

University City Demographics Summary Report

University City Core - 2 Mile Market Area



	University City Core	Trade Area	15 minutes	30 minutes
Population Summary				
2000 Total Population	17,837	63,254	199,810	761,639
2010 Total Population	27,529	110,443	271,894	997,436
2021 Total Population	35,481	134,787	335,334	1,231,453
2021 Group Quarters	3,387	3,544	7,372	19,336
2026 Total Population	40,389	148,332	370,610	1,351,950
2021-2026 Annual Rate	2.63%	1.93%	2.02%	1.88%
2021 Total Daytime Population	48,099	131,013	330,620	1,321,320
Workers	31,483	69,433	165,408	719,135
Residents	16,616	61,580	165,212	602,185
Household Summary				
2000 Households	6,249	23,531	73,704	297,045
2000 Average Household Size	2.29	2.53	2.62	2.51
2010 Households	10,983	42,879	101,786	385,864
2010 Average Household Size	2.23	2.50	2.61	2.54
2021 Households	14,306	52,207	126,100	478,290
2021 Average Household Size	2.24	2.51	2.60	2.53
2026 Households	16,448	57,576	139,823	526,124
2026 Average Household Size	2.25	2.51	2.60	2.53
2021-2026 Annual Rate	2.83%	1.98%	2.09%	1.92%
2010 Families	4,430	25,182	64,093	247,425
2010 Average Family Size	2.89	3.13	3.21	3.13
2021 Families	5,649	30,257	78,071	299,930
2021 Average Family Size	2.93	3.15	3.23	3.16
2026 Families	6,546	33,284	86,311	328,011
2026 Average Family Size	2.94	3.15	3.23	3.17
2021-2026 Annual Rate	2.99%	1.93%	2.03%	1.81%
Housing Unit Summary				
2000 Housing Units	7,011	25,394	78,923	317,701
Owner Occupied Housing Units	37.8%	58.5%	55.9%	59.4%
Renter Occupied Housing Units	51.3%	34.2%	37.4%	34.1%
Vacant Housing Units	10.9%	7.3%	6.6%	6.5%
2010 Housing Units	11,826	45,822	112,139	426,242
Owner Occupied Housing Units	21.5%	53.2%	51.8%	56.3%
Renter Occupied Housing Units	71.4%	40.3%	39.0%	34.2%
Vacant Housing Units	7.1%	6.4%	9.2%	9.5%
2021 Housing Units	15,324	55,400	137,930	522,143
Owner Occupied Housing Units	19.8%	49.8%	48.3%	53.6%
Renter Occupied Housing Units	73.6%	44.5%	43.1%	38.0%
Vacant Housing Units	6.6%	5.8%	8.6%	8.4%
2026 Housing Units	17,497	60,881	152,217	571,937
Owner Occupied Housing Units	19.1%	49.0%	47.9%	53.3%
Renter Occupied Housing Units	74.9%	45.6%	43.9%	38.7%
Vacant Housing Units	6.0%	5.4%	8.1%	8.0%
Median Household Income				
2021	\$48,274	\$62,503	\$56,509	\$65,059
2026	\$53,288	\$69,591	\$62,499	\$73,704
Median Home Value				
2021	\$185,779	\$227,195	\$221,362	\$255,928
2026	\$213,429	\$264,050	\$270,112	\$301,397
Per Capita Income				
2021	\$24,669	\$31,206	\$28,991	\$36,438
2026	\$28,516	\$35,555	\$33,051	\$41,050

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.

