Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE PROPERTIES

Lat/Lon: 38.594/-90.5026

14205 Manchester Rd **Manchester, MO 63011**	**1 mi radius**	**3 mi radius**	**5 mi radius**
Population			
2023 Estimated Population	8,123	77,212	165,334
2028 Projected Population	8,131	76,228	164,782
2020 Census Population	8,183	77,901	166,904
2010 Census Population	8,090	75,365	160,962
Projected Annual Growth 2023 to 2028	-	-0.3%	-
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%
Households			
2023 Estimated Households	3,301	31,428	65,503
2028 Projected Households	3,282	30,756	64,697
2020 Census Households	3,283	31,417	65,430
2010 Census Households	3,227	30,172	63,043
Projected Annual Growth 2023 to 2028	-0.1%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.3%	0.3%
Age			
2023 Est. Population Under 10 Years	12.7%	11.3%	11.2%
2023 Est. Population 10 to 19 Years	11.5%	12.0%	12.8%
2023 Est. Population 20 to 29 Years	15.6%	10.9%	9.5%
2023 Est. Population 30 to 44 Years	19.4%	19.2%	18.3%
2023 Est. Population 45 to 59 Years	17.1%	19.0%	19.4%
2023 Est. Population 60 to 74 Years	17.8%	20.0%	20.8%
2023 Est. Population 75 Years or Over	5.8%	7.5%	8.0%
2023 Est. Median Age	37.7	42.1	43.1
Marital Status & Gender			
2023 Est. Male Population	49.7%	48.8%	48.7%
2023 Est. Female Population	50.3%	51.2%	51.3%
2023 Est. Never Married	28.2%	24.6%	23.9%
2023 Est. Now Married	54.7%	56.8%	59.3%
2023 Est. Separated or Divorced	12.9%	12.8%	11.0%
2023 Est. Widowed	4.1%	5.8%	5.8%
Income			
2023 Est. HH Income $200,000 or More	19.8%	23.9%	27.9%
2023 Est. HH Income $150,000 to $199,999	8.3%	11.4%	12.7%
2023 Est. HH Income $100,000 to $149,999	20.4%	17.6%	17.8%
2023 Est. HH Income $75,000 to $99,999	11.9%	10.8%	10.0%
2023 Est. HH Income $50,000 to $74,999	17.3%	13.7%	12.4%
2023 Est. HH Income $35,000 to $49,999	7.7%	7.8%	7.2%
2023 Est. HH Income $25,000 to $34,999	4.7%	5.7%	4.3%
2023 Est. HH Income $15,000 to $24,999	4.2%	4.0%	3.7%
2023 Est. HH Income Under $15,000	5.8%	5.1%	4.0%
2023 Est. Average Household Income	$132,647	$167,421	$189,745
2023 Est. Median Household Income	$106,762	$117,442	$131,329
2023 Est. Per Capita Income	$53,929	$68,220	$75,279
2023 Est. Total Businesses	564	2,863	7,848
2023 Est. Total Employees	5,919	27,169	99,734

