



Community Profile

Rings: 1, 3, 5 mile radii

14246 Manchester Rd, Manchester, MO

Latitude: 38.5911

Longitude: -90.50492

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	9,303	79,980	159,220
2020 Total Population	9,479	82,786	164,574
2020 Group Quarters	11	919	3,121
2023 Total Population	9,435	82,506	164,162
2023 Group Quarters	11	932	3,120
2028 Total Population	9,328	81,598	162,601
2023-2028 Annual Rate	-0.23%	-0.22%	-0.19%
2023 Total Daytime Population	10,238	70,715	196,823
Workers	5,764	31,593	116,572
Residents	4,474	39,122	80,251
Household Summary			
2010 Households	3,729	32,113	61,790
2010 Average Household Size	2.49	2.46	2.53
2020 Total Households	3,745	33,585	63,933
2020 Average Household Size	2.53	2.44	2.53
2023 Households	3,739	33,648	64,050
2023 Average Household Size	2.52	2.42	2.51
2028 Households	3,731	33,657	64,063
2028 Average Household Size	2.50	2.40	2.49
2023-2028 Annual Rate	-0.04%	0.01%	0.00%
2010 Families	2,543	22,061	44,193
2010 Average Family Size	3.00	2.99	3.03
2023 Families	2,465	22,367	44,385
2023 Average Family Size	3.09	3.01	3.07
2028 Families	2,456	22,293	44,251
2028 Average Family Size	3.07	2.98	3.04
2023-2028 Annual Rate	-0.07%	-0.07%	-0.06%
Housing Unit Summary			
2000 Housing Units	3,916	31,915	60,980
Owner Occupied Housing Units	62.9%	78.7%	82.0%
Renter Occupied Housing Units	33.1%	18.6%	15.1%
Vacant Housing Units	4.0%	2.7%	2.9%
2010 Housing Units	3,884	33,690	64,940
Owner Occupied Housing Units	61.9%	74.6%	78.8%
Renter Occupied Housing Units	34.1%	20.8%	16.4%
Vacant Housing Units	4.0%	4.7%	4.9%
2020 Housing Units	3,924	34,927	66,788
Vacant Housing Units	4.6%	3.8%	4.3%
2023 Housing Units	3,940	35,103	67,126
Owner Occupied Housing Units	62.4%	74.6%	78.8%
Renter Occupied Housing Units	32.5%	21.3%	16.7%
Vacant Housing Units	5.1%	4.1%	4.6%
2028 Housing Units	3,955	35,179	67,292
Owner Occupied Housing Units	62.7%	75.1%	79.1%
Renter Occupied Housing Units	31.6%	20.5%	16.1%
Vacant Housing Units	5.7%	4.3%	4.8%
Median Household Income			
2023	\$83,233	\$101,403	\$112,407
2028	\$95,292	\$116,410	\$129,760
Median Home Value			
2023	\$280,385	\$323,766	\$369,921
2028	\$336,609	\$369,111	\$404,533
Per Capita Income			
2023	\$45,670	\$59,896	\$66,089
2028	\$53,227	\$69,734	\$75,790
Median Age			
2010	35.2	40.9	43.0
2023	37.8	43.1	45.1
2028	38.7	44.2	46.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Households by Income			
Household Income Base	3,739	33,648	64,050
<\$15,000	5.9%	4.9%	4.0%
\$15,000 - \$24,999	3.9%	4.3%	4.0%
\$25,000 - \$34,999	4.7%	4.7%	3.7%
\$35,000 - \$49,999	11.4%	9.7%	8.5%
\$50,000 - \$74,999	17.5%	13.5%	12.4%
\$75,000 - \$99,999	16.2%	12.1%	11.1%
\$100,000 - \$149,999	20.9%	19.1%	19.2%
\$150,000 - \$199,999	7.1%	11.9%	13.0%
\$200,000+	12.3%	19.8%	24.2%
Average Household Income	\$116,544	\$147,981	\$167,520
2028 Households by Income			
Household Income Base	3,731	33,657	64,063
<\$15,000	5.0%	4.0%	3.2%
\$15,000 - \$24,999	2.8%	3.2%	2.9%
\$25,000 - \$34,999	3.7%	3.9%	3.0%
\$35,000 - \$49,999	9.4%	8.1%	6.9%
\$50,000 - \$74,999	15.7%	11.4%	10.7%
\$75,000 - \$99,999	15.8%	11.1%	10.4%
\$100,000 - \$149,999	22.9%	19.5%	18.9%
\$150,000 - \$199,999	10.0%	15.5%	16.3%
\$200,000+	14.8%	23.3%	27.7%
Average Household Income	\$134,607	\$170,383	\$190,332
2023 Owner Occupied Housing Units by Value			
Total	2,458	26,188	52,873
<\$50,000	0.5%	0.6%	0.4%
\$50,000 - \$99,999	0.1%	0.3%	0.2%
\$100,000 - \$149,999	2.6%	2.6%	2.0%
\$150,000 - \$199,999	13.3%	8.9%	6.1%
\$200,000 - \$249,999	20.7%	15.8%	10.7%
\$250,000 - \$299,999	21.2%	16.0%	13.4%
\$300,000 - \$399,999	23.7%	24.6%	24.6%
\$400,000 - \$499,999	15.0%	16.4%	19.6%
\$500,000 - \$749,999	1.5%	8.0%	14.2%
\$750,000 - \$999,999	0.8%	4.0%	5.1%
\$1,000,000 - \$1,499,999	0.6%	1.7%	2.4%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.6%
\$2,000,000 +	0.1%	0.9%	0.7%
Average Home Value	\$308,143	\$390,146	\$438,307
2028 Owner Occupied Housing Units by Value			
Total	2,480	26,437	53,251
<\$50,000	0.1%	0.1%	0.0%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.5%	0.5%	0.3%
\$150,000 - \$199,999	4.4%	2.8%	1.8%
\$200,000 - \$249,999	12.2%	9.1%	5.8%
\$250,000 - \$299,999	20.0%	14.9%	11.6%
\$300,000 - \$399,999	35.1%	32.8%	29.2%
\$400,000 - \$499,999	23.8%	22.0%	24.3%
\$500,000 - \$749,999	2.2%	9.5%	16.3%
\$750,000 - \$999,999	1.0%	5.2%	6.5%
\$1,000,000 - \$1,499,999	0.7%	2.4%	3.2%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.4%
\$2,000,000 +	0.0%	0.5%	0.4%
Average Home Value	\$353,668	\$430,832	\$474,065

