



Specialty Housing Profile

Prepared by George Alexander

Chestnut51015

Latitude: 37.214037

Longitude: -93.360005

Drive Time: 5, 10, 15 Minutes

	5 minutes	10 minutes	15 minutes
Population Density			
2000 Population Density	14,998.0	82,426.0	171,545.0
2010 Population Density	16,377.0	88,259.0	189,110.0
Household Density			
2000 Household Density	5,935.0	32,845.0	71,295.0
2010 Household Density	6,654.0	36,394.0	81,029.0
Per Capita Income			
1990 Per Capita Income	\$8,779	\$8,755	\$11,139
2000 Per Capita Income	\$14,343	\$14,250	\$17,017
1990 - 2000 Annual Rate	5.03%	4.99%	4.33%
2010 Per Capita Income	\$17,998	\$18,943	\$22,239
2000 - 2010 Annual Rate	2.48%	3.12%	2.94%
2015 Per Capita Income	\$20,074	\$21,159	\$24,707
2010 - 2015 Annual Rate	2.21%	2.24%	2.13%
1990 Housing Units			
Owner Occupied Housing Units	5,272	31,335	66,354
Renter Occupied Housing Units	60.9%	46.7%	53.2%
Vacant Housing Units	31.1%	43.7%	39.0%
2000 Housing Units			
Owner Occupied Housing Units	8.0%	9.6%	7.8%
Renter Occupied Housing Units	6,421	36,016	76,513
Vacant Housing Units	63.4%	48.1%	53.0%
2010 Housing Units			
Owner Occupied Housing Units	28.9%	43.2%	40.1%
Renter Occupied Housing Units	7.7%	8.7%	6.8%
Vacant Housing Units	7,365	40,899	88,672
Owner Occupied Housing Units	60.7%	46.0%	51.1%
Renter Occupied Housing Units	29.7%	42.9%	40.3%
Vacant Housing Units	9.7%	11.0%	8.6%
2015 Housing Units			
Owner Occupied Housing Units	8,010	44,011	95,851
Renter Occupied Housing Units	59.2%	45.5%	50.5%
Vacant Housing Units	29.4%	41.7%	39.5%
Vacant Housing Units	11.3%	12.7%	10.0%
Median Household Income			
1990 Median Household Income	\$19,748	\$17,495	\$22,164
2000 Median Household Income	\$29,256	\$26,394	\$30,894
1990 - 2000 Annual Rate	4.01%	4.20%	3.38%
2010 Median Household Income	\$37,323	\$36,298	\$40,992
2000 - 2010 Annual Rate	2.67%	3.5%	3.1%
2015 Median Household Income	\$42,976	\$41,549	\$47,318
2010 - 2015 Annual Rate	2.86%	2.74%	2.91%
Average Household Income			
1990 Average Household Income	\$23,000	\$21,845	\$27,361
2000 Average Household Income	\$34,997	\$34,021	\$39,741
1990 - 2000 Annual Rate	4.29%	4.53%	3.80%
2010 Average Household Income	\$42,703	\$43,093	\$50,112
2000 - 2010 Annual Rate	2.17%	2.59%	2.54%
2015 Average Household Income	\$47,228	\$47,694	\$55,224
2010 - 2015 Annual Rate	2.03%	2.05%	1.96%

