PACE
P R O P E R T I E S

Lat/Lon: 38.5941/-90.5066

Manchester Highlands Manchester, MO 63011	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,670	80,814	165,370
2028 Projected Population	8,656	79,726	164,876
2020 Census Population	8,748	81,526	166,825
2010 Census Population	8,671	78,909	160,968
Projected Annual Growth 2023 to 2028	-	-0.3%	-
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%
Households			
2023 Estimated Households	3,484	32,831	65,349
2028 Projected Households	3,455	32,107	64,569
2020 Census Households	3,471	32,816	65,222
2010 Census Households	3,426	31,527	62,798
Projected Annual Growth 2023 to 2028	-0.2%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023	0.1%	0.3%	0.3%
Age			
2023 Est. Population Under 10 Years	12.5%	11.3%	11.1%
2023 Est. Population 10 to 19 Years	11.7%	12.1%	12.8%
2023 Est. Population 20 to 29 Years	14.5%	10.9%	9.5%
2023 Est. Population 30 to 44 Years	19.7%	19.2%	18.3%
2023 Est. Population 45 to 59 Years	17.2%	19.1%	19.5%
2023 Est. Population 60 to 74 Years	18.2%	20.0%	20.8%
2023 Est. Population 75 Years or Over	6.1%	7.4%	8.0%
2023 Est. Median Age	38.5	42.1	43.2
Marital Status & Gender			
2023 Est. Male Population	49.6%	48.8%	48.8%
2023 Est. Female Population	50.4%	51.2%	51.2%
2023 Est. Never Married	28.6%	24.7%	23.8%
2023 Est. Now Married	55.0%	57.0%	59.4%
2023 Est. Separated or Divorced	12.2%	12.6%	11.0%
2023 Est. Widowed	4.2%	5.7%	5.8%
Income			
2023 Est. HH Income $200,000 or More	17.9%	24.1%	28.2%
2023 Est. HH Income $150,000 to $199,999	9.7%	11.6%	12.7%
2023 Est. HH Income $100,000 to $149,999	19.8%	17.8%	17.7%
2023 Est. HH Income $75,000 to $99,999	13.4%	10.7%	10.0%
2023 Est. HH Income $50,000 to $74,999	17.2%	13.5%	12.4%
2023 Est. HH Income $35,000 to $49,999	7.7%	7.9%	7.1%
2023 Est. HH Income $25,000 to $34,999	4.8%	5.5%	4.3%
2023 Est. HH Income $15,000 to $24,999	4.0%	3.9%	3.7%
2023 Est. HH Income Under $15,000	5.4%	5.0%	4.0%
2023 Est. Average Household Income	$133,516	$168,440	$190,583
2023 Est. Median Household Income	$105,663	$118,399	$132,362
2023 Est. Per Capita Income	$53,665	$68,498	$75,417
2023 Est. Total Businesses	651	2,885	7,837
2023 Est. Total Employees	6,614	26,662	97,315

PACE
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Manchester Highlands Manchester, MO 63011	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	75.9%	81.7%	82.4%
2023 Est. Black	7.0%	4.8%	4.2%
2023 Est. Asian or Pacific Islander	11.3%	8.8%	9.0%
2023 Est. American Indian or Alaska Native	0.2%	-	-
2023 Est. Other Races	5.7%	4.6%	4.3%
Hispanic			
2023 Est. Hispanic Population	335	2,503	4,800
2023 Est. Hispanic Population	3.9%	3.1%	2.9%
2028 Proj. Hispanic Population	3.8%	3.1%	2.9%
2020 Hispanic Population	4.5%	3.8%	3.6%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,951	57,821	118,025
2023 Est. Elementary (Grade Level 0 to 8)	0.4%	1.0%	0.9%
2023 Est. Some High School (Grade Level 9 to 11)	3.2%	1.8%	1.7%
2023 Est. High School Graduate	19.3%	13.2%	12.4%
2023 Est. Some College	14.4%	15.3%	14.5%
2023 Est. Associate Degree Only	7.1%	6.3%	6.2%
2023 Est. Bachelor Degree Only	29.7%	34.9%	35.5%
2023 Est. Graduate Degree	25.9%	27.5%	28.8%
Housing			
2023 Est. Total Housing Units	3,636	34,272	68,370
2023 Est. Owner-Occupied	64.4%	75.3%	78.6%
2023 Est. Renter-Occupied	31.4%	20.5%	17.0%
2023 Est. Vacant Housing	4.2%	4.2%	4.4%
Homes Built by Year			
2023 Homes Built 2010 or later	4.8%	4.7%	5.7%
2023 Homes Built 2000 to 2009	3.3%	6.5%	7.7%
2023 Homes Built 1990 to 1999	3.3%	9.8%	10.8%
2023 Homes Built 1980 to 1989	13.8%	18.8%	17.7%
2023 Homes Built 1970 to 1979	28.7%	28.3%	24.6%
2023 Homes Built 1960 to 1969	28.6%	16.2%	13.9%
2023 Homes Built 1950 to 1959	8.9%	7.1%	9.2%
2023 Homes Built Before 1949	4.5%	4.4%	5.9%
Home Values			
2023 Home Value $1,000,000 or More	3.8%	4.2%	4.5%
2023 Home Value $500,000 to $999,999	7.7%	12.1%	16.8%
2023 Home Value $400,000 to $499,999	8.5%	13.0%	15.2%
2023 Home Value $300,000 to $399,999	23.2%	21.0%	21.6%
2023 Home Value $200,000 to $299,999	32.7%	28.5%	24.0%
2023 Home Value $150,000 to $199,999	13.7%	10.7%	8.7%
2023 Home Value $100,000 to $149,999	5.4%	6.2%	5.2%
2023 Home Value $50,000 to $99,999	2.2%	2.5%	2.5%
2023 Home Value $25,000 to $49,999	1.0%	0.5%	0.6%
2023 Home Value Under $25,000	1.8%	1.3%	1.0%
2023 Median Home Value	$294,486	$339,077	$368,072
2023 Median Rent	$1,132	$1,090	$1,121