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University City Core - 2 Mile Market Area



	University City Core	Trade Area	15 minutes	30 minutes
2021 Households by Income				
Household Income Base	14,306	52,207	126,100	478,290
<\$15,000	15.1%	7.7%	9.9%	8.4%
\$15,000 - \$24,999	8.2%	5.5%	8.0%	7.1%
\$25,000 - \$34,999	10.4%	8.6%	10.2%	8.3%
\$35,000 - \$49,999	17.7%	14.7%	14.8%	13.1%
\$50,000 - \$74,999	20.8%	22.4%	20.3%	19.0%
\$75,000 - \$99,999	12.6%	15.9%	13.2%	13.3%
\$100,000 - \$149,999	9.3%	15.3%	13.2%	15.3%
\$150,000 - \$199,999	4.0%	5.0%	4.9%	6.4%
\$200,000+	1.8%	4.9%	5.3%	9.0%
Average Household Income	\$60,742	\$80,369	\$77,325	\$93,704
2026 Households by Income				
Household Income Base	16,448	57,576	139,823	526,124
<\$15,000	13.1%	6.7%	8.4%	6.9%
\$15,000 - \$24,999	7.4%	4.8%	6.9%	6.0%
\$25,000 - \$34,999	9.4%	7.8%	9.2%	7.3%
\$35,000 - \$49,999	16.2%	13.2%	13.6%	11.9%
\$50,000 - \$74,999	20.6%	20.9%	19.8%	18.6%
\$75,000 - \$99,999	14.1%	16.2%	13.9%	13.9%
\$100,000 - \$149,999	11.7%	17.8%	15.4%	17.3%
\$150,000 - \$199,999	5.2%	6.6%	6.4%	7.9%
\$200,000+	2.4%	6.1%	6.4%	10.2%
Average Household Income	\$69,880	\$91,457	\$87,952	\$105,395
2021 Owner Occupied Housing Units by Value				
Total	3,022	27,554	66,665	279,956
<\$50,000	3.5%	1.7%	2.8%	2.2%
\$50,000 - \$99,999	6.7%	2.1%	6.7%	5.4%
\$100,000 - \$149,999	17.6%	10.8%	14.1%	10.9%
\$150,000 - \$199,999	31.0%	22.7%	19.5%	16.0%
\$200,000 - \$249,999	16.9%	23.2%	16.4%	14.0%
\$250,000 - \$299,999	7.3%	16.6%	13.3%	13.0%
\$300,000 - \$399,999	7.0%	14.4%	15.9%	17.6%
\$400,000 - \$499,999	8.0%	4.2%	5.7%	8.5%
\$500,000 - \$749,999	0.5%	1.8%	3.6%	6.7%
\$750,000 - \$999,999	0.8%	1.4%	1.3%	2.8%
\$1,000,000 - \$1,499,999	0.4%	0.5%	0.6%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%	0.6%
\$2,000,000 +	0.3%	0.3%	0.2%	0.5%
Average Home Value	\$222,908	\$261,656	\$258,487	\$324,483
2026 Owner Occupied Housing Units by Value				
Total	3,328	29,804	72,929	304,862
<\$50,000	2.6%	0.8%	1.4%	1.2%
\$50,000 - \$99,999	3.2%	0.8%	3.1%	2.6%
\$100,000 - \$149,999	9.7%	4.7%	7.5%	5.6%
\$150,000 - \$199,999	29.2%	15.3%	14.5%	11.5%
\$200,000 - \$249,999	19.8%	22.6%	16.7%	13.6%
\$250,000 - \$299,999	8.7%	20.7%	17.0%	15.3%
\$300,000 - \$399,999	9.9%	21.0%	22.3%	23.1%
\$400,000 - \$499,999	12.9%	6.8%	8.9%	11.8%
\$500,000 - \$749,999	1.4%	3.6%	5.4%	9.0%
\$750,000 - \$999,999	1.6%	2.4%	2.1%	3.3%
\$1,000,000 - \$1,499,999	0.7%	0.7%	0.8%	1.9%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%	0.7%
\$2,000,000 +	0.4%	0.4%	0.2%	0.6%
Average Home Value	\$266,854	\$309,896	\$308,923	\$369,415

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, Esri and Bureau of Labor Statistics, U.S. Census

