

## Full Profile

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



Lat/Lon: 38.5965/-90.4802

| 13721 Manchester Rd<br>Ballwin, MO 63011   | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| <b>Population</b>                          |             |             |             |
| 2025 Estimated Population                  | 5,927       | 63,390      | 161,867     |
| 2030 Projected Population                  | 5,894       | 63,252      | 159,508     |
| 2020 Census Population                     | 6,369       | 64,536      | 166,552     |
| 2010 Census Population                     | 5,975       | 61,933      | 160,374     |
| Projected Annual Growth 2025 to 2030       | -0.1%       | -           | -0.3%       |
| Historical Annual Growth 2010 to 2025      | -           | 0.2%        | -           |
| <b>Households</b>                          |             |             |             |
| 2025 Estimated Households                  | 2,419       | 25,819      | 65,042      |
| 2030 Projected Households                  | 2,422       | 26,016      | 64,705      |
| 2020 Census Households                     | 2,506       | 25,749      | 65,767      |
| 2010 Census Households                     | 2,337       | 24,588      | 63,541      |
| Projected Annual Growth 2025 to 2030       | -           | 0.2%        | -0.1%       |
| Historical Annual Growth 2010 to 2025      | 0.2%        | 0.3%        | 0.2%        |
| <b>Age</b>                                 |             |             |             |
| 2025 Est. Population Under 10 Years        | 11.2%       | 11.6%       | 11.5%       |
| 2025 Est. Population 10 to 19 Years        | 11.3%       | 12.0%       | 12.6%       |
| 2025 Est. Population 20 to 29 Years        | 10.2%       | 10.1%       | 9.4%        |
| 2025 Est. Population 30 to 44 Years        | 16.6%       | 18.5%       | 18.1%       |
| 2025 Est. Population 45 to 59 Years        | 17.5%       | 17.5%       | 18.0%       |
| 2025 Est. Population 60 to 74 Years        | 23.2%       | 20.3%       | 20.2%       |
| 2025 Est. Population 75 Years or Over      | 10.1%       | 9.9%        | 10.3%       |
| 2025 Est. Median Age                       | 45.8        | 43.0        | 43.2        |
| <b>Marital Status &amp; Gender</b>         |             |             |             |
| 2025 Est. Male Population                  | 49.9%       | 49.5%       | 49.3%       |
| 2025 Est. Female Population                | 50.1%       | 50.5%       | 50.7%       |
| 2025 Est. Never Married                    | 20.0%       | 24.9%       | 24.1%       |
| 2025 Est. Now Married                      | 60.8%       | 57.3%       | 58.5%       |
| 2025 Est. Separated or Divorced            | 13.1%       | 12.1%       | 11.4%       |
| 2025 Est. Widowed                          | 6.2%        | 5.7%        | 6.0%        |
| <b>Income</b>                              |             |             |             |
| 2025 Est. HH Income \$200,000 or More      | 34.0%       | 29.0%       | 29.1%       |
| 2025 Est. HH Income \$150,000 to \$199,999 | 13.9%       | 11.1%       | 12.5%       |
| 2025 Est. HH Income \$100,000 to \$149,999 | 19.6%       | 18.7%       | 18.6%       |
| 2025 Est. HH Income \$75,000 to \$99,999   | 5.8%        | 9.6%        | 10.3%       |
| 2025 Est. HH Income \$50,000 to \$74,999   | 11.0%       | 13.2%       | 11.6%       |
| 2025 Est. HH Income \$35,000 to \$49,999   | 5.4%        | 6.5%        | 6.8%        |
| 2025 Est. HH Income \$25,000 to \$34,999   | 2.6%        | 4.0%        | 3.9%        |
| 2025 Est. HH Income \$15,000 to \$24,999   | 2.3%        | 3.8%        | 3.2%        |
| 2025 Est. HH Income Under \$15,000         | 5.3%        | 4.1%        | 4.1%        |
| 2025 Est. Average Household Income         | \$218,046   | \$199,065   | \$199,540   |
| 2025 Est. Median Household Income          | \$152,144   | \$138,562   | \$138,370   |
| 2025 Est. Per Capita Income                | \$89,136    | \$81,207    | \$80,302    |
| 2025 Est. Total Businesses                 | 508         | 3,102       | 9,001       |
| 2025 Est. Total Employees                  | 6,305       | 33,687      | 115,197     |

