



Executive Summary

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

Prepared by Esri
Latitude: 38.57754
Longitude: -90.59855

	1 mile	3 miles	5 miles
Population			
2000 Population	7,382	52,615	110,849
2010 Population	7,682	53,392	112,692
2019 Population	7,801	54,581	115,068
2024 Population	7,874	55,239	116,913
2000-2010 Annual Rate	0.40%	0.15%	0.17%
2010-2019 Annual Rate	0.17%	0.24%	0.23%
2019-2024 Annual Rate	0.19%	0.24%	0.32%
2019 Male Population	47.7%	48.1%	48.3%
2019 Female Population	52.3%	51.9%	51.7%
2019 Median Age	42.2	42.4	44.0

In the identified area, the current year population is 115,068. In 2010, the Census count in the area was 112,692. The rate of change since 2010 was 0.23% annually. The five-year projection for the population in the area is 116,913 representing a change of 0.32% 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 42.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.2%	87.2%	86.7%
2019 Black Alone	2.7%	2.3%	2.7%
2019 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2019 Asian Alone	7.1%	7.2%	7.4%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	0.7%	0.8%	0.7%
2019 Two or More Races	2.2%	2.3%	2.3%
2019 Hispanic Origin (Any Race)	3.1%	3.1%	3.0%

Persons of Hispanic origin represent 3.0% 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 28.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	215	211	215
2000 Households	2,493	18,326	39,335
2010 Households	2,697	19,569	41,973
2019 Total Households	2,732	19,968	42,793
2024 Total Households	2,754	20,172	43,478
2000-2010 Annual Rate	0.79%	0.66%	0.65%
2010-2019 Annual Rate	0.14%	0.22%	0.21%
2019-2024 Annual Rate	0.16%	0.20%	0.32%
2019 Average Household Size	2.79	2.72	2.67

The household count in this area has changed from 41,973 in 2010 to 42,793 in the current year, a change of 0.21% annually. The five-year projection of households is 43,478, a change of 0.32% annually from the current year total. Average household size is currently 2.67, compared to 2.67 in the year 2010. The number of families in the current year is 32,145 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

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

Prepared by Esri
Latitude: 38.57754
Longitude: -90.59855

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.8%	15.3%	15.1%
Median Household Income			
2019 Median Household Income	\$113,216	\$106,028	\$104,686
2024 Median Household Income	\$127,011	\$116,948	\$115,271
2019-2024 Annual Rate	2.33%	1.98%	1.95%
Average Household Income			
2019 Average Household Income	\$145,256	\$140,622	\$141,903
2024 Average Household Income	\$164,246	\$158,706	\$159,302
2019-2024 Annual Rate	2.49%	2.45%	2.34%
Per Capita Income			
2019 Per Capita Income	\$50,613	\$51,416	\$52,881
2024 Per Capita Income	\$57,113	\$57,919	\$59,357
2019-2024 Annual Rate	2.45%	2.41%	2.34%

Households by Income

Current median household income is \$104,686 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$115,271 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$141,903 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$159,302 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$52,881 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$59,357 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	148	144	146
2000 Total Housing Units	2,678	18,897	40,332
2000 Owner Occupied Housing Units	2,113	15,906	34,551
2000 Renter Occupied Housing Units	379	2,420	4,783
2000 Vacant Housing Units	186	571	998
2010 Total Housing Units	2,781	20,329	43,696
2010 Owner Occupied Housing Units	2,220	16,800	36,339
2010 Renter Occupied Housing Units	477	2,769	5,634
2010 Vacant Housing Units	84	760	1,723
2019 Total Housing Units	2,824	20,614	44,293
2019 Owner Occupied Housing Units	2,150	16,508	35,754
2019 Renter Occupied Housing Units	582	3,460	7,039
2019 Vacant Housing Units	92	646	1,500
2024 Total Housing Units	2,847	20,804	44,926
2024 Owner Occupied Housing Units	2,188	16,780	36,317
2024 Renter Occupied Housing Units	566	3,392	7,161
2024 Vacant Housing Units	93	632	1,448

Currently, 80.7% of the 44,293 housing units in the area are owner occupied; 15.9% renter occupied; and 3.4% 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 43,696 housing units in the area - 83.2% owner occupied, 12.9% renter occupied, and 3.9% vacant. The annual rate of change in housing units since 2010 is 0.60%. Median home value in the area is \$322,686, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.14% annually to \$341,578.

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.