

Full Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	7,450	56,856	160,467
2031 Projected Population	7,322	56,255	158,893
2020 Census Population	7,010	58,795	164,026
2010 Census Population	6,616	54,759	156,255
Projected Annual Growth 2026 to 2031	-0.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	0.8%	0.2%	0.2%
Households			
2026 Estimated Households	2,863	23,098	65,621
2031 Projected Households	2,809	22,853	64,932
2020 Census Households	2,692	23,200	65,339
2010 Census Households	2,624	22,074	63,065
Projected Annual Growth 2026 to 2031	-0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2026	0.6%	0.3%	0.3%
Age			
2026 Est. Population Under 10 Years	12.6%	12.0%	11.6%
2026 Est. Population 10 to 19 Years	14.0%	12.8%	12.6%
2026 Est. Population 20 to 29 Years	7.0%	7.8%	9.8%
2026 Est. Population 30 to 44 Years	16.7%	17.6%	18.6%
2026 Est. Population 45 to 59 Years	18.7%	17.9%	17.3%
2026 Est. Population 60 to 74 Years	21.1%	21.3%	19.8%
2026 Est. Population 75 Years or Over	9.8%	10.8%	10.4%
2026 Est. Median Age	43.9	44.5	42.5
Marital Status & Gender			
2026 Est. Male Population	49.0%	48.7%	49.4%
2026 Est. Female Population	51.0%	51.3%	50.6%
2026 Est. Never Married	26.9%	25.0%	26.8%
2026 Est. Now Married	61.4%	60.2%	57.4%
2026 Est. Separated or Divorced	8.3%	10.0%	10.7%
2026 Est. Widowed	3.4%	4.9%	5.1%
Income			
2026 Est. HH Income \$200,000 or More	51.5%	39.4%	33.2%
2026 Est. HH Income \$150,000 to \$199,999	11.3%	11.8%	12.0%
2026 Est. HH Income \$100,000 to \$149,999	14.8%	16.3%	17.1%
2026 Est. HH Income \$75,000 to \$99,999	5.4%	8.6%	9.2%
2026 Est. HH Income \$50,000 to \$74,999	8.0%	8.7%	11.3%
2026 Est. HH Income \$35,000 to \$49,999	3.5%	4.5%	5.3%
2026 Est. HH Income \$25,000 to \$34,999	3.5%	3.3%	4.2%
2026 Est. HH Income \$15,000 to \$24,999	1.2%	2.6%	3.1%
2026 Est. HH Income Under \$15,000	0.8%	4.7%	4.6%
2026 Est. Average Household Income	\$294,111	\$239,802	\$208,759
2026 Est. Median Household Income	\$208,643	\$167,259	\$149,791
2026 Est. Per Capita Income	\$113,051	\$97,504	\$85,502
2026 Est. Total Businesses	726	3,959	11,577
2026 Est. Total Employees	9,033	46,736	153,209

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Race				
2026 Est. White	87.3%	85.8%	81.5%	
2026 Est. Black	4.3%	5.3%	7.2%	
2026 Est. Asian or Pacific Islander	4.1%	4.4%	6.1%	
2026 Est. American Indian or Alaska Native	0.1%	-	0.1%	
2026 Est. Other Races	4.3%	4.5%	5.1%	
Hispanic				
2026 Est. Hispanic Population	229	1,952	6,371	
2026 Est. Hispanic Population	3.1%	3.4%	4.0%	
2031 Proj. Hispanic Population	3.9%	4.3%	4.7%	
2020 Hispanic Population	2.3%	2.9%	3.6%	
Education (Adults 25 & Older)				
2026 Est. Adult Population (25 Years or Over)	5,145	40,337	113,430	
2026 Est. Elementary (Grade Level 0 to 8)	1.0%	0.6%	0.9%	
2026 Est. Some High School (Grade Level 9 to 11)	0.6%	1.0%	1.4%	
2026 Est. High School Graduate	5.0%	8.2%	9.7%	
2026 Est. Some College	9.9%	11.1%	12.8%	
2026 Est. Associate Degree Only	6.3%	4.8%	5.2%	
2026 Est. Bachelor Degree Only	41.2%	37.6%	36.2%	
2026 Est. Graduate Degree	36.0%	36.6%	33.8%	
Housing				
2026 Est. Total Housing Units	3,044	24,636	69,951	
2026 Est. Owner-Occupied	83.4%	76.9%	73.4%	
2026 Est. Renter-Occupied	10.7%	16.8%	20.4%	
2026 Est. Vacant Housing	5.9%	6.2%	6.2%	
Homes Built by Year				
2026 Homes Built 2010 or later	9.7%	8.9%	6.8%	
2026 Homes Built 2000 to 2009	4.2%	6.3%	6.2%	
2026 Homes Built 1990 to 1999	5.8%	5.9%	6.8%	
2026 Homes Built 1980 to 1989	17.1%	12.5%	12.3%	
2026 Homes Built 1970 to 1979	14.0%	14.6%	16.5%	
2026 Homes Built 1960 to 1969	17.4%	12.4%	13.2%	
2026 Homes Built 1950 to 1959	19.8%	16.2%	16.8%	
2026 Homes Built Before 1949	6.0%	17.0%	15.2%	
Home Values				
2026 Home Value \$1,000,000 or More	14.6%	13.2%	10.5%	
2026 Home Value \$500,000 to \$999,999	49.1%	43.6%	34.0%	
2026 Home Value \$400,000 to \$499,999	12.9%	15.1%	14.4%	
2026 Home Value \$300,000 to \$399,999	12.0%	14.3%	17.9%	
2026 Home Value \$200,000 to \$299,999	7.5%	7.0%	14.0%	
2026 Home Value \$150,000 to \$199,999	1.9%	3.5%	5.2%	
2026 Home Value \$100,000 to \$149,999	0.8%	2.0%	2.2%	
2026 Home Value \$50,000 to \$99,999	0.5%	0.7%	0.7%	
2026 Home Value \$25,000 to \$49,999	0.3%	0.3%	0.4%	
2026 Home Value Under \$25,000	0.3%	0.3%	0.6%	
2026 Median Home Value	\$622,825	\$580,370	\$520,193	
2026 Median Rent	\$1,483	\$1,250	\$1,250	