PACE PROPERTIES

Lat/Lon: 38.5941/-90.5066

Manchester Highlands Manchester, MO 63011	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,955	65,575	133,866
2023 Est. Civilian Employed	62.9%	63.2%	61.8%
2023 Est. Civilian Unemployed	1.1%	1.2%	1.2%
2023 Est. in Armed Forces	0.3%	0.3%	0.2%
2023 Est. not in Labor Force	35.7%	35.3%	36.7%
2023 Labor Force Males	49.2%	48.3%	48.2%
2023 Labor Force Females	50.8%	51.7%	51.8%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,377	41,450	82,706
2023 Mgmt, Business, & Financial Operations	23.4%	25.4%	26.4%
2023 Professional, Related	36.4%	36.1%	35.6%
2023 Service	10.9%	9.4%	9.0%
2023 Sales, Office	16.1%	18.7%	18.7%
2023 Farming, Fishing, Forestry	0.4%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	4.2%	3.3%	3.3%
2023 Production, Transport, Material Moving	8.6%	7.0%	6.9%
2023 White Collar Workers	75.9%	80.2%	80.7%
2023 Blue Collar Workers	24.1%	19.8%	19.3%
Transportation to Work			
2023 Drive to Work Alone	69.9%	63.4%	62.0%
2023 Drive to Work in Carpool	3.4%	3.5%	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	0.3%	0.6%	0.8%
2023 Other Means	-	0.5%	0.5%
2023 Work at Home	25.9%	31.4%	32.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	19.3%	23.1%	23.4%
2023 Travel to Work in 15 to 29 Minutes	50.8%	47.8%	47.3%
2023 Travel to Work in 30 to 59 Minutes	28.6%	27.2%	27.3%
2023 Travel to Work in 60 Minutes or More	1.3%	1.9%	2.0%
2023 Average Travel Time to Work	22.4	22.1	22.1
Consumer Expenditure			
2023 Est. Total Household Expenditure	$303.34 M	$3.42 B	$7.54 B
2023 Est. Apparel	$10.84 M	$123.48 M	$273.32 M
2023 Est. Contributions, Gifts	$18.75 M	$220.96 M	$497.75 M
2023 Est. Education, Reading	$10.78 M	$129.9 M	$294.94 M
2023 Est. Entertainment	$17.54 M	$200.57 M	$444.92 M
2023 Est. Food, Beverages, Tobacco	$45.58 M	$507 M	$1.11 B
2023 Est. Furnishings, Equipment	$10.86 M	$123.69 M	$273.9 M
2023 Est. Health Care, Insurance	$27.17 M	$303.39 M	$664.01 M
2023 Est. Household Operations, Shelter, Utilities	$97.06 M	$1.09 B	$2.39 B
2023 Est. Miscellaneous Expenses	$5.77 M	$65.57 M	$144.77 M
2023 Est. Personal Care	$4.07 M	$45.75 M	$100.67 M
2023 Est. Transportation	$54.91 M	$612.24 M	$1.34 B

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