PACE
P R O P E R T I E S

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Race			
2023 Est. White	74.4%	81.7%	82.6%
2023 Est. Black	7.4%	4.8%	4.2%
2023 Est. Asian or Pacific Islander	12.1%	8.7%	8.7%
2023 Est. American Indian or Alaska Native	0.2%	0.1%	-
2023 Est. Other Races	5.9%	4.7%	4.3%
Hispanic			
2023 Est. Hispanic Population	326	2,442	4,774
2023 Est. Hispanic Population	4.0%	3.2%	2.9%
2028 Proj. Hispanic Population	4.0%	3.2%	2.9%
2020 Hispanic Population	4.7%	3.9%	3.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,523	55,294	118,019
2023 Est. Elementary (Grade Level 0 to 8)	0.3%	1.0%	0.9%
2023 Est. Some High School (Grade Level 9 to 11)	3.0%	1.9%	1.6%
2023 Est. High School Graduate	19.7%	13.2%	12.4%
2023 Est. Some College	14.5%	15.4%	14.5%
2023 Est. Associate Degree Only	6.2%	6.3%	6.2%
2023 Est. Bachelor Degree Only	30.5%	34.9%	35.6%
2023 Est. Graduate Degree	25.8%	27.4%	28.7%
Housing			
2023 Est. Total Housing Units	3,456	32,850	68,508
2023 Est. Owner-Occupied	58.9%	74.9%	78.6%
2023 Est. Renter-Occupied	36.6%	20.8%	17.0%
2023 Est. Vacant Housing	4.5%	4.3%	4.4%
Homes Built by Year			
2023 Homes Built 2010 or later	5.5%	4.8%	6.0%
2023 Homes Built 2000 to 2009	3.9%	6.6%	7.4%
2023 Homes Built 1990 to 1999	3.2%	9.4%	10.5%
2023 Homes Built 1980 to 1989	16.5%	18.7%	17.4%
2023 Homes Built 1970 to 1979	29.2%	28.2%	24.2%
2023 Homes Built 1960 to 1969	25.3%	16.4%	14.2%
2023 Homes Built 1950 to 1959	7.3%	7.1%	9.5%
2023 Homes Built Before 1949	4.6%	4.6%	6.5%
Home Values			
2023 Home Value $1,000,000 or More	4.2%	4.4%	4.7%
2023 Home Value $500,000 to $999,999	8.8%	12.4%	16.8%
2023 Home Value $400,000 to $499,999	11.3%	12.5%	15.0%
2023 Home Value $300,000 to $399,999	24.7%	20.8%	21.3%
2023 Home Value $200,000 to $299,999	30.2%	28.5%	24.1%
2023 Home Value $150,000 to $199,999	13.0%	11.0%	8.7%
2023 Home Value $100,000 to $149,999	2.6%	6.3%	5.3%
2023 Home Value $50,000 to $99,999	1.7%	2.4%	2.5%
2023 Home Value $25,000 to $49,999	0.8%	0.6%	0.6%
2023 Home Value Under $25,000	2.7%	1.2%	1.0%
2023 Median Home Value	$314,823	$340,812	$369,410
2023 Median Rent	$1,102	$1,085	$1,120

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,520	62,685	133,852
2023 Est. Civilian Employed	61.6%	63.2%	61.9%
2023 Est. Civilian Unemployed	1.2%	1.2%	1.2%
2023 Est. in Armed Forces	-	0.3%	0.2%
2023 Est. not in Labor Force	37.2%	35.3%	36.6%
2023 Labor Force Males	49.4%	48.3%	48.1%
2023 Labor Force Females	50.6%	51.7%	51.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,014	39,590	82,871
2023 Mgmt, Business, & Financial Operations	24.9%	25.3%	26.5%
2023 Professional, Related	35.6%	36.2%	35.5%
2023 Service	10.5%	9.4%	8.9%
2023 Sales, Office	16.0%	18.6%	18.7%
2023 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	4.1%	3.4%	3.3%
2023 Production, Transport, Material Moving	8.4%	6.9%	6.9%
2023 White Collar Workers	76.5%	80.1%	80.6%
2023 Blue Collar Workers	23.5%	19.9%	19.4%
Transportation to Work			
2023 Drive to Work Alone	71.1%	63.8%	62.1%
2023 Drive to Work in Carpool	3.4%	3.4%	3.6%
2023 Travel to Work by Public Transportation	0.4%	0.3%	0.3%
2023 Drive to Work on Motorcycle	-	0.3%	0.2%
2023 Walk or Bicycle to Work	0.2%	0.6%	0.8%
2023 Other Means	-	0.5%	0.5%
2023 Work at Home	24.9%	31.0%	32.4%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	15.4%	23.1%	23.5%
2023 Travel to Work in 15 to 29 Minutes	52.4%	48.2%	47.5%
2023 Travel to Work in 30 to 59 Minutes	30.5%	26.8%	27.0%
2023 Travel to Work in 60 Minutes or More	1.8%	1.8%	2.0%
2023 Average Travel Time to Work	23.3	22.0	22.0
Consumer Expenditure			
2023 Est. Total Household Expenditure	$286.2 M	$3.26 B	$7.52 B
2023 Est. Apparel	$10.24 M	$117.64 M	$272.85 M
2023 Est. Contributions, Gifts	$17.85 M	$210.62 M	$496.4 M
2023 Est. Education, Reading	$10.27 M	$123.67 M	$294.02 M
2023 Est. Entertainment	$16.53 M	$191.06 M	$444.17 M
2023 Est. Food, Beverages, Tobacco	$42.96 M	$483.29 M	$1.11 B
2023 Est. Furnishings, Equipment	$10.24 M	$117.84 M	$273.47 M
2023 Est. Health Care, Insurance	$25.51 M	$289.23 M	$663.42 M
2023 Est. Household Operations, Shelter, Utilities	$91.63 M	$1.04 B	$2.38 B
2023 Est. Miscellaneous Expenses	$5.44 M	$62.48 M	$144.57 M
2023 Est. Personal Care	$3.83 M	$43.6 M	$100.55 M
2023 Est. Transportation	$51.69 M	$583.4 M	$1.34 B