



Executive Summary

Subject Property
8158 Big Bend Blvd, Saint Louis, Missouri, 63119
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.59162
Longitude: -90.33843

	1 mile	3 miles	5 miles
Population			
2000 Population	13,877	127,471	333,260
2010 Population	13,503	122,343	320,889
2017 Population	14,222	122,906	323,394
2022 Population	14,591	123,285	324,281
2000-2010 Annual Rate	-0.27%	-0.41%	-0.38%
2010-2017 Annual Rate	0.72%	0.06%	0.11%
2017-2022 Annual Rate	0.51%	0.06%	0.05%
2017 Male Population	47.1%	47.9%	48.3%
2017 Female Population	52.9%	52.1%	51.7%
2017 Median Age	42.2	40.5	39.7

In the identified area, the current year population is 323,394. In 2010, the Census count in the area was 320,889. The rate of change since 2010 was 0.11% annually. The five-year projection for the population in the area is 324,281 representing a change of 0.05% annually from 2017 to 2022. 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 38.2.

Race and Ethnicity

2017 White Alone	90.3%	87.3%	82.7%
2017 Black Alone	4.2%	6.5%	9.0%
2017 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2017 Asian Alone	2.7%	3.1%	4.6%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	0.6%	0.7%	1.0%
2017 Two or More Races	2.0%	2.2%	2.6%
2017 Hispanic Origin (Any Race)	2.3%	2.9%	3.6%

Persons of Hispanic origin represent 3.6% of the population in the identified area compared to 18.1% 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 35.5 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	5,907	58,404	148,001
2010 Households	5,691	56,899	144,532
2017 Total Households	5,959	56,895	145,177
2022 Total Households	6,100	56,940	145,345
2000-2010 Annual Rate	-0.37%	-0.26%	-0.24%
2010-2017 Annual Rate	0.64%	0.00%	0.06%
2017-2022 Annual Rate	0.47%	0.02%	0.02%
2017 Average Household Size	2.27	2.14	2.17

The household count in this area has changed from 144,532 in 2010 to 145,177 in the current year, a change of 0.06% annually. The five-year projection of households is 145,345, a change of 0.02% annually from the current year total. Average household size is currently 2.17, compared to 2.16 in the year 2010. The number of families in the current year is 77,048 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

December 04, 2017



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Median Household Income			
2017 Median Household Income	\$68,398	\$62,022	\$58,742
2022 Median Household Income	\$77,671	\$72,290	\$67,814
2017-2022 Annual Rate	2.58%	3.11%	2.91%
Average Household Income			
2017 Average Household Income	\$95,470	\$87,905	\$88,454
2022 Average Household Income	\$107,280	\$99,595	\$100,168
2017-2022 Annual Rate	2.36%	2.53%	2.52%
Per Capita Income			
2017 Per Capita Income	\$41,148	\$40,851	\$40,190
2022 Per Capita Income	\$46,003	\$46,148	\$45,371
2017-2022 Annual Rate	2.26%	2.47%	2.45%

Households by Income

Current median household income is \$58,742 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$67,814 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$88,454 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$100,168 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$40,190 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$45,371 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,100	61,090	157,263
2000 Owner Occupied Housing Units	4,492	41,276	99,081
2000 Renter Occupied Housing Units	1,415	17,128	48,920
2000 Vacant Housing Units	193	2,686	9,262
2010 Total Housing Units	6,064	61,460	158,832
2010 Owner Occupied Housing Units	4,231	39,131	95,635
2010 Renter Occupied Housing Units	1,460	17,768	48,897
2010 Vacant Housing Units	373	4,561	14,300
2017 Total Housing Units	6,306	62,009	160,557
2017 Owner Occupied Housing Units	4,265	37,729	92,426
2017 Renter Occupied Housing Units	1,693	19,166	52,751
2017 Vacant Housing Units	347	5,114	15,380
2022 Total Housing Units	6,469	62,527	162,091
2022 Owner Occupied Housing Units	4,360	37,711	92,512
2022 Renter Occupied Housing Units	1,739	19,230	52,833
2022 Vacant Housing Units	369	5,587	16,746

Currently, 57.6% of the 160,557 housing units in the area are owner occupied; 32.9%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 158,832 housing units in the area - 60.2% owner occupied, 30.8% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 0.48%. Median home value in the area is \$189,926, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.05% annually to \$210,190.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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