

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.602/-90.438

12100 Manchester Rd Des Peres, MO 63131	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,505	57,091	160,746
2030 Projected Population	7,389	56,583	159,145
2020 Census Population	7,023	58,752	164,043
2010 Census Population	6,627	54,720	156,279
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.9%	0.3%	0.2%
Households			
2025 Estimated Households	2,851	22,945	65,053
2030 Projected Households	2,826	22,942	64,960
2020 Census Households	2,697	23,178	65,344
2010 Census Households	2,628	22,055	63,071
Projected Annual Growth 2025 to 2030	-0.2%	-	-
Historical Annual Growth 2010 to 2025	0.6%	0.3%	0.2%
Age			
2025 Est. Population Under 10 Years	12.9%	12.2%	11.9%
2025 Est. Population 10 to 19 Years	14.3%	12.9%	12.7%
2025 Est. Population 20 to 29 Years	6.9%	7.6%	9.6%
2025 Est. Population 30 to 44 Years	16.5%	17.4%	18.4%
2025 Est. Population 45 to 59 Years	18.8%	18.1%	17.6%
2025 Est. Population 60 to 74 Years	21.1%	21.4%	19.8%
2025 Est. Population 75 Years or Over	9.5%	10.4%	10.0%
2025 Est. Median Age	43.8	44.5	42.5
Marital Status & Gender			
2025 Est. Male Population	49.0%	48.7%	49.4%
2025 Est. Female Population	51.0%	51.3%	50.6%
2025 Est. Never Married	22.5%	23.1%	25.9%
2025 Est. Now Married	65.0%	60.5%	57.2%
2025 Est. Separated or Divorced	8.7%	10.7%	11.3%
2025 Est. Widowed	3.8%	5.8%	5.6%
Income			
2025 Est. HH Income \$200,000 or More	50.8%	38.0%	32.4%
2025 Est. HH Income \$150,000 to \$199,999	10.8%	11.6%	11.0%
2025 Est. HH Income \$100,000 to \$149,999	14.5%	16.3%	17.5%
2025 Est. HH Income \$75,000 to \$99,999	4.5%	9.1%	9.7%
2025 Est. HH Income \$50,000 to \$74,999	9.6%	9.9%	12.1%
2025 Est. HH Income \$35,000 to \$49,999	3.3%	5.2%	6.4%
2025 Est. HH Income \$25,000 to \$34,999	3.9%	3.2%	3.7%
2025 Est. HH Income \$15,000 to \$24,999	1.3%	2.6%	3.2%
2025 Est. HH Income Under \$15,000	1.3%	4.2%	4.1%
2025 Est. Average Household Income	\$293,195	\$242,906	\$214,861
2025 Est. Median Household Income	\$205,505	\$162,449	\$146,083
2025 Est. Per Capita Income	\$111,411	\$97,722	\$87,095
2025 Est. Total Businesses	722	3,943	11,582
2025 Est. Total Employees	9,089	44,416	147,284

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Race				
2025 Est. White	89.1%	87.6%	83.1%	
2025 Est. Black	3.1%	4.1%	6.1%	
2025 Est. Asian or Pacific Islander	3.7%	4.0%	5.7%	
2025 Est. American Indian or Alaska Native	0.1%	-	-	
2025 Est. Other Races	4.0%	4.2%	5.0%	
Hispanic				
2025 Est. Hispanic Population	209	1,807	5,966	
2025 Est. Hispanic Population	2.8%	3.2%	3.7%	
2030 Proj. Hispanic Population	3.4%	3.8%	4.2%	
2020 Hispanic Population	2.5%	3.1%	3.7%	
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)	5,151	40,361	113,306	
2025 Est. Elementary (Grade Level 0 to 8)	1.4%	0.8%	1.0%	
2025 Est. Some High School (Grade Level 9 to 11)	0.4%	0.9%	1.5%	
2025 Est. High School Graduate	4.9%	8.2%	9.9%	
2025 Est. Some College	10.7%	11.3%	12.7%	
2025 Est. Associate Degree Only	5.2%	4.5%	5.2%	
2025 Est. Bachelor Degree Only	41.4%	38.4%	36.3%	
2025 Est. Graduate Degree	35.9%	35.9%	33.5%	
Housing				
2025 Est. Total Housing Units	3,051	24,618	69,757	
2025 Est. Owner-Occupied	82.7%	76.5%	73.1%	
2025 Est. Renter-Occupied	10.7%	16.7%	20.2%	
2025 Est. Vacant Housing	6.5%	6.8%	6.7%	
Homes Built by Year				
2025 Homes Built 2010 or later	8.8%	9.3%	7.5%	
2025 Homes Built 2000 to 2009	5.1%	6.2%	6.3%	
2025 Homes Built 1990 to 1999	6.6%	6.1%	7.3%	
2025 Homes Built 1980 to 1989	14.8%	10.8%	10.8%	
2025 Homes Built 1970 to 1979	14.4%	13.8%	14.6%	
2025 Homes Built 1960 to 1969	17.0%	12.1%	12.9%	
2025 Homes Built 1950 to 1959	19.8%	15.8%	16.3%	
2025 Homes Built Before 1949	7.0%	19.0%	17.5%	
Home Values				
2025 Home Value \$1,000,000 or More	11.5%	11.2%	9.1%	
2025 Home Value \$500,000 to \$999,999	46.8%	39.5%	30.6%	
2025 Home Value \$400,000 to \$499,999	14.2%	14.9%	13.0%	
2025 Home Value \$300,000 to \$399,999	12.5%	15.0%	18.1%	
2025 Home Value \$200,000 to \$299,999	9.6%	10.3%	17.3%	
2025 Home Value \$150,000 to \$199,999	2.5%	4.0%	6.4%	
2025 Home Value \$100,000 to \$149,999	1.3%	2.9%	3.0%	
2025 Home Value \$50,000 to \$99,999	0.8%	1.4%	1.2%	
2025 Home Value \$25,000 to \$49,999	0.4%	0.4%	0.7%	
2025 Home Value Under \$25,000	0.5%	0.3%	0.6%	
2025 Median Home Value	\$574,103	\$530,214	\$483,509	
2025 Median Rent	\$1,379	\$1,163	\$1,165	

