

Full Profile

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



Lat/Lon: 38.5937/-90.5067

Manchester Highlands Manchester, MO 63011	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,377	78,978	161,669
2030 Projected Population	9,365	77,715	159,138
2020 Census Population	9,491	81,700	166,695
2010 Census Population	9,397	79,085	160,854
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-	-	-
Households			
2025 Estimated Households	3,721	32,493	64,354
2030 Projected Households	3,742	32,328	63,968
2020 Census Households	3,773	32,898	65,162
2010 Census Households	3,718	31,606	62,747
Projected Annual Growth 2025 to 2030	0.1%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%
Age			
2025 Est. Population Under 10 Years	13.2%	11.6%	11.3%
2025 Est. Population 10 to 19 Years	12.6%	11.9%	12.7%
2025 Est. Population 20 to 29 Years	12.9%	10.4%	9.5%
2025 Est. Population 30 to 44 Years	21.5%	19.3%	18.0%
2025 Est. Population 45 to 59 Years	16.9%	17.8%	18.2%
2025 Est. Population 60 to 74 Years	15.9%	19.6%	20.2%
2025 Est. Population 75 Years or Over	6.9%	9.3%	10.2%
2025 Est. Median Age	37.3	42.2	43.4
Marital Status & Gender			
2025 Est. Male Population	49.5%	49.0%	49.5%
2025 Est. Female Population	50.5%	51.0%	50.5%
2025 Est. Never Married	28.6%	25.0%	23.9%
2025 Est. Now Married	55.5%	56.6%	59.1%
2025 Est. Separated or Divorced	11.9%	12.7%	11.1%
2025 Est. Widowed	4.0%	5.7%	5.8%
Income			
2025 Est. HH Income \$200,000 or More	16.8%	24.0%	29.5%
2025 Est. HH Income \$150,000 to \$199,999	14.2%	12.6%	12.4%
2025 Est. HH Income \$100,000 to \$149,999	20.5%	20.4%	19.2%
2025 Est. HH Income \$75,000 to \$99,999	13.6%	10.1%	10.5%
2025 Est. HH Income \$50,000 to \$74,999	15.9%	12.8%	11.6%
2025 Est. HH Income \$35,000 to \$49,999	4.4%	7.9%	6.7%
2025 Est. HH Income \$25,000 to \$34,999	4.4%	4.0%	3.5%
2025 Est. HH Income \$15,000 to \$24,999	4.6%	3.9%	3.0%
2025 Est. HH Income Under \$15,000	5.5%	4.2%	3.6%
2025 Est. Average Household Income	\$140,129	\$175,761	\$197,236
2025 Est. Median Household Income	\$111,679	\$124,472	\$139,049
2025 Est. Per Capita Income	\$55,627	\$72,390	\$78,634
2025 Est. Total Businesses	676	2,995	8,070
2025 Est. Total Employees	6,673	27,316	97,190

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Manchester Highlands				
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Race				
2025 Est. White	74.6%	80.3%	81.6%	
2025 Est. Black	7.2%	5.4%	4.9%	
2025 Est. Asian or Pacific Islander	11.5%	9.0%	8.5%	
2025 Est. American Indian or Alaska Native	0.2%	0.1%	0.1%	
2025 Est. Other Races	6.5%	5.2%	4.9%	
Hispanic				
2025 Est. Hispanic Population	457	3,134	6,152	
2025 Est. Hispanic Population	4.9%	4.0%	3.8%	
2030 Proj. Hispanic Population	5.1%	4.5%	4.4%	
2020 Hispanic Population	7.1%	4.3%	3.7%	
Education (Adults 25 & Older)				
2025 Est. Adult Population (25 Years or Over)	6,381	56,374	114,719	
2025 Est. Elementary (Grade Level 0 to 8)	1.1%	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	15.9%	11.8%	11.1%	
2025 Est. Some College	13.6%	13.6%	13.3%	
2025 Est. Associate Degree Only	6.6%	6.0%	6.0%	
2025 Est. Bachelor Degree Only	33.6%	37.2%	37.1%	
2025 Est. Graduate Degree	26.7%	28.7%	30.0%	
Housing				
2025 Est. Total Housing Units	3,972	34,561	68,671	
2025 Est. Owner-Occupied	59.3%	70.1%	74.3%	
2025 Est. Renter-Occupied	34.4%	23.9%	19.4%	
2025 Est. Vacant Housing	6.3%	6.0%	6.3%	
Homes Built by Year				
2025 Homes Built 2010 or later	5.8%	6.0%	6.2%	
2025 Homes Built 2000 to 2009	2.7%	6.1%	7.0%	
2025 Homes Built 1990 to 1999	4.9%	11.6%	12.5%	
2025 Homes Built 1980 to 1989	17.1%	18.1%	17.4%	
2025 Homes Built 1970 to 1979	28.1%	25.7%	23.2%	
2025 Homes Built 1960 to 1969	19.3%	14.3%	12.6%	
2025 Homes Built 1950 to 1959	10.6%	7.4%	8.8%	
2025 Homes Built Before 1949	5.3%	4.8%	6.0%	
Home Values				
2025 Home Value \$1,000,000 or More	1.1%	3.3%	4.4%	
2025 Home Value \$500,000 to \$999,999	8.8%	18.7%	26.0%	
2025 Home Value \$400,000 to \$499,999	16.4%	15.8%	18.9%	
2025 Home Value \$300,000 to \$399,999	31.3%	24.4%	21.4%	
2025 Home Value \$200,000 to \$299,999	31.6%	26.7%	19.4%	
2025 Home Value \$150,000 to \$199,999	5.0%	6.1%	5.3%	
2025 Home Value \$100,000 to \$149,999	2.4%	2.8%	2.5%	
2025 Home Value \$50,000 to \$99,999	1.2%	0.9%	1.0%	
2025 Home Value \$25,000 to \$49,999	0.8%	0.5%	0.5%	
2025 Home Value Under \$25,000	1.6%	0.7%	0.6%	
2025 Median Home Value	\$338,881	\$383,897	\$428,694	
2025 Median Rent	\$1,159	\$1,195	\$1,202	