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 01, 2023



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2010 Population by Age			
Total	9,304	79,979	159,222
0 - 4	6.3%	5.7%	5.3%
5 - 9	7.0%	6.5%	6.5%
10 - 14	6.4%	6.7%	7.2%
15 - 24	14.4%	11.7%	11.5%
25 - 34	15.7%	12.2%	9.9%
35 - 44	12.4%	12.5%	12.2%
45 - 54	14.1%	15.9%	16.5%
55 - 64	11.8%	13.8%	14.4%
65 - 74	7.0%	7.8%	8.4%
75 - 84	4.0%	5.0%	5.4%
85 +	0.9%	2.3%	2.7%
18 +	76.1%	76.7%	76.3%
2023 Population by Age			
Total	9,434	82,506	164,162
0 - 4	5.5%	4.9%	4.6%
5 - 9	5.6%	5.7%	5.5%
10 - 14	5.9%	6.4%	6.5%
15 - 24	13.3%	10.8%	11.4%
25 - 34	15.1%	11.7%	10.0%
35 - 44	14.2%	12.9%	11.8%
45 - 54	10.9%	11.8%	12.2%
55 - 64	11.7%	13.9%	14.9%
65 - 74	10.3%	12.2%	12.9%
75 - 84	5.7%	6.8%	7.2%
85 +	1.7%	2.8%	2.9%
18 +	78.7%	79.1%	79.2%
2028 Population by Age			
Total	9,328	81,598	162,602
0 - 4	5.7%	4.9%	4.6%
5 - 9	5.5%	5.5%	5.4%
10 - 14	5.5%	6.0%	6.1%
15 - 24	13.5%	10.5%	10.7%
25 - 34	14.2%	10.9%	9.5%
35 - 44	14.8%	13.3%	12.4%
45 - 54	11.2%	12.1%	12.2%
55 - 64	10.1%	12.2%	13.1%
65 - 74	10.5%	12.5%	13.5%
75 - 84	6.6%	8.6%	9.1%
85 +	2.2%	3.4%	3.5%
18 +	79.8%	79.9%	80.2%
2010 Population by Sex			
Males	4,599	38,431	76,312
Females	4,704	41,550	82,908
2023 Population by Sex			
Males	4,661	39,941	79,542
Females	4,774	42,565	84,620
2028 Population by Sex			
Males	4,567	39,370	78,629
Females	4,761	42,229	83,973