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Labor Force				
2026 Est. Labor Population Age 16 Years or Over		5,842	45,657	129,881
2026 Est. Civilian Employed		62.0%	60.5%	62.1%
2026 Est. Civilian Unemployed		2.4%	1.1%	1.3%
2026 Est. in Armed Forces		-	-	-
2026 Est. not in Labor Force		35.5%	38.4%	36.5%
2026 Labor Force Males		48.1%	48.0%	48.9%
2026 Labor Force Females		51.9%	52.0%	51.1%
Occupation				
2026 Occupation: Population Age 16 Years or Over		3,622	27,622	80,626
2026 Mgmt, Business, & Financial Operations		28.2%	29.3%	25.7%
2026 Professional, Related		37.6%	36.9%	38.6%
2026 Service		9.1%	9.1%	10.1%
2026 Sales, Office		18.0%	18.3%	17.9%
2026 Farming, Fishing, Forestry		-	-	-
2026 Construction, Extraction, Maintenance		4.1%	2.6%	2.8%
2026 Production, Transport, Material Moving		2.9%	3.8%	4.8%
2026 White Collar Workers		83.9%	84.4%	82.2%
2026 Blue Collar Workers		16.1%	15.6%	17.8%
Transportation to Work				
2026 Drive to Work Alone		74.8%	71.9%	72.4%
2026 Drive to Work in Carpool		6.2%	6.6%	6.7%
2026 Travel to Work by Public Transportation		0.4%	0.7%	0.7%
2026 Drive to Work on Motorcycle		-	-	-
2026 Walk or Bicycle to Work		0.3%	1.2%	1.2%
2026 Other Means		0.5%	0.9%	0.6%
2026 Work at Home		17.9%	18.7%	18.3%
Travel Time				
2026 Travel to Work in 14 Minutes or Less		26.8%	26.9%	27.0%
2026 Travel to Work in 15 to 29 Minutes		56.6%	54.3%	51.8%
2026 Travel to Work in 30 to 59 Minutes		14.5%	16.9%	19.6%
2026 Travel to Work in 60 Minutes or More		2.2%	1.8%	1.6%
2026 Average Travel Time to Work		20.2	20.0	20.2
Consumer Expenditure				
2026 Est. Total Household Expenditure		\$431.31 M	\$3.07 B	\$8.19 B
2026 Est. Apparel		\$8.8 M	\$63.34 M	\$170.62 M
2026 Est. Contributions, Tax and Retirement		\$154.21 M	\$1.05 B	\$2.7 B
2026 Est. Education		\$7.76 M	\$54.82 M	\$145.41 M
2026 Est. Entertainment		\$19.82 M	\$142.83 M	\$384.82 M
2026 Est. Food, Beverages, Tobacco		\$46.52 M	\$340.63 M	\$930.13 M
2026 Est. Health Care		\$20.66 M	\$164.2 M	\$455.72 M
2026 Est. Household Furnishings and Equipment		\$10.92 M	\$78.1 M	\$209.19 M
2026 Est. Household Operations, Shelter, Utilities		\$92.53 M	\$675.6 M	\$1.84 B
2026 Est. Miscellaneous Expenses		\$6.31 M	\$45.28 M	\$121.48 M
2026 Est. Personal Care		\$3.88 M	\$28.59 M	\$78.49 M
2026 Est. Transportation		\$59.91 M	\$430.06 M	\$1.15 B

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