



Executive Summary

184 Clarkson Rd, Ballwin, Missouri, 63011
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.59767
Longitude: -90.58577

	1 mile	3 miles	5 miles
Population			
2000 Population	6,743	70,211	138,942
2010 Population	6,822	70,435	140,195
2019 Population	6,897	71,989	142,993
2024 Population	6,952	72,852	145,465
2000-2010 Annual Rate	0.12%	0.03%	0.09%
2010-2019 Annual Rate	0.12%	0.24%	0.21%
2019-2024 Annual Rate	0.16%	0.24%	0.34%
2019 Male Population	47.4%	48.2%	48.3%
2019 Female Population	52.6%	51.8%	51.7%
2019 Median Age	48.1	44.0	44.3

In the identified area, the current year population is 142,993. In 2010, the Census count in the area was 140,195. The rate of change since 2010 was 0.21% annually. The five-year projection for the population in the area is 145,465 representing a change of 0.34% 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 48.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	88.2%	87.2%	85.2%
2019 Black Alone	2.1%	2.6%	3.0%
2019 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2019 Asian Alone	6.3%	7.1%	8.6%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.8%	0.7%	0.7%
2019 Two or More Races	2.5%	2.2%	2.3%
2019 Hispanic Origin (Any Race)	3.4%	3.0%	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 31.1 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	186	220	216
2000 Households	2,556	24,784	50,186
2010 Households	2,831	26,047	53,078
2019 Total Households	2,854	26,583	54,076
2024 Total Households	2,870	26,860	55,067
2000-2010 Annual Rate	1.03%	0.50%	0.56%
2010-2019 Annual Rate	0.09%	0.22%	0.20%
2019-2024 Annual Rate	0.11%	0.21%	0.36%
2019 Average Household Size	2.38	2.69	2.62

The household count in this area has changed from 53,078 in 2010 to 54,076 in the current year, a change of 0.20% annually. The five-year projection of households is 55,067, a change of 0.36% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 39,706 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.



Executive Summary

184 Clarkson Rd, Ballwin, Missouri, 63011
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.59767
Longitude: -90.58577

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	17.7%	15.5%	15.5%
Median Household Income			
2019 Median Household Income	\$79,052	\$106,189	\$104,356
2024 Median Household Income	\$92,850	\$116,855	\$114,884
2019-2024 Annual Rate	3.27%	1.93%	1.94%
Average Household Income			
2019 Average Household Income	\$118,961	\$143,787	\$143,506
2024 Average Household Income	\$137,420	\$160,987	\$160,693
2019-2024 Annual Rate	2.93%	2.29%	2.29%
Per Capita Income			
2019 Per Capita Income	\$47,728	\$53,238	\$54,313
2024 Per Capita Income	\$54,984	\$59,515	\$60,868
2019-2024 Annual Rate	2.87%	2.25%	2.31%

Households by Income

Current median household income is \$104,356 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$114,884 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$143,506 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$160,693 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$54,313 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$60,868 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	124	142	143
2000 Total Housing Units	2,639	25,432	51,646
2000 Owner Occupied Housing Units	2,190	21,524	42,285
2000 Renter Occupied Housing Units	366	3,260	7,901
2000 Vacant Housing Units	83	648	1,460
2010 Total Housing Units	2,964	27,080	55,463
2010 Owner Occupied Housing Units	2,284	22,416	44,209
2010 Renter Occupied Housing Units	547	3,631	8,869
2010 Vacant Housing Units	133	1,033	2,385
2019 Total Housing Units	2,989	27,443	56,161
2019 Owner Occupied Housing Units	2,189	22,053	43,310
2019 Renter Occupied Housing Units	665	4,530	10,766
2019 Vacant Housing Units	135	860	2,085
2024 Total Housing Units	3,008	27,691	57,063
2024 Owner Occupied Housing Units	2,224	22,429	43,985
2024 Renter Occupied Housing Units	646	4,431	11,083
2024 Vacant Housing Units	138	831	1,996

Currently, 77.1% of the 56,161 housing units in the area are owner occupied; 19.2% are renter occupied; and 3.7% 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 55,463 housing units in the area - 79.7% owner occupied, 16.0% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 0.56%. Median home value in the area is \$330,881, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.12% annually to \$349,909.

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.