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Rings: 1, 3, 5 mile radii

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2010 Population by Race/Ethnicity			
Total	9,302	79,981	159,220
White Alone	83.8%	87.6%	89.3%
Black Alone	3.9%	2.9%	2.4%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	7.9%	6.6%	5.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	0.8%	0.6%
Two or More Races	2.4%	1.9%	1.6%
Hispanic Origin	6.3%	2.8%	2.3%
Diversity Index	37.3	26.8	23.5
2020 Population by Race/Ethnicity			
Total	9,479	82,786	164,574
White Alone	73.7%	80.4%	82.1%
Black Alone	5.1%	3.2%	2.8%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	11.3%	8.7%	7.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.3%	1.2%	1.0%
Two or More Races	7.4%	6.3%	6.0%
Hispanic Origin	4.7%	3.7%	3.4%
Diversity Index	48.6	38.8	36.1
2023 Population by Race/Ethnicity			
Total	9,435	82,506	164,162
White Alone	72.9%	79.6%	81.4%
Black Alone	5.1%	3.2%	2.8%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	11.6%	9.0%	8.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.4%	1.3%	1.1%
Two or More Races	7.7%	6.7%	6.4%
Hispanic Origin	5.0%	4.0%	3.8%
Diversity Index	49.9	40.2	37.5
2028 Population by Race/Ethnicity			
Total	9,329	81,598	162,603
White Alone	70.7%	77.7%	79.5%
Black Alone	5.2%	3.3%	2.8%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	12.4%	9.7%	8.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.6%	1.4%	1.2%
Two or More Races	8.8%	7.7%	7.3%
Hispanic Origin	5.6%	4.6%	4.2%
Diversity Index	52.9	43.4	40.6
2010 Population by Relationship and Household Type			
Total	9,303	79,981	159,220
In Households	100.0%	98.7%	98.2%
In Family Households	83.6%	83.6%	84.9%
Householder	27.0%	27.5%	27.9%
Spouse	21.1%	22.9%	23.9%
Child	30.9%	30.3%	30.5%
Other relative	3.1%	2.0%	1.7%
Nonrelative	1.6%	1.1%	0.9%
In Nonfamily Households	16.4%	15.1%	13.3%
In Group Quarters	0.0%	1.3%	1.8%
Institutionalized Population	0.0%	1.1%	1.3%
Noninstitutionalized Population	0.0%	0.1%	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Population 25+ by Educational Attainment			
Total	6,563	59,538	118,211
Less than 9th Grade	0.3%	0.8%	0.7%
9th - 12th Grade, No Diploma	2.7%	1.5%	1.3%
High School Graduate	19.5%	12.0%	11.1%
GED/Alternative Credential	1.1%	1.0%	1.0%
Some College, No Degree	13.8%	13.8%	13.1%
Associate Degree	8.4%	7.0%	6.6%
Bachelor's Degree	31.1%	36.6%	37.5%
Graduate/Professional Degree	23.0%	27.2%	28.7%
2023 Population 15+ by Marital Status			
Total	7,821	68,470	136,874
Never Married	28.5%	25.0%	23.6%
Married	57.6%	59.9%	62.8%
Widowed	3.9%	5.9%	5.9%
Divorced	10.0%	9.3%	7.8%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,160	44,889	86,925
Population 16+ Employed	97.9%	97.8%	97.7%
Population 16+ Unemployment rate	2.1%	2.2%	2.3%
Population 16-24 Employed	12.7%	10.7%	10.8%
Population 16-24 Unemployment rate	5.2%	5.2%	6.2%
Population 25-54 Employed	63.3%	60.2%	57.3%
Population 25-54 Unemployment rate	1.6%	1.7%	1.6%
Population 55-64 Employed	16.0%	19.2%	21.2%
Population 55-64 Unemployment rate	1.6%	2.1%	1.5%
Population 65+ Employed	8.0%	10.0%	10.7%
Population 65+ Unemployment rate	1.7%	2.2%	2.9%
2023 Employed Population 16+ by Industry			
Total	5,053	43,902	84,958
Agriculture/Mining	0.5%	0.3%	0.5%
Construction	7.5%	4.5%	4.8%
Manufacturing	8.0%	9.9%	11.1%
Wholesale Trade	2.5%	2.6%	2.5%
Retail Trade	12.9%	10.2%	9.2%
Transportation/Utilities	5.0%	2.8%	2.9%
Information	0.8%	2.2%	2.1%
Finance/Insurance/Real Estate	10.0%	12.5%	11.9%
Services	48.9%	52.5%	52.7%
Public Administration	3.9%	2.5%	2.4%
2023 Employed Population 16+ by Occupation			
Total	5,052	43,900	84,957
White Collar	76.1%	82.0%	83.0%
Management/Business/Financial	23.6%	26.7%	28.0%
Professional	36.8%	37.7%	37.3%
Sales	11.3%	10.0%	10.3%
Administrative Support	4.5%	7.6%	7.4%
Services	10.8%	8.8%	8.1%
Blue Collar	13.1%	9.2%	9.0%
Farming/Forestry/Fishing	0.1%	0.0%	0.0%
Construction/Extraction	5.5%	2.7%	2.4%
Installation/Maintenance/Repair	1.1%	1.2%	1.0%
Production	1.6%	1.8%	2.2%
Transportation/Material Moving	4.8%	3.4%	3.2%

