



Executive Summary

419 Old State Rd, Ballwin, Missouri, 63021
Rings: 1, 3, 7 mile radii

Prepared by Esri
Latitude: 38.57983
Longitude: -90.59816

	1 mile	3 miles	7 miles
Population			
2000 Population	7,726	53,517	181,149
2010 Population	7,956	54,382	187,661
2019 Population	8,130	55,653	192,620
2024 Population	8,224	56,346	196,232
2000-2010 Annual Rate	0.29%	0.16%	0.35%
2010-2019 Annual Rate	0.23%	0.25%	0.28%
2019-2024 Annual Rate	0.23%	0.25%	0.37%
2019 Male Population	47.5%	48.1%	48.3%
2019 Female Population	52.5%	51.9%	51.7%
2019 Median Age	43.0	42.6	44.0

In the identified area, the current year population is 192,620. In 2010, the Census count in the area was 187,661. The rate of change since 2010 was 0.28% annually. The five-year projection for the population in the area is 196,232 representing a change of 0.37% annually from 2019 to 2024. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 43.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.0%	87.2%	85.9%
2019 Black Alone	2.7%	2.4%	2.8%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	7.3%	7.2%	8.0%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.7%	0.8%	0.8%
2019 Two or More Races	2.2%	2.3%	2.3%
2019 Hispanic Origin (Any Race)	3.1%	3.1%	3.2%

Persons of Hispanic origin represent 3.2% 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 30.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	208	212	210
2000 Households	2,671	18,679	65,714
2010 Households	2,876	19,942	71,434
2019 Total Households	2,929	20,367	73,223
2024 Total Households	2,958	20,583	74,623
2000-2010 Annual Rate	0.74%	0.66%	0.84%
2010-2019 Annual Rate	0.20%	0.23%	0.27%
2019-2024 Annual Rate	0.20%	0.21%	0.38%
2019 Average Household Size	2.71	2.72	2.60

The household count in this area has changed from 71,434 in 2010 to 73,223 in the current year, a change of 0.27% annually. The five-year projection of households is 74,623, a change of 0.38% annually from the current year total. Average household size is currently 2.60, compared to 2.59 in the year 2010. The number of families in the current year is 53,092 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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Mortgage Income			
2019 Percent of Income for Mortgage	15.2%	15.3%	15.8%
Median Household Income			
2019 Median Household Income	\$109,282	\$105,898	\$101,987
2024 Median Household Income	\$121,975	\$116,755	\$112,580
2019-2024 Annual Rate	2.22%	1.97%	2.00%
Average Household Income			
2019 Average Household Income	\$141,433	\$140,621	\$140,379
2024 Average Household Income	\$160,863	\$158,569	\$157,602
2019-2024 Annual Rate	2.61%	2.43%	2.34%
Per Capita Income			
2019 Per Capita Income	\$50,494	\$51,491	\$53,381
2024 Per Capita Income	\$57,318	\$57,956	\$59,938
2019-2024 Annual Rate	2.57%	2.39%	2.34%

Households by Income

Current median household income is \$101,987 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$112,580 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$140,379 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$157,602 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$53,381 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$59,938 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	144	143	140
2000 Total Housing Units	2,890	19,257	67,838
2000 Owner Occupied Housing Units	2,239	16,233	55,118
2000 Renter Occupied Housing Units	432	2,446	10,597
2000 Vacant Housing Units	219	578	2,123
2010 Total Housing Units	3,001	20,720	74,987
2010 Owner Occupied Housing Units	2,311	17,137	58,691
2010 Renter Occupied Housing Units	565	2,805	12,743
2010 Vacant Housing Units	125	778	3,553
2019 Total Housing Units	3,056	21,011	76,170
2019 Owner Occupied Housing Units	2,233	16,861	57,681
2019 Renter Occupied Housing Units	696	3,505	15,542
2019 Vacant Housing Units	127	644	2,947
2024 Total Housing Units	3,085	21,208	77,344
2024 Owner Occupied Housing Units	2,278	17,146	58,753
2024 Renter Occupied Housing Units	680	3,437	15,870
2024 Vacant Housing Units	127	625	2,721

Currently, 75.7% of the 76,170 housing units in the area are owner occupied; 20.4%, renter occupied; and 3.9% 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 74,987 housing units in the area - 78.3% owner occupied, 17.0% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 0.70%. Median home value in the area is \$329,277, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.18% annually to \$349,143.

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.