



Executive Summary

16929 Manchester Rd, Wildwood, Missouri, 63040
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.57671
Longitude: -90.63483

	1 mile	3 miles	5 miles
Population			
2010 Population	7,039	32,592	76,838
2020 Population	7,660	33,162	79,027
2022 Population	7,819	33,147	78,881
2027 Population	7,905	33,031	78,285
2010-2020 Annual Rate	0.85%	0.17%	0.28%
2020-2022 Annual Rate	0.92%	-0.02%	-0.08%
2022-2027 Annual Rate	0.22%	-0.07%	-0.15%
2022 Male Population	48.7%	48.5%	48.8%
2022 Female Population	51.2%	51.5%	51.2%
2022 Median Age	39.7	43.8	43.7

In the identified area, the current year population is 78,881. In 2020, the Census count in the area was 79,027. The rate of change since 2020 was -0.08% annually. The five-year projection for the population in the area is 78,285 representing a change of -0.15% annually from 2022 to 2027. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 43.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	84.9%	83.8%	83.4%
2022 Black Alone	1.8%	1.8%	2.0%
2022 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2022 Asian Alone	6.6%	7.0%	7.3%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	0.8%	0.9%	0.9%
2022 Two or More Races	5.8%	6.3%	6.2%
2022 Hispanic Origin (Any Race)	3.0%	3.4%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 19.0% 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 33.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	186	231	230
2010 Households	2,558	11,524	27,482
2020 Households	2,917	12,186	29,196
2022 Households	2,983	12,256	29,227
2027 Households	3,031	12,263	29,118
2010-2020 Annual Rate	1.32%	0.56%	0.61%
2020-2022 Annual Rate	1.00%	0.25%	0.05%
2022-2027 Annual Rate	0.32%	0.01%	-0.07%
2022 Average Household Size	2.62	2.70	2.69

The household count in this area has changed from 29,196 in 2020 to 29,227 in the current year, a change of 0.05% annually. The five-year projection of households is 29,118, a change of -0.07% annually from the current year total. Average household size is currently 2.69, compared to 2.69 in the year 2020. The number of families in the current year is 22,814 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income			
2022 Percent of Income for Mortgage	15.5%	15.2%	15.8%
Median Household Income			
2022 Median Household Income	\$117,563	\$129,865	\$126,073
2027 Median Household Income	\$132,414	\$149,105	\$144,142
2022-2027 Annual Rate	2.41%	2.80%	2.71%
Average Household Income			
2022 Average Household Income	\$155,297	\$175,386	\$176,734
2027 Average Household Income	\$181,137	\$201,415	\$201,526
2022-2027 Annual Rate	3.13%	2.81%	2.66%
Per Capita Income			
2022 Per Capita Income	\$59,686	\$65,142	\$65,396
2027 Per Capita Income	\$69,958	\$75,119	\$74,867
2022-2027 Annual Rate	3.23%	2.89%	2.74%

Households by Income

Current median household income is \$126,073 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$144,142 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$176,734 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$201,526 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$65,396 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$74,867 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	145	147	142
2010 Total Housing Units	2,655	11,924	28,597
2010 Owner Occupied Housing Units	2,276	9,987	24,241
2010 Renter Occupied Housing Units	282	1,537	3,239
2010 Vacant Housing Units	97	400	1,115
2020 Total Housing Units	3,030	12,575	30,277
2020 Vacant Housing Units	113	389	1,081
2022 Total Housing Units	3,137	12,697	30,345
2022 Owner Occupied Housing Units	2,545	10,603	25,352
2022 Renter Occupied Housing Units	438	1,653	3,875
2022 Vacant Housing Units	154	441	1,118
2027 Total Housing Units	3,184	12,708	30,258
2027 Owner Occupied Housing Units	2,600	10,680	25,390
2027 Renter Occupied Housing Units	431	1,583	3,728
2027 Vacant Housing Units	153	445	1,140

Currently, 83.5% of the 30,345 housing units in the area are owner occupied; 12.8%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 30,277 housing units in the area and 3.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.10%. Median home value in the area is \$377,076, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 0.77% annually to \$391,887.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.