Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE PROPERTIES

Lat/Lon: 38.6561/-90.3048

6513 Delmar Blvd **University City, MO 63130**	**1 mi radius**	**3 mi radius**	**5 mi radius**
Population			
2024 Estimated Population	21,881	129,515	323,656
2029 Projected Population	21,370	125,279	310,337
2020 Census Population	22,634	131,117	332,689
2010 Census Population	21,965	135,667	345,886
Projected Annual Growth 2024 to 2029	-0.5%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2024	-	-0.3%	-0.5%
Households			
2024 Estimated Households	8,093	61,027	151,004
2029 Projected Households	7,789	58,208	142,610
2020 Census Households	8,321	60,960	151,863
2010 Census Households	8,130	59,444	150,520
Projected Annual Growth 2024 to 2029	-0.8%	-0.9%	-1.1%
Historical Annual Growth 2010 to 2024	-	0.2%	-
Age			
2024 Est. Population Under 10 Years	8.1%	9.9%	10.6%
2024 Est. Population 10 to 19 Years	18.1%	11.4%	11.5%
2024 Est. Population 20 to 29 Years	30.1%	18.7%	16.3%
2024 Est. Population 30 to 44 Years	16.8%	21.5%	22.1%
2024 Est. Population 45 to 59 Years	11.9%	15.5%	16.3%
2024 Est. Population 60 to 74 Years	10.8%	16.2%	16.6%
2024 Est. Population 75 Years or Over	4.3%	6.8%	6.6%
2024 Est. Median Age	28.9	36.1	37.0
Marital Status & Gender			
2024 Est. Male Population	60.3%	51.0%	50.3%
2024 Est. Female Population	39.7%	49.0%	49.7%
2024 Est. Never Married	58.5%	47.8%	47.4%
2024 Est. Now Married	28.9%	32.0%	31.2%
2024 Est. Separated or Divorced	10.3%	14.9%	15.6%
2024 Est. Widowed	2.3%	5.3%	5.8%
Income			
2024 Est. HH Income $200,000 or More	19.8%	16.2%	12.1%
2024 Est. HH Income $150,000 to $199,999	5.9%	6.6%	6.6%
2024 Est. HH Income $100,000 to $149,999	12.2%	13.1%	13.1%
2024 Est. HH Income $75,000 to $99,999	9.8%	10.2%	11.4%
2024 Est. HH Income $50,000 to $74,999	13.7%	17.1%	16.6%
2024 Est. HH Income $35,000 to $49,999	7.6%	9.8%	11.5%
2024 Est. HH Income $25,000 to $34,999	5.5%	6.5%	8.1%
2024 Est. HH Income $15,000 to $24,999	5.8%	6.6%	7.4%
2024 Est. HH Income Under $15,000	19.5%	14.0%	13.2%
2024 Est. Average Household Income	$148,945	$132,041	$113,305
2024 Est. Median Household Income	$89,164	$83,453	$75,407
2024 Est. Per Capita Income	$56,014	$62,473	$53,090
2024 Est. Total Businesses	834	9,932	19,132
2024 Est. Total Employees	9,059	102,130	213,692

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Race			
2024 Est. White	50.4%	49.3%	49.6%
2024 Est. Black	28.9%	38.9%	40.2%
2024 Est. Asian or Pacific Islander	13.6%	6.5%	4.8%
2024 Est. American Indian or Alaska Native	0.2%	0.1%	0.2%
2024 Est. Other Races	6.9%	5.2%	5.3%
Hispanic			
2024 Est. Hispanic Population	1,127	5,128	13,311
2024 Est. Hispanic Population	5.2%	4.0%	4.1%
2029 Proj. Hispanic Population	5.6%	4.5%	4.7%
2020 Hispanic Population	4.9%	3.6%	3.7%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	11,452	89,984	227,734
2024 Est. Elementary (Grade Level 0 to 8)	1.2%	1.6%	2.2%
2024 Est. Some High School (Grade Level 9 to 11)	3.1%	4.2%	4.7%
2024 Est. High School Graduate	10.3%	17.2%	20.7%
2024 Est. Some College	12.5%	14.7%	16.9%
2024 Est. Associate Degree Only	5.4%	5.6%	6.2%
2024 Est. Bachelor Degree Only	27.1%	26.9%	25.5%
2024 Est. Graduate Degree	40.4%	29.8%	23.7%
Housing			
2024 Est. Total Housing Units	9,653	72,299	179,063
2024 Est. Owner-Occupied	34.0%	38.7%	41.4%
2024 Est. Renter-Occupied	49.9%	45.7%	43.0%
2024 Est. Vacant Housing	16.2%	15.6%	15.7%
Homes Built by Year			
2024 Homes Built 2010 or later	4.1%	5.4%	5.0%
2024 Homes Built 2000 to 2009	4.0%	5.3%	4.5%
2024 Homes Built 1990 to 1999	4.0%	3.0%	2.8%
2024 Homes Built 1980 to 1989	4.7%	4.3%	4.2%
2024 Homes Built 1970 to 1979	5.7%	4.9%	5.0%
2024 Homes Built 1960 to 1969	5.0%	7.0%	7.5%
2024 Homes Built 1950 to 1959	8.6%	11.9%	13.4%
2024 Homes Built Before 1949	47.8%	42.6%	42.0%
Home Values			
2024 Home Value $1,000,000 or More	4.8%	6.9%	4.7%
2024 Home Value $500,000 to $999,999	32.5%	19.1%	13.9%
2024 Home Value $400,000 to $499,999	10.4%	8.8%	8.1%
2024 Home Value $300,000 to $399,999	17.5%	13.0%	13.0%
2024 Home Value $200,000 to $299,999	13.5%	18.3%	20.0%
2024 Home Value $150,000 to $199,999	8.3%	9.5%	11.3%
2024 Home Value $100,000 to $149,999	4.1%	8.6%	10.9%
2024 Home Value $50,000 to $99,999	6.9%	9.2%	11.3%
2024 Home Value $25,000 to $49,999	1.1%	3.5%	4.1%
2024 Home Value Under $25,000	0.9%	3.1%	2.8%
2024 Median Home Value	$439,403	$345,862	$291,177
2024 Median Rent	$1,006	$980	$898