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	7,438	64,161	131,312
2025 Est. Civilian Employed	61.8%	62.0%	60.1%
2025 Est. Civilian Unemployed	2.2%	1.9%	2.0%
2025 Est. in Armed Forces	0.2%	0.2%	0.1%
2025 Est. not in Labor Force	35.8%	35.9%	37.8%
2025 Labor Force Males	48.8%	48.5%	49.1%
2025 Labor Force Females	51.2%	51.5%	50.9%
Occupation			
2025 Occupation: Population Age 16 Years or Over	4,597	39,754	78,847
2025 Mgmt, Business, & Financial Operations	23.0%	25.6%	26.6%
2025 Professional, Related	40.3%	37.8%	37.7%
2025 Service	8.6%	8.9%	8.5%
2025 Sales, Office	17.6%	17.7%	17.6%
2025 Farming, Fishing, Forestry	-	-	0.1%
2025 Construction, Extraction, Maintenance	3.7%	4.0%	3.8%
2025 Production, Transport, Material Moving	6.9%	5.9%	5.7%
2025 White Collar Workers	80.9%	81.1%	81.9%
2025 Blue Collar Workers	19.1%	18.9%	18.1%
Transportation to Work			
2025 Drive to Work Alone	77.2%	74.8%	73.0%
2025 Drive to Work in Carpool	3.5%	4.0%	4.2%
2025 Travel to Work by Public Transportation	0.8%	0.4%	0.3%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	0.6%	0.6%	0.9%
2025 Other Means	0.3%	0.5%	0.7%
2025 Work at Home	17.7%	19.5%	20.9%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	22.4%	21.6%	21.6%
2025 Travel to Work in 15 to 29 Minutes	51.8%	49.9%	48.4%
2025 Travel to Work in 30 to 59 Minutes	24.6%	26.9%	27.9%
2025 Travel to Work in 60 Minutes or More	1.1%	1.6%	2.1%
2025 Average Travel Time to Work	21.4	22.1	22.4
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$442.02 M	\$4.1 B	\$8.69 B
2025 Est. Apparel	\$8.15 M	\$74.79 M	\$157.59 M
2025 Est. Contributions, Tax and Retirement	\$134.52 M	\$1.34 B	\$2.94 B
2025 Est. Education	\$10.38 M	\$97.63 M	\$208.1 M
2025 Est. Entertainment	\$25.17 M	\$230.43 M	\$484.94 M
2025 Est. Food, Beverages, Tobacco	\$50.8 M	\$450.37 M	\$933 M
2025 Est. Health Care	\$24.61 M	\$222.53 M	\$449.51 M
2025 Est. Household Furnishings and Equipment	\$11.83 M	\$109.31 M	\$231.03 M
2025 Est. Household Operations, Shelter, Utilities	\$96.89 M	\$846.51 M	\$1.75 B
2025 Est. Miscellaneous Expenses	\$7.58 M	\$69.74 M	\$146.92 M
2025 Est. Personal Care	\$5.37 M	\$47.26 M	\$97.52 M
2025 Est. Transportation	\$66.71 M	\$618.33 M	\$1.3 B

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