



# Executive Summary

Tammy Square  
15624 Manchester Rd, Ballwin, Missouri, 63011  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.59268  
Longitude: -90.57401

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,893	73,991	146,692
2010 Population	9,617	73,016	147,768
2016 Population	9,712	73,389	149,021
2021 Population	9,785	73,788	150,092
2000-2010 Annual Rate	-0.28%	-0.13%	0.07%
2010-2016 Annual Rate	0.16%	0.08%	0.14%
2016-2021 Annual Rate	0.15%	0.11%	0.14%
2016 Male Population	47.4%	48.4%	48.3%
2016 Female Population	52.6%	51.6%	51.7%
2016 Median Age	42.0	43.3	43.4

In the identified area, the current year population is 149,021. In 2010, the Census count in the area was 147,768. The rate of change since 2010 was 0.14% annually. The five-year projection for the population in the area is 150,092 representing a change of 0.14% annually from 2016 to 2021. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 42.0, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	86.0%	88.0%	86.3%
2016 Black Alone	2.4%	2.5%	2.7%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2016 Asian Alone	8.2%	6.6%	8.0%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.8%	0.6%	0.7%
2016 Two or More Races	2.3%	2.1%	2.1%
2016 Hispanic Origin (Any Race)	3.0%	2.8%	3.1%

Persons of Hispanic origin represent 3.1% of the population in the identified area compared to 17.9% 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 29.3 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	3,564	26,193	53,436
2010 Households	3,694	27,183	56,445
2016 Total Households	3,730	27,334	56,954
2021 Total Households	3,757	27,481	57,361
2000-2010 Annual Rate	0.36%	0.37%	0.55%
2010-2016 Annual Rate	0.16%	0.09%	0.14%
2016-2021 Annual Rate	0.14%	0.11%	0.14%
2016 Average Household Size	2.57	2.66	2.59

The household count in this area has changed from 56,445 in 2010 to 56,954 in the current year, a change of 0.14% annually. The five-year projection of households is 57,361, a change of 0.14% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2010. The number of families in the current year is 41,433 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 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2016 Median Household Income	\$77,889	\$95,903	\$93,689
2021 Median Household Income	\$89,106	\$104,891	\$103,977
2016-2021 Annual Rate	2.73%	1.81%	2.11%
<b>Average Household Income</b>			
2016 Average Household Income	\$98,774	\$124,419	\$126,334
2021 Average Household Income	\$108,373	\$134,529	\$137,101
2016-2021 Annual Rate	1.87%	1.57%	1.65%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$38,612	\$46,553	\$48,488
2021 Per Capita Income	\$42,320	\$50,326	\$52,598
2016-2021 Annual Rate	1.85%	1.57%	1.64%

Current median household income is \$93,689 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$103,977 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$126,334 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$137,101 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$48,488 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$52,598 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	3,650	26,815	55,062
2000 Owner Occupied Housing Units	3,006	22,878	44,830
2000 Renter Occupied Housing Units	557	3,316	8,606
2000 Vacant Housing Units	87	621	1,626
2010 Total Housing Units	3,851	28,223	59,099
2010 Owner Occupied Housing Units	3,064	23,411	46,755
2010 Renter Occupied Housing Units	630	3,772	9,690
2010 Vacant Housing Units	157	1,040	2,654
2016 Total Housing Units	3,877	28,352	59,336
2016 Owner Occupied Housing Units	3,047	23,250	46,440
2016 Renter Occupied Housing Units	683	4,084	10,513
2016 Vacant Housing Units	147	1,018	2,382
2021 Total Housing Units	3,916	28,616	59,879
2021 Owner Occupied Housing Units	3,073	23,374	46,694
2021 Renter Occupied Housing Units	684	4,107	10,667
2021 Vacant Housing Units	159	1,135	2,518

Currently, 78.3% of the 59,336 housing units in the area are owner occupied; 17.7%, renter occupied; and 4.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 59,099 housing units in the area - 79.1% owner occupied, 16.4% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 0.18%. Median home value in the area is \$284,526, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.28% annually to \$288,571.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.