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| <b>Race</b>                                      |             |             |             |  |
| 2025 Est. White                                  | 82.2%       | 81.8%       | 82.4%       |  |
| 2025 Est. Black                                  | 4.5%        | 5.2%        | 5.3%        |  |
| 2025 Est. Asian or Pacific Islander              | 8.4%        | 7.3%        | 7.3%        |  |
| 2025 Est. American Indian or Alaska Native       | 0.1%        | 0.1%        | -           |  |
| 2025 Est. Other Races                            | 4.9%        | 5.6%        | 4.9%        |  |
| <b>Hispanic</b>                                  |             |             |             |  |
| 2025 Est. Hispanic Population                    | 209         | 2,740       | 6,045       |  |
| 2025 Est. Hispanic Population                    | 3.5%        | 4.3%        | 3.7%        |  |
| 2030 Proj. Hispanic Population                   | 4.0%        | 4.9%        | 4.3%        |  |
| 2020 Hispanic Population                         | 4.7%        | 4.5%        | 3.7%        |  |
| <b>Education (Adults 25 &amp; Older)</b>         |             |             |             |  |
| 2025 Est. Adult Population (25 Years or Over)    | 4,258       | 45,186      | 114,782     |  |
| 2025 Est. Elementary (Grade Level 0 to 8)        | 0.5%        | 1.0%        | 1.0%        |  |
| 2025 Est. Some High School (Grade Level 9 to 11) | 0.7%        | 1.8%        | 1.5%        |  |
| 2025 Est. High School Graduate                   | 8.9%        | 11.0%       | 11.3%       |  |
| 2025 Est. Some College                           | 9.7%        | 12.4%       | 13.3%       |  |
| 2025 Est. Associate Degree Only                  | 3.7%        | 5.7%        | 5.7%        |  |
| 2025 Est. Bachelor Degree Only                   | 40.9%       | 37.1%       | 36.7%       |  |
| 2025 Est. Graduate Degree                        | 35.6%       | 31.0%       | 30.4%       |  |
| <b>Housing</b>                                   |             |             |             |  |
| 2025 Est. Total Housing Units                    | 2,570       | 27,548      | 69,452      |  |
| 2025 Est. Owner-Occupied                         | 70.6%       | 69.9%       | 73.9%       |  |
| 2025 Est. Renter-Occupied                        | 23.5%       | 23.8%       | 19.7%       |  |
| 2025 Est. Vacant Housing                         | 5.9%        | 6.3%        | 6.3%        |  |
| <b>Homes Built by Year</b>                       |             |             |             |  |
| 2025 Homes Built 2010 or later                   | 8.4%        | 7.0%        | 6.8%        |  |
| 2025 Homes Built 2000 to 2009                    | 5.4%        | 5.1%        | 7.0%        |  |
| 2025 Homes Built 1990 to 1999                    | 12.5%       | 9.9%        | 10.7%       |  |
| 2025 Homes Built 1980 to 1989                    | 24.2%       | 16.7%       | 15.5%       |  |
| 2025 Homes Built 1970 to 1979                    | 26.3%       | 24.5%       | 20.6%       |  |
| 2025 Homes Built 1960 to 1969                    | 6.4%        | 14.6%       | 13.5%       |  |
| 2025 Homes Built 1950 to 1959                    | 5.1%        | 9.4%        | 10.2%       |  |
| 2025 Homes Built Before 1949                     | 5.8%        | 6.5%        | 9.5%        |  |
| <b>Home Values</b>                               |             |             |             |  |
| 2025 Home Value \$1,000,000 or More              | 5.9%        | 6.4%        | 6.2%        |  |
| 2025 Home Value \$500,000 to \$999,999           | 35.4%       | 25.5%       | 26.9%       |  |
| 2025 Home Value \$400,000 to \$499,999           | 24.6%       | 15.3%       | 16.2%       |  |
| 2025 Home Value \$300,000 to \$399,999           | 16.3%       | 21.1%       | 20.7%       |  |
| 2025 Home Value \$200,000 to \$299,999           | 13.0%       | 21.0%       | 19.4%       |  |
| 2025 Home Value \$150,000 to \$199,999           | 2.0%        | 5.6%        | 5.4%        |  |
| 2025 Home Value \$100,000 to \$149,999           | 1.4%        | 2.8%        | 2.9%        |  |
| 2025 Home Value \$50,000 to \$99,999             | 0.7%        | 1.1%        | 1.2%        |  |
| 2025 Home Value \$25,000 to \$49,999             | 0.2%        | 0.7%        | 0.5%        |  |
| 2025 Home Value Under \$25,000                   | 0.6%        | 0.6%        | 0.6%        |  |
| 2025 Median Home Value                           | \$495,920   | \$441,285   | \$440,769   |  |
| 2025 Median Rent                                 | \$1,193     | \$1,195     | \$1,186     |  |