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2010 Households by Type			
Total	3,729	32,115	61,790
Households with 1 Person	24.5%	26.0%	24.0%
Households with 2+ People	75.5%	74.0%	76.0%
Family Households	68.2%	68.7%	71.5%
Husband-wife Families	53.5%	57.2%	61.1%
With Related Children	24.5%	24.8%	26.3%
Other Family (No Spouse Present)	14.7%	11.5%	10.4%
Other Family with Male Householder	4.2%	3.2%	2.8%
With Related Children	2.2%	1.7%	1.5%
Other Family with Female Householder	10.5%	8.3%	7.6%
With Related Children	6.6%	4.8%	4.4%
Nonfamily Households	7.3%	5.3%	4.5%
All Households with Children	33.7%	31.5%	32.4%
Multigenerational Households	2.8%	2.1%	1.9%
Unmarried Partner Households	5.0%	4.2%	3.7%
Male-female	4.3%	3.7%	3.2%
Same-sex	0.7%	0.6%	0.5%
2010 Households by Size			
Total	3,729	32,114	61,791
1 Person Household	24.5%	26.0%	24.0%
2 Person Household	34.6%	35.3%	36.2%
3 Person Household	18.2%	16.5%	16.4%
4 Person Household	13.7%	14.0%	14.8%
5 Person Household	6.1%	5.8%	6.2%
6 Person Household	2.0%	1.7%	1.8%
7 + Person Household	0.9%	0.7%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	3,729	32,114	61,789
Owner Occupied	64.4%	78.2%	82.8%
Owned with a Mortgage/Loan	48.7%	59.1%	61.5%
Owned Free and Clear	15.7%	19.1%	21.3%
Renter Occupied	35.6%	21.8%	17.2%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	114	120	117
Percent of Income for Mortgage	20.2%	19.2%	19.8%
Wealth Index	111	165	195
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,884	33,690	64,940
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%
2010 Population By Urban/ Rural Status			
Total Population	9,303	79,980	159,220
Population Inside Urbanized Area	100.0%	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Exurbanites (1E)	Exurbanites (1E)
2.	Bright Young Professionals (8C)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
3.	Comfortable Empty Nesters (5A)	Workday Drive (4A)	Top Tier (1A)
2023 Consumer Spending			
Apparel & Services: Total \$	\$9,100,940	\$99,242,897	\$211,524,431
Average Spent	\$2,434.06	\$2,949.44	\$3,302.49
Spending Potential Index	111	134	150
Education: Total \$	\$7,754,011	\$88,795,904	\$196,752,001
Average Spent	\$2,073.82	\$2,638.97	\$3,071.85
Spending Potential Index	116	147	171
Entertainment/Recreation: Total \$	\$15,082,884	\$173,168,687	\$371,978,169
Average Spent	\$4,033.94	\$5,146.48	\$5,807.62
Spending Potential Index	107	136	154
Food at Home: Total \$	\$27,544,625	\$302,587,680	\$645,566,172
Average Spent	\$7,366.84	\$8,992.74	\$10,079.10
Spending Potential Index	108	132	148
Food Away from Home: Total \$	\$15,418,842	\$168,332,509	\$357,559,278
Average Spent	\$4,123.79	\$5,002.75	\$5,582.50
Spending Potential Index	111	134	150
Health Care: Total \$	\$28,972,630	\$332,171,898	\$713,095,891
Average Spent	\$7,748.76	\$9,871.97	\$11,133.43
Spending Potential Index	105	134	151
HH Furnishings & Equipment: Total \$	\$12,065,043	\$136,873,431	\$293,745,007
Average Spent	\$3,226.81	\$4,067.80	\$4,586.18
Spending Potential Index	109	138	155
Personal Care Products & Services: Total \$	\$3,988,623	\$44,429,840	\$94,989,809
Average Spent	\$1,066.76	\$1,320.43	\$1,483.06
Spending Potential Index	112	138	155
Shelter: Total \$	\$102,108,028	\$1,142,760,994	\$2,448,324,358
Average Spent	\$27,308.91	\$33,962.23	\$38,225.20
Spending Potential Index	110	137	154
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,586,554	\$152,250,532	\$331,457,315
Average Spent	\$3,366.29	\$4,524.80	\$5,174.98
Spending Potential Index	108	145	165
Travel: Total \$	\$9,166,093	\$107,411,313	\$231,988,437
Average Spent	\$2,451.48	\$3,192.20	\$3,621.99
Spending Potential Index	109	142	161
Vehicle Maintenance & Repairs: Total \$	\$5,323,819	\$58,675,181	\$124,021,763
Average Spent	\$1,423.86	\$1,743.79	\$1,936.33
Spending Potential Index	109	133	148

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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