

## Full Profile

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



Lat/Lon: 38.593/-90.5182

14430 - 14436 Manchester Rd				
Manchester, MO 63011				
	1 mi radius	3 mi radius	5 mi radius	
<b>Population</b>				
2025 Estimated Population	8,746	83,472	159,896	
2030 Projected Population	8,515	81,797	157,651	
2020 Census Population	8,860	86,944	165,010	
2010 Census Population	8,844	84,788	159,124	
Projected Annual Growth 2025 to 2030	-0.5%	-0.4%	-0.3%	
Historical Annual Growth 2010 to 2025	-	-0.1%	-	
<b>Households</b>				
2025 Estimated Households	3,447	34,234	63,985	
2030 Projected Households	3,382	33,918	63,760	
2020 Census Households	3,503	34,981	64,645	
2010 Census Households	3,475	33,715	61,953	
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-	
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%	
<b>Age</b>				
2025 Est. Population Under 10 Years	12.9%	11.6%	11.1%	
2025 Est. Population 10 to 19 Years	11.9%	12.0%	12.6%	
2025 Est. Population 20 to 29 Years	11.1%	10.3%	9.7%	
2025 Est. Population 30 to 44 Years	21.2%	19.4%	18.0%	
2025 Est. Population 45 to 59 Years	17.2%	18.0%	18.3%	
2025 Est. Population 60 to 74 Years	17.2%	19.4%	20.1%	
2025 Est. Population 75 Years or Over	8.4%	9.2%	10.2%	
2025 Est. Median Age	39.3	42.1	43.4	
<b>Marital Status &amp; Gender</b>				
2025 Est. Male Population	49.3%	48.9%	49.5%	
2025 Est. Female Population	50.7%	51.1%	50.5%	
2025 Est. Never Married	26.4%	24.8%	24.0%	
2025 Est. Now Married	57.4%	57.0%	59.2%	
2025 Est. Separated or Divorced	11.8%	12.4%	11.0%	
2025 Est. Widowed	4.5%	5.9%	5.8%	
<b>Income</b>				
2025 Est. HH Income \$200,000 or More	15.1%	22.8%	29.3%	
2025 Est. HH Income \$150,000 to \$199,999	13.3%	12.9%	12.5%	
2025 Est. HH Income \$100,000 to \$149,999	22.1%	21.0%	19.4%	
2025 Est. HH Income \$75,000 to \$99,999	15.5%	10.4%	10.5%	
2025 Est. HH Income \$50,000 to \$74,999	14.2%	12.9%	11.4%	
2025 Est. HH Income \$35,000 to \$49,999	6.3%	8.2%	6.7%	
2025 Est. HH Income \$25,000 to \$34,999	6.3%	4.0%	3.6%	
2025 Est. HH Income \$15,000 to \$24,999	3.9%	3.8%	3.0%	
2025 Est. HH Income Under \$15,000	3.4%	4.0%	3.5%	
2025 Est. Average Household Income	\$134,763	\$168,003	\$193,853	
2025 Est. Median Household Income	\$106,109	\$120,253	\$139,029	
2025 Est. Per Capita Income	\$53,166	\$68,966	\$77,694	
2025 Est. Total Businesses	502	2,811	7,988	
2025 Est. Total Employees	4,289	24,527	95,926	

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Race				
2025 Est. White	78.8%	80.1%	81.1%	
2025 Est. Black	6.2%	5.3%	4.9%	
2025 Est. Asian or Pacific Islander	8.8%	9.3%	8.9%	
2025 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%	
2025 Est. Other Races	6.0%	5.2%	4.9%	
Hispanic				
2025 Est. Hispanic Population	400	3,248	6,185	
2025 Est. Hispanic Population	4.6%	3.9%	3.9%	
2030 Proj. Hispanic Population	5.0%	4.4%	4.5%	
2020 Hispanic Population	4.8%	4.1%	3.8%	
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)	6,126	59,529	113,666	
2025 Est. Elementary (Grade Level 0 to 8)	1.4%	1.0%	0.9%	
2025 Est. Some High School (Grade Level 9 to 11)	2.6%	1.7%	1.5%	
2025 Est. High School Graduate	17.2%	12.3%	11.1%	
2025 Est. Some College	14.3%	14.0%	13.4%	
2025 Est. Associate Degree Only	9.0%	6.1%	6.1%	
2025 Est. Bachelor Degree Only	33.1%	37.2%	37.2%	
2025 Est. Graduate Degree	22.5%	27.8%	29.8%	
Housing				
2025 Est. Total Housing Units	3,678	36,386	68,252	
2025 Est. Owner-Occupied	68.6%	71.2%	73.2%	
2025 Est. Renter-Occupied	25.1%	22.9%	20.6%	
2025 Est. Vacant Housing	6.3%	5.9%	6.3%	
Homes Built by Year				
2025 Homes Built 2010 or later	3.2%	5.2%	6.2%	
2025 Homes Built 2000 to 2009	2.2%	6.4%	7.2%	
2025 Homes Built 1990 to 1999	3.6%	13.4%	13.5%	
2025 Homes Built 1980 to 1989	11.5%	18.1%	18.5%	
2025 Homes Built 1970 to 1979	21.9%	24.7%	23.4%	
2025 Homes Built 1960 to 1969	29.6%	14.2%	11.8%	
2025 Homes Built 1950 to 1959	15.7%	7.4%	7.8%	
2025 Homes Built Before 1949	6.0%	4.6%	5.4%	
Home Values				
2025 Home Value \$1,000,000 or More	1.3%	2.3%	3.8%	
2025 Home Value \$500,000 to \$999,999	3.4%	16.1%	25.9%	
2025 Home Value \$400,000 to \$499,999	13.7%	17.0%	19.5%	
2025 Home Value \$300,000 to \$399,999	29.9%	26.3%	21.4%	
2025 Home Value \$200,000 to \$299,999	34.8%	27.3%	19.8%	
2025 Home Value \$150,000 to \$199,999	9.9%	6.2%	5.2%	
2025 Home Value \$100,000 to \$149,999	3.4%	2.7%	2.3%	
2025 Home Value \$50,000 to \$99,999	1.3%	0.9%	1.0%	
2025 Home Value \$25,000 to \$49,999	1.3%	0.5%	0.5%	
2025 Home Value Under \$25,000	1.1%	0.7%	0.6%	
2025 Median Home Value	\$298,465	\$367,118	\$425,061	
2025 Median Rent	\$1,127	\$1,196	\$1,201	

