



Executive Summary

580 Old State Rd, Ballwin, Missouri, 63021
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.57513
Longitude: -90.59984

	1 mile	3 miles	5 miles
Population			
2000 Population	6,777	50,926	107,087
2010 Population	7,109	51,800	108,970
2019 Population	7,226	52,949	111,293
2024 Population	7,297	53,578	112,920
2000-2010 Annual Rate	0.48%	0.17%	0.17%
2010-2019 Annual Rate	0.18%	0.24%	0.23%
2019-2024 Annual Rate	0.20%	0.24%	0.29%
2019 Male Population	47.8%	48.1%	48.3%
2019 Female Population	52.2%	51.9%	51.7%
2019 Median Age	42.0	42.3	43.9

In the identified area, the current year population is 111,293. In 2010, the Census count in the area was 108,970. The rate of change since 2010 was 0.23% annually. The five-year projection for the population in the area is 112,920 representing a change of 0.29% 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 42.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.7%	87.2%	86.9%
2019 Black Alone	2.7%	2.3%	2.6%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	6.8%	7.3%	7.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.7%	0.7%	0.6%
2019 Two or More Races	2.1%	2.3%	2.3%
2019 Hispanic Origin (Any Race)	3.0%	3.1%	2.9%

Persons of Hispanic origin represent 2.9% 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 28.2 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	218	212	216
2000 Households	2,225	17,699	37,676
2010 Households	2,419	18,952	40,226
2019 Total Households	2,452	19,333	41,017
2024 Total Households	2,471	19,527	41,569
2000-2010 Annual Rate	0.84%	0.69%	0.66%
2010-2019 Annual Rate	0.15%	0.22%	0.21%
2019-2024 Annual Rate	0.15%	0.20%	0.27%
2019 Average Household Size	2.88	2.73	2.70

The household count in this area has changed from 40,226 in 2010 to 41,017 in the current year, a change of 0.21% annually. The five-year projection of households is 41,569, a change of 0.27% annually from the current year total. Average household size is currently 2.70, compared to 2.69 in the year 2010. The number of families in the current year is 31,058 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

580 Old State Rd, Ballwin, Missouri, 63021
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.57513
Longitude: -90.59984

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.4%	15.2%	15.0%
Median Household Income			
2019 Median Household Income	\$116,999	\$106,599	\$104,920
2024 Median Household Income	\$132,276	\$117,629	\$115,658
2019-2024 Annual Rate	2.48%	1.99%	1.97%
Average Household Income			
2019 Average Household Income	\$148,252	\$141,238	\$141,749
2024 Average Household Income	\$167,427	\$159,392	\$159,276
2019-2024 Annual Rate	2.46%	2.45%	2.36%
Per Capita Income			
2019 Per Capita Income	\$50,782	\$51,500	\$52,503
2024 Per Capita Income	\$57,195	\$58,009	\$58,942
2019-2024 Annual Rate	2.41%	2.41%	2.34%

Households by Income

Current median household income is \$104,920 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$115,658 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$141,749 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$159,276 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$52,503 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$58,942 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	152	145	147
2000 Total Housing Units	2,406	18,259	38,562
2000 Owner Occupied Housing Units	1,892	15,383	33,366
2000 Renter Occupied Housing Units	333	2,316	4,310
2000 Vacant Housing Units	181	560	886
2010 Total Housing Units	2,497	19,686	41,797
2010 Owner Occupied Housing Units	2,001	16,293	35,093
2010 Renter Occupied Housing Units	418	2,659	5,133
2010 Vacant Housing Units	78	734	1,571
2019 Total Housing Units	2,541	19,968	42,382
2019 Owner Occupied Housing Units	1,945	16,005	34,529
2019 Renter Occupied Housing Units	507	3,328	6,488
2019 Vacant Housing Units	89	635	1,365
2024 Total Housing Units	2,563	20,149	42,895
2024 Owner Occupied Housing Units	1,979	16,265	35,082
2024 Renter Occupied Housing Units	492	3,262	6,487
2024 Vacant Housing Units	92	622	1,326

Currently, 81.5% of the 42,382 housing units in the area are owner occupied; 15.3%, renter occupied; and 3.2% 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 41,797 housing units in the area - 84.0% owner occupied, 12.3% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 0.62%. Median home value in the area is \$321,213, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.15% annually to \$340,158.

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.