



Executive Summary

16006 Manchester Road
 16006 Manchester Rd, Ellisville, Missouri, 63011
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.59151
 Longitude: -90.59178

	1 mile	3 miles	5 miles
Population			
2000 Population	7,171	62,933	130,223
2010 Population	7,253	63,831	131,600
2015 Population	7,095	63,866	131,741
2020 Population	7,041	64,218	132,534
2000-2010 Annual Rate	0.11%	0.14%	0.11%
2010-2015 Annual Rate	-0.42%	0.01%	0.02%
2015-2020 Annual Rate	-0.15%	0.11%	0.12%
2015 Male Population	46.7%	48.4%	48.6%
2015 Female Population	53.3%	51.6%	51.4%
2015 Median Age	46.5	42.7	43.2

In the identified area, the current year population is 131,741. In 2010, the Census count in the area was 131,600. The rate of change since 2010 was 0.02% annually. The five-year projection for the population in the area is 132,534 representing a change of 0.12% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 46.5, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	88.9%	89.0%	87.5%
2015 Black Alone	2.1%	2.2%	2.5%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	6.0%	6.1%	7.2%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.8%	0.6%	0.6%
2015 Two or More Races	2.1%	1.9%	1.9%
2015 Hispanic Origin (Any Race)	3.1%	2.7%	2.9%

Persons of Hispanic origin represent 2.9% of the population in the identified area compared to 17.6% 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 27.2 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	2,703	21,976	46,874
2010 Households	2,984	23,357	49,628
2015 Total Households	2,946	23,603	50,210
2020 Total Households	2,929	23,808	50,689
2000-2010 Annual Rate	0.99%	0.61%	0.57%
2010-2015 Annual Rate	-0.24%	0.20%	0.22%
2015-2020 Annual Rate	-0.12%	0.17%	0.19%
2015 Average Household Size	2.35	2.69	2.61

The household count in this area has changed from 49,628 in 2010 to 50,210 in the current year, a change of 0.22% annually. The five-year projection of households is 50,689, a change of 0.19% annually from the current year total. Average household size is currently 2.61, compared to 2.63 in the year 2010. The number of families in the current year is 37,379 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

16006 Manchester Road
 16006 Manchester Rd, Ellisville, Missouri, 63011
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 38.59151
 Longitude: -90.59178

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$79,033	\$102,208	\$97,560
2020 Median Household Income	\$96,515	\$112,787	\$107,898
2015-2020 Annual Rate	4.08%	1.99%	2.03%
Average Household Income			
2015 Average Household Income	\$100,439	\$131,798	\$128,674
2020 Average Household Income	\$113,376	\$150,045	\$145,858
2015-2020 Annual Rate	2.45%	2.63%	2.54%
Per Capita Income			
2015 Per Capita Income	\$41,169	\$48,995	\$49,095
2020 Per Capita Income	\$46,476	\$55,952	\$55,837
2015-2020 Annual Rate	2.45%	2.69%	2.61%

Current median household income is \$97,560 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$107,898 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$128,674 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$145,858 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$49,095 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$55,837 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	2,818	22,589	48,250
2000 Owner Occupied Housing Units	2,216	19,076	40,011
2000 Renter Occupied Housing Units	487	2,900	6,863
2000 Vacant Housing Units	115	613	1,376
2010 Total Housing Units	3,097	24,278	51,846
2010 Owner Occupied Housing Units	2,228	20,099	41,837
2010 Renter Occupied Housing Units	756	3,258	7,791
2010 Vacant Housing Units	113	921	2,218
2015 Total Housing Units	3,100	24,324	51,992
2015 Owner Occupied Housing Units	2,176	20,168	41,933
2015 Renter Occupied Housing Units	770	3,434	8,277
2015 Vacant Housing Units	154	721	1,782
2020 Total Housing Units	3,110	24,475	52,289
2020 Owner Occupied Housing Units	2,181	20,359	42,296
2020 Renter Occupied Housing Units	748	3,449	8,393
2020 Vacant Housing Units	181	667	1,600

Currently, 80.7% of the 51,992 housing units in the area are owner occupied; 15.9%, renter occupied; and 3.4% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 51,846 housing units in the area - 80.7% owner occupied, 15.0% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 0.13%. Median home value in the area is \$327,993, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 1.29% annually to \$349,779.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.