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	5,846	45,644	129,639
2025 Est. Civilian Employed	61.4%	59.2%	60.7%
2025 Est. Civilian Unemployed	3.2%	1.5%	1.7%
2025 Est. in Armed Forces	-	-	0.1%
2025 Est. not in Labor Force	35.2%	39.2%	37.5%
2025 Labor Force Males	48.2%	48.0%	48.9%
2025 Labor Force Females	51.8%	52.0%	51.1%
Occupation			
2025 Occupation: Population Age 16 Years or Over	3,592	27,035	78,645
2025 Mgmt, Business, & Financial Operations	30.2%	30.9%	27.0%
2025 Professional, Related	36.7%	36.4%	38.9%
2025 Service	8.6%	7.8%	8.8%
2025 Sales, Office	16.5%	17.4%	17.0%
2025 Farming, Fishing, Forestry	-	0.4%	0.2%
2025 Construction, Extraction, Maintenance	5.0%	3.0%	3.2%
2025 Production, Transport, Material Moving	3.0%	4.2%	4.9%
2025 White Collar Workers	83.4%	84.6%	82.9%
2025 Blue Collar Workers	16.6%	15.4%	17.1%
Transportation to Work			
2025 Drive to Work Alone	72.6%	71.4%	72.2%
2025 Drive to Work in Carpool	5.1%	4.5%	4.5%
2025 Travel to Work by Public Transportation	0.1%	0.4%	0.5%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	0.3%	1.3%	1.4%
2025 Other Means	0.7%	1.1%	0.8%
2025 Work at Home	21.3%	21.1%	20.7%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	25.7%	26.1%	26.4%
2025 Travel to Work in 15 to 29 Minutes	58.1%	54.3%	53.0%
2025 Travel to Work in 30 to 59 Minutes	14.1%	17.2%	19.0%
2025 Travel to Work in 60 Minutes or More	2.1%	2.4%	1.6%
2025 Average Travel Time to Work	19.9	20.0	19.9
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$472.05 M	\$3.35 B	\$8.9 B
2025 Est. Apparel	\$8.4 M	\$60.1 M	\$160.66 M
2025 Est. Contributions, Tax and Retirement	\$175.5 M	\$1.19 B	\$3.06 B
2025 Est. Education	\$11.45 M	\$80.69 M	\$213.36 M
2025 Est. Entertainment	\$25.75 M	\$184.62 M	\$494.11 M
2025 Est. Food, Beverages, Tobacco	\$47.33 M	\$346.98 M	\$943.18 M
2025 Est. Health Care	\$20.7 M	\$163.4 M	\$452.81 M
2025 Est. Household Furnishings and Equipment	\$12.42 M	\$88.49 M	\$235.87 M
2025 Est. Household Operations, Shelter, Utilities	\$89.1 M	\$653.29 M	\$1.78 B
2025 Est. Miscellaneous Expenses	\$7.82 M	\$56.02 M	\$149.75 M
2025 Est. Personal Care	\$4.89 M	\$36.04 M	\$98.35 M
2025 Est. Transportation	\$68.69 M	\$489.72 M	\$1.31 B

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