	161	152
2000 Total Housing Units	17,090	87,939	174,331
2000 Owner Occupied Housing Units	6,582	38,420	76,004
2000 Renter Occupied Housing Units	7,869	37,242	75,195
2000 Vacant Housing Units	2,639	12,277	23,132
2010 Total Housing Units	16,679	87,294	176,792
2010 Owner Occupied Housing Units	6,021	37,247	73,697
2010 Renter Occupied Housing Units	7,623	36,256	75,615
2010 Vacant Housing Units	3,035	13,791	27,480
2021 Total Housing Units	16,305	87,592	181,056
2021 Owner Occupied Housing Units	6,125	37,938	74,122
2021 Renter Occupied Housing Units	7,000	34,615	75,865
2021 Vacant Housing Units	3,180	15,039	31,069
2026 Total Housing Units	16,306	88,138	183,040
2026 Owner Occupied Housing Units	6,082	37,650	74,223
2026 Renter Occupied Housing Units	6,624	33,512	74,827
2026 Vacant Housing Units	3,600	16,976	33,990

Currently, 40.9% of the 181,056 housing units in the area are owner occupied; 41.9%, renter occupied; and 17.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 176,792 housing units in the area - 41.7% owner occupied, 42.8% renter occupied, and 15.5% vacant. The annual rate of change in housing units since 2010 is 1.06%. Median home value in the area is \$181,660, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.15% annually to \$212,095.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.