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| <b>Labor Force</b>                                 |             |             |             |  |
| 2025 Est. Labor Population Age 16 Years or Over    | 4,890       | 51,508      | 131,061     |  |
| 2025 Est. Civilian Employed                        | 55.7%       | 60.9%       | 59.9%       |  |
| 2025 Est. Civilian Unemployed                      | 0.6%        | 1.9%        | 2.0%        |  |
| 2025 Est. in Armed Forces                          | -           | 0.1%        | 0.1%        |  |
| 2025 Est. not in Labor Force                       | 43.7%       | 37.0%       | 38.0%       |  |
| 2025 Labor Force Males                             | 49.0%       | 49.1%       | 48.8%       |  |
| 2025 Labor Force Females                           | 51.0%       | 50.9%       | 51.2%       |  |
| <b>Occupation</b>                                  |             |             |             |  |
| 2025 Occupation: Population Age 16 Years or Over   | 2,721       | 31,372      | 78,453      |  |
| 2025 Mgmt, Business, & Financial Operations        | 35.2%       | 25.2%       | 26.8%       |  |
| 2025 Professional, Related                         | 34.5%       | 38.7%       | 37.6%       |  |
| 2025 Service                                       | 7.7%        | 8.4%        | 8.7%        |  |
| 2025 Sales, Office                                 | 15.5%       | 17.9%       | 17.5%       |  |
| 2025 Farming, Fishing, Forestry                    | -           | -           | 0.2%        |  |
| 2025 Construction, Extraction, Maintenance         | 3.0%        | 4.2%        | 3.7%        |  |
| 2025 Production, Transport, Material Moving        | 4.0%        | 5.4%        | 5.5%        |  |
| 2025 White Collar Workers                          | 85.3%       | 81.9%       | 81.8%       |  |
| 2025 Blue Collar Workers                           | 14.7%       | 18.1%       | 18.2%       |  |
| <b>Transportation to Work</b>                      |             |             |             |  |
| 2025 Drive to Work Alone                           | 77.3%       | 73.9%       | 73.0%       |  |
| 2025 Drive to Work in Carpool                      | 3.8%        | 4.2%        | 4.3%        |  |
| 2025 Travel to Work by Public Transportation       | 0.8%        | 0.3%        | 0.4%        |  |
| 2025 Drive to Work on Motorcycle                   | -           | -           | -           |  |
| 2025 Walk or Bicycle to Work                       | 0.4%        | 0.6%        | 1.0%        |  |
| 2025 Other Means                                   | 0.5%        | 0.6%        | 0.7%        |  |
| 2025 Work at Home                                  | 17.1%       | 20.2%       | 20.4%       |  |
| <b>Travel Time</b>                                 |             |             |             |  |
| 2025 Travel to Work in 14 Minutes or Less          | 21.2%       | 25.1%       | 22.6%       |  |
| 2025 Travel to Work in 15 to 29 Minutes            | 49.7%       | 51.6%       | 50.5%       |  |
| 2025 Travel to Work in 30 to 59 Minutes            | 27.2%       | 22.1%       | 24.9%       |  |
| 2025 Travel to Work in 60 Minutes or More          | 1.9%        | 1.2%        | 2.1%        |  |
| 2025 Average Travel Time to Work                   | 22.2        | 21.0        | 21.7        |  |
| <b>Consumer Expenditure</b>                        |             |             |             |  |
| 2025 Est. Total Household Expenditure              | \$344.37 M  | \$3.41 B    | \$8.7 B     |  |
| 2025 Est. Apparel                                  | \$6.19 M    | \$61.7 M    | \$157.7 M   |  |
| 2025 Est. Contributions, Tax and Retirement        | \$120.02 M  | \$1.14 B    | \$2.94 B    |  |
| 2025 Est. Education                                | \$8.26 M    | \$81.33 M   | \$208.19 M  |  |
| 2025 Est. Entertainment                            | \$19.04 M   | \$189.92 M  | \$485.38 M  |  |
| 2025 Est. Food, Beverages, Tobacco                 | \$36.1 M    | \$366.33 M  | \$934.28 M  |  |
| 2025 Est. Health Care                              | \$17.03 M   | \$178.4 M   | \$454.43 M  |  |
| 2025 Est. Household Furnishings and Equipment      | \$9.1 M     | \$90.41 M   | \$231.19 M  |  |
| 2025 Est. Household Operations, Shelter, Utilities | \$68.91 M   | \$691.8 M   | \$1.75 B    |  |
| 2025 Est. Miscellaneous Expenses                   | \$5.77 M    | \$57.51 M   | \$147.04 M  |  |
| 2025 Est. Personal Care                            | \$3.76 M    | \$38.31 M   | \$97.65 M   |  |
| 2025 Est. Transportation                           | \$50.18 M   | \$504.7 M   | \$1.3 B     |  |

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