



Executive Summary

17003 Manchester Rd, Wildwood, Missouri, 63040
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.57620
Longitude: -90.63738

	1 mile	3 miles	5 miles
Population			
2000 Population	5,635	28,397	71,122
2010 Population	6,201	29,971	74,256
2019 Population	6,646	30,924	76,502
2024 Population	6,844	31,415	77,631
2000-2010 Annual Rate	0.96%	0.54%	0.43%
2010-2019 Annual Rate	0.75%	0.34%	0.32%
2019-2024 Annual Rate	0.59%	0.32%	0.29%
2019 Male Population	48.8%	48.3%	48.6%
2019 Female Population	51.2%	51.7%	51.4%
2019 Median Age	39.5	43.7	43.5

In the identified area, the current year population is 76,502. In 2010, the Census count in the area was 74,256. The rate of change since 2010 was 0.32% annually. The five-year projection for the population in the area is 77,631 representing a change of 0.29% annually from 2019 to 2024. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 39.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	88.4%	88.9%	88.4%
2019 Black Alone	1.8%	2.1%	2.2%
2019 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2019 Asian Alone	6.6%	6.0%	6.3%
2019 Pacific Islander Alone	0.1%	0.0%	0.0%
2019 Other Race	0.6%	0.6%	0.7%
2019 Two or More Races	2.2%	2.1%	2.2%
2019 Hispanic Origin (Any Race)	2.4%	3.0%	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 26.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	194	229	236
2000 Households	2,036	9,515	24,257
2010 Households	2,246	10,573	26,584
2019 Total Households	2,397	10,893	27,334
2024 Total Households	2,461	11,046	27,686
2000-2010 Annual Rate	0.99%	1.06%	0.92%
2010-2019 Annual Rate	0.71%	0.32%	0.30%
2019-2024 Annual Rate	0.53%	0.28%	0.26%
2019 Average Household Size	2.77	2.82	2.78

The household count in this area has changed from 26,584 in 2010 to 27,334 in the current year, a change of 0.30% annually. The five-year projection of households is 27,686, a change of 0.26% annually from the current year total. Average household size is currently 2.78, compared to 2.78 in the year 2010. The number of families in the current year is 21,474 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.



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Mortgage Income			
2019 Percent of Income for Mortgage	14.6%	14.8%	15.4%
Median Household Income			
2019 Median Household Income	\$105,949	\$116,140	\$112,721
2024 Median Household Income	\$115,091	\$128,186	\$125,058
2019-2024 Annual Rate	1.67%	1.99%	2.10%
Average Household Income			
2019 Average Household Income	\$134,096	\$150,769	\$154,425
2024 Average Household Income	\$152,613	\$168,839	\$171,788
2019-2024 Annual Rate	2.62%	2.29%	2.15%
Per Capita Income			
2019 Per Capita Income	\$49,157	\$53,421	\$55,158
2024 Per Capita Income	\$55,736	\$59,707	\$61,242
2019-2024 Annual Rate	2.54%	2.25%	2.11%

Households by Income

Current median household income is \$112,721 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$125,058 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$154,425 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$171,788 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$55,158 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$61,242 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	151	148	143
2000 Total Housing Units	2,085	9,868	25,017
2000 Owner Occupied Housing Units	1,782	8,287	21,615
2000 Renter Occupied Housing Units	254	1,227	2,642
2000 Vacant Housing Units	49	354	760
2010 Total Housing Units	2,339	10,975	27,702
2010 Owner Occupied Housing Units	2,010	9,135	23,429
2010 Renter Occupied Housing Units	236	1,438	3,155
2010 Vacant Housing Units	93	402	1,118
2019 Total Housing Units	2,419	11,218	28,223
2019 Owner Occupied Housing Units	2,072	9,056	23,331
2019 Renter Occupied Housing Units	325	1,838	4,003
2019 Vacant Housing Units	22	325	889
2024 Total Housing Units	2,482	11,364	28,532
2024 Owner Occupied Housing Units	2,139	9,240	23,755
2024 Renter Occupied Housing Units	321	1,806	3,931
2024 Vacant Housing Units	21	318	846

Currently, 82.7% of the 28,223 housing units in the area are owner occupied; 14.2% renter occupied; and 3.1% 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 27,702 housing units in the area - 84.6% owner occupied, 11.4% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 0.83%. Median home value in the area is \$354,477, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 0.94% annually to \$371,478.

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.