Data Note: Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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1990 Households by Income			
Total	4,778	28,281	61,249
<\$10,000	24.1%	28.8%	20.7%
\$10,000 - \$19,999	26.6%	26.8%	24.1%
\$20,000 - \$29,999	21.6%	20.5%	20.6%
\$30,000 - \$39,999	15.4%	11.8%	14.2%
\$40,000 - \$49,999	5.7%	6.0%	8.8%
\$50,000 - \$59,999	3.0%	2.8%	5.0%
\$60,000 - \$74,999	2.2%	1.7%	3.6%
\$75,000 - \$99,999	1.0%	0.9%	1.7%
\$100,000 - \$124,999	0.2%	0.3%	0.4%
\$125,000 - \$149,999	0.2%	0.1%	0.4%
\$150,000+	0.1%	0.3%	0.6%
2000 Households by Income			
Total	5,921	32,794	71,396
<\$10,000	12.3%	16.0%	11.9%
\$10,000 - \$19,999	20.2%	21.8%	18.9%
\$20,000 - \$29,999	18.6%	18.1%	17.6%
\$30,000 - \$39,999	17.7%	15.2%	15.1%
\$40,000 - \$49,999	12.6%	9.9%	11.3%
\$50,000 - \$59,999	7.5%	6.3%	7.5%
\$60,000 - \$74,999	4.3%	5.5%	7.5%
\$75,000 - \$99,999	4.6%	4.3%	5.7%
\$100,000 - \$124,999	1.0%	1.3%	1.9%
\$125,000 - \$149,999	0.3%	0.6%	0.9%
\$150,000 - \$199,999	0.4%	0.6%	0.8%
\$200,000+	0.5%	0.5%	0.9%
2010 Households by Income			
Total	6,656	36,392	81,026
<\$10,000	10.0%	12.5%	9.2%
\$10,000 - \$19,999	13.1%	14.3%	11.8%
\$20,000 - \$29,999	14.8%	14.7%	13.6%
\$30,000 - \$39,999	16.7%	14.3%	13.8%
\$40,000 - \$49,999	14.0%	12.7%	12.5%
\$50,000 - \$59,999	12.2%	9.3%	10.3%
\$60,000 - \$74,999	8.8%	9.1%	11.2%
\$75,000 - \$99,999	6.5%	8.2%	10.3%
\$100,000 - \$124,999	2.4%	2.6%	3.6%
\$125,000 - \$149,999	0.4%	0.8%	1.4%
\$150,000 - \$199,999	0.5%	0.7%	1.2%
\$200,000 - \$249,999	0.4%	0.6%	0.7%
\$250,000 - \$499,999	0.2%	0.2%	0.4%
\$500,000+	0.0%	0.0%	0.1%
2015 Households by Income			
Total	7,102	38,407	86,267
<\$10,000	8.8%	11.3%	8.2%
\$10,000 - \$19,999	11.6%	12.9%	10.4%
\$20,000 - \$29,999	12.1%	12.1%	10.9%
\$30,000 - \$39,999	13.0%	11.4%	10.8%
\$40,000 - \$49,999	14.5%	13.2%	12.8%
\$50,000 - \$59,999	18.5%	14.0%	15.1%
\$60,000 - \$74,999	9.4%	9.9%	11.7%
\$75,000 - \$99,999	6.8%	8.6%	10.4%
\$100,000 - \$124,999	3.3%	3.5%	4.7%
\$125,000 - \$149,999	0.5%	1.0%	1.7%
\$150,000 - \$199,999	0.6%	1.0%	1.6%
\$200,000 - \$249,999	0.5%	0.7%	0.8%
\$250,000 - \$499,999	0.4%	0.3%	0.6%
\$500,000+	0.0%	0.0%	0.1%

Data Note: Income represents annual income for the preceding year. Income for 2010 and 2015 is expressed in current dollars, including an adjustment for inflation.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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Census 2000 Vacant Housing Units by Status			
Total	497	3,137	5,218
For Rent	38.0%	43.4%	43.3%
For Sale Only	27.0%	19.4%	20.1%
Rented/Sold, Unoccupied	8.9%	8.7%	8.9%
Seasonal/Recreational/Occasional Use	2.0%	2.6%	4.7%
For Migrant Workers	0.0%	0.0%	0.0%
Other Vacant	24.1%	25.9%	23.0%

2010 Owner Occupied Housing Units by Value

	5 minutes	10 minutes	15 minutes
Total	4,469	18,831	45,297
< \$25,000	8.1%	6.0%	3.5%
\$25,000 - \$29,999	1.8%	1.7%	0.9%
\$30,000 - \$34,999	3.0%	2.5%	1.4%
\$35,000 - \$39,999	2.1%	2.1%	1.1%
\$40,000 - \$49,999	4.8%	4.4%	2.4%
\$50,000 - \$59,999	8.1%	6.9%	4.1%
\$60,000 - \$69,999	9.0%	8.5%	5.3%
\$70,000 - \$79,999	7.9%	7.1%	5.1%
\$80,000 - \$89,999	8.8%	8.2%	6.8%
\$90,000 - \$99,999	7.4%	7.3%	6.8%
\$100,000 - \$124,999	18.7%	18.1%	20.8%
\$125,000 - \$149,999	14.8%	13.7%	17.3%
\$150,000 - \$174,999	3.0%	4.4%	7.7%
\$175,000 - \$199,999	1.0%	2.9%	4.6%
\$200,000 - \$249,999	0.8%	3.6%	6.0%
\$250,000 - \$299,999	0.2%	1.5%	2.9%
\$300,000 - \$399,999	0.3%	0.7%	2.1%
\$400,000 - \$499,999	0.1%	0.2%	0.6%
\$500,000 - \$749,999	0.0%	0.2%	0.3%
\$750,000 - \$999,999	0.0%	0.0%	0.2%
\$1,000,000+	0.1%	0.1%	0.1%
Median Home Value	\$85,957	\$93,649	\$115,085