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	19,169	109,324	270,170
2024 Est. Civilian Employed	60.1%	65.5%	66.1%
2024 Est. Civilian Unemployed	2.2%	2.7%	3.2%
2024 Est. in Armed Forces	0.1%	0.3%	0.2%
2024 Est. not in Labor Force	37.6%	31.5%	30.5%
2024 Labor Force Males	61.3%	50.8%	50.1%
2024 Labor Force Females	38.7%	49.2%	49.9%
Occupation			
2024 Occupation: Population Age 16 Years or Over	11,515	71,618	178,536
2024 Mgmt, Business, & Financial Operations	21.1%	22.0%	19.7%
2024 Professional, Related	40.2%	36.6%	32.5%
2024 Service	14.9%	14.1%	16.1%
2024 Sales, Office	16.5%	16.4%	17.9%
2024 Farming, Fishing, Forestry	-	-	-
2024 Construction, Extraction, Maintenance	2.1%	3.6%	4.3%
2024 Production, Transport, Material Moving	5.2%	7.3%	9.4%
2024 White Collar Workers	77.8%	75.0%	70.2%
2024 Blue Collar Workers	22.2%	25.0%	29.8%
Transportation to Work			
2024 Drive to Work Alone	45.3%	62.8%	65.4%
2024 Drive to Work in Carpool	3.2%	5.0%	5.3%
2024 Travel to Work by Public Transportation	5.9%	4.6%	4.5%
2024 Drive to Work on Motorcycle	-	-	-
2024 Walk or Bicycle to Work	13.2%	5.5%	4.1%
2024 Other Means	1.4%	1.2%	0.9%
2024 Work at Home	30.9%	20.9%	19.7%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	34.2%	31.7%	28.2%
2024 Travel to Work in 15 to 29 Minutes	45.9%	49.5%	49.0%
2024 Travel to Work in 30 to 59 Minutes	17.3%	16.1%	19.8%
2024 Travel to Work in 60 Minutes or More	2.6%	2.7%	3.0%
2024 Average Travel Time to Work	18.1	18.0	19.6
Consumer Expenditure			
2024 Est. Total Household Expenditure	$814.65 M	$5.98 B	$13.9 B
2024 Est. Apparel	$14.91 M	$109.74 M	$257.3 M
2024 Est. Contributions, Tax and Retirement	$255.04 M	$1.8 B	$3.94 B
2024 Est. Education	$19.05 M	$139.22 M	$320.08 M
2024 Est. Entertainment	$46.11 M	$339.45 M	$797.01 M
2024 Est. Food, Beverages, Tobacco	$92.45 M	$687.63 M	$1.65 B
2024 Est. Health Care	$48.4 M	$378.81 M	$939.83 M
2024 Est. Household Furnishings and Equipment	$21.64 M	$159.11 M	$371.16 M
2024 Est. Household Operations, Shelter, Utilities	$184.23 M	$1.36 B	$3.21 B
2024 Est. Miscellaneous Expenses	$13.85 M	$102.1 M	$238.9 M
2024 Est. Personal Care	$9.74 M	$72.59 M	$175.62 M
2024 Est. Transportation	$109.23 M	$835.03 M	$2 B