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Labor Force				
2025 Est. Labor Population Age 16 Years or Over	7,003	67,697	130,191	
2025 Est. Civilian Employed	66.4%	62.0%	60.1%	
2025 Est. Civilian Unemployed	1.8%	2.1%	2.1%	
2025 Est. in Armed Forces	0.8%	0.2%	0.1%	
2025 Est. not in Labor Force	31.0%	35.7%	37.7%	
2025 Labor Force Males	49.1%	48.2%	49.1%	
2025 Labor Force Females	50.9%	51.8%	50.9%	
Occupation				
2025 Occupation: Population Age 16 Years or Over	4,650	41,944	78,261	
2025 Mgmt, Business, & Financial Operations	20.6%	25.3%	26.6%	
2025 Professional, Related	36.8%	38.0%	37.8%	
2025 Service	11.2%	8.9%	8.4%	
2025 Sales, Office	17.9%	17.8%	17.7%	
2025 Farming, Fishing, Forestry	0.1%	-	-	
2025 Construction, Extraction, Maintenance	5.6%	4.1%	3.8%	
2025 Production, Transport, Material Moving	7.8%	5.9%	5.6%	
2025 White Collar Workers	75.3%	81.0%	82.1%	
2025 Blue Collar Workers	24.7%	19.0%	17.9%	
Transportation to Work				
2025 Drive to Work Alone	76.0%	74.8%	73.3%	
2025 Drive to Work in Carpool	4.2%	4.2%	4.0%	
2025 Travel to Work by Public Transportation	0.5%	0.4%	0.3%	
2025 Drive to Work on Motorcycle	-	-	-	
2025 Walk or Bicycle to Work	0.4%	0.6%	0.8%	
2025 Other Means	0.3%	0.5%	0.6%	
2025 Work at Home	18.7%	19.5%	20.8%	
Travel Time				
2025 Travel to Work in 14 Minutes or Less	26.4%	20.3%	21.7%	
2025 Travel to Work in 15 to 29 Minutes	50.0%	48.7%	47.5%	
2025 Travel to Work in 30 to 59 Minutes	23.1%	29.2%	28.8%	
2025 Travel to Work in 60 Minutes or More	0.4%	1.7%	2.0%	
2025 Average Travel Time to Work	20.9	22.8	22.6	
Consumer Expenditure				
2025 Est. Total Household Expenditure	\$400.94 M	\$4.28 B	\$8.63 B	
2025 Est. Apparel	\$7.41 M	\$78.22 M	\$156.45 M	
2025 Est. Contributions, Tax and Retirement	\$120.05 M	\$1.38 B	\$2.92 B	
2025 Est. Education	\$9.42 M	\$101.82 M	\$206.6 M	
2025 Est. Entertainment	\$22.89 M	\$241.07 M	\$481.46 M	
2025 Est. Food, Beverages, Tobacco	\$46.34 M	\$472.95 M	\$926.25 M	
2025 Est. Health Care	\$23.27 M	\$234.49 M	\$446.02 M	
2025 Est. Household Furnishings and Equipment	\$10.76 M	\$114.25 M	\$229.36 M	
2025 Est. Household Operations, Shelter, Utilities	\$86.31 M	\$885.22 M	\$1.74 B	
2025 Est. Miscellaneous Expenses	\$6.9 M	\$72.94 M	\$145.89 M	
2025 Est. Personal Care	\$4.91 M	\$49.67 M	\$96.82 M	
2025 Est. Transportation	\$62.68 M	\$649.62 M	\$1.29 B	

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