Census 2000 Specified Renter Occupied Housing Units by Contract Rent

	5 minutes	10 minutes	15 minutes
Total	1,830	15,506	30,528
Paying Cash Rent	92.8%	96.1%	96.3%
< \$100	2.6%	2.4%	1.8%
\$100 - \$149	1.5%	3.4%	2.6%
\$150 - \$199	1.1%	2.8%	2.1%
\$200 - \$249	4.5%	5.5%	4.1%
\$250 - \$299	12.2%	12.7%	9.4%
\$300 - \$349	15.4%	15.4%	14.8%
\$350 - \$399	18.7%	17.3%	17.4%
\$400 - \$449	14.5%	11.5%	11.8%
\$450 - \$499	5.6%	7.7%	9.1%
\$500 - \$549	6.3%	4.8%	5.8%
\$550 - \$599	4.9%	4.0%	6.0%
\$600 - \$649	1.9%	3.5%	4.1%
\$650 - \$699	2.2%	1.9%	2.4%
\$700 - \$749	0.8%	0.8%	1.2%
\$750 - \$799	0.5%	0.5%	1.1%
\$800 - \$899	0.0%	0.6%	0.7%
\$900 - \$999	0.0%	0.7%	0.5%
\$1000 - \$1249	0.0%	0.3%	0.3%
\$1250 - \$1499	0.0%	0.0%	0.3%
\$1500 - \$1999	0.0%	0.5%	0.6%
\$2000+	0.0%	0.0%	0.2%
No Cash Rent	7.2%	3.9%	3.7%
Average Rent	\$373	\$379	\$414

Data Note: Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average contract rent excludes units paying no cash.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010.



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Census 2000 Housing Units by Units in Structure			
Total	6,436	36,004	76,474
1, Detached	83.4%	66.5%	68.1%
1, Attached	1.5%	2.9%	3.0%
2	3.1%	5.3%	4.7%
3 to 4	0.6%	4.1%	3.3%
5 to 9	1.3%	4.9%	4.4%
10 to 19	0.2%	4.8%	4.8%
20 to 49	0.3%	3.2%	4.2%
50 or More	0.1%	2.9%	3.9%
Mobile Home	9.3%	5.3%	3.5%
Other	0.1%	0.1%	0.1%
Census 2000 Households by Year Householder Moved In			
Total	5,941	32,879	71,277
Moved in 1999 to March 2000	25.3%	30.7%	28.7%
Moved in 1995 to 1998	33.5%	31.4%	30.3%
Moved in 1990 to 1994	12.9%	14.0%	14.6%
Moved in 1980 to 1989	11.8%	10.9%	12.4%
Moved in 1970 to 1979	7.2%	5.8%	7.2%
1969 or Earlier	9.3%	7.1%	6.9%
Census 2000 Housing Units by Year Structure Built			
Total	6,427	36,035	76,474
1999 to March 2000	3.3%	1.9%	1.7%
1995 to 1998	11.5%	8.2%	8.2%
1990 to 1994	6.8%	7.7%	8.2%
1980 to 1989	9.7%	12.4%	15.0%
1970 to 1979	17.6%	16.3%	21.1%
1969 or Earlier	51.1%	53.5%	45.8%
Census 2000 Workers 16+ by Means of Transportation to Work			
Total	6,819	38,532	85,485
Worked at Home	2.2%	2.4%	2.9%
Drove Alone - Car, Truck, or Van	79.2%	77.1%	80.7%
Carpooled - Car, Truck, or Van	14.8%	12.8%	10.9%
Bus/Trolley Bus	0.9%	1.5%	0.9%
Streetcar/Trolley Car	0.0%	0.0%	0.0%
Subway/Elevated	0.0%	0.0%	0.0%
Railroad	0.0%	0.0%	0.0%
Ferryboat	0.0%	0.0%	0.0%
Taxicab	0.3%	0.2%	0.2%
Motorcycle	0.1%	0.1%	0.1%
Bicycle	0.3%	0.8%	0.5%
Walked	1.1%	4.2%	3.1%
Other Means	1.6%	1.7%	1.3%
Census 2000 Households by Vehicles Available			
Total	5,940	32,876	71,277
None	7.3%	11.6%	8.6%
1	38.9%	41.0%	39.9%
2	41.7%	35.6%	38.1%
3	9.8%	9.3%	10.2%
4	1.8%	1.8%	2.3%
5+	0.6%	0.7%	0.9%
Average Number of Vehicles Available	1.6	1.5	1.6

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.