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Median Age				
2010	24.7	29.4	31.5	34.0
2021	26.5	31.6	33.6	35.9
2026	26.9	31.9	33.8	36.0
2010 Population by Age				
Total	27,528	110,443	271,897	997,436
0 - 4	5.5%	7.2%	7.6%	7.5%
5 - 9	4.1%	6.9%	7.4%	7.3%
10 - 14	3.4%	6.4%	7.0%	6.9%
15 - 24	38.7%	20.2%	16.8%	13.8%
25 - 34	23.9%	19.7%	17.0%	16.2%
35 - 44	10.2%	16.0%	15.4%	15.6%
45 - 54	6.7%	11.4%	12.8%	13.6%
55 - 64	4.3%	7.3%	8.8%	9.8%
65 - 74	1.8%	3.1%	4.3%	5.3%
75 - 84	1.0%	1.4%	2.2%	2.9%
85 +	0.4%	0.5%	0.8%	1.2%
18 +	84.8%	75.8%	73.9%	74.3%
2021 Population by Age				
Total	35,484	134,785	335,335	1,231,452
0 - 4	4.9%	6.3%	6.6%	6.5%
5 - 9	4.1%	6.2%	6.7%	6.7%
10 - 14	3.5%	5.9%	6.6%	6.7%
15 - 24	32.3%	17.9%	15.1%	13.1%
25 - 34	26.3%	19.9%	17.4%	15.7%
35 - 44	11.6%	15.2%	14.4%	14.6%
45 - 54	6.9%	12.0%	12.4%	12.8%
55 - 64	5.3%	8.6%	10.2%	11.2%
65 - 74	3.1%	5.3%	6.9%	7.8%
75 - 84	1.4%	2.0%	2.8%	3.6%
85 +	0.6%	0.6%	0.9%	1.3%
18 +	85.2%	78.3%	76.5%	76.6%
2026 Population by Age				
Total	40,389	148,332	370,611	1,351,949
0 - 4	5.2%	6.4%	6.7%	6.5%
5 - 9	4.2%	6.1%	6.5%	6.5%
10 - 14	3.5%	5.9%	6.5%	6.5%
15 - 24	30.8%	17.4%	14.9%	13.0%
25 - 34	25.8%	20.2%	17.4%	15.8%
35 - 44	12.1%	15.9%	14.8%	14.5%
45 - 54	7.1%	11.2%	11.8%	12.3%
55 - 64	5.4%	8.2%	9.7%	10.7%
65 - 74	3.4%	5.5%	7.1%	8.2%
75 - 84	1.8%	2.5%	3.6%	4.5%
85 +	0.6%	0.6%	1.0%	1.4%
18 +	84.9%	78.3%	76.6%	76.8%
2010 Population by Sex				
Males	13,857	53,476	131,831	484,549
Females	13,672	56,967	140,063	512,887
2021 Population by Sex				
Males	18,023	65,873	163,380	601,298
Females	17,458	68,914	171,954	630,154
2026 Population by Sex				
Males	20,445	72,601	180,667	660,523
Females	19,944	75,731	189,943	691,427

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

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University City Demographics Summary Report

University City Core - 2 Mile Market Area



	University City Core	Trade Area	15 minutes	30 minutes
2010 Population by Race/Ethnicity				
Total	27,529	110,443	271,895	997,435
White Alone	43.3%	43.7%	37.5%	57.6%
Black Alone	35.0%	40.4%	46.7%	29.6%
American Indian Alone	0.5%	0.4%	0.5%	0.5%
Asian Alone	12.6%	8.3%	5.2%	3.6%
Pacific Islander Alone	0.1%	0.1%	0.1%	0.1%
Some Other Race Alone	5.2%	4.1%	7.1%	6.3%
Two or More Races	3.3%	3.0%	2.8%	2.4%
Hispanic Origin	10.1%	8.8%	12.9%	11.8%
Diversity Index	73.3	69.7	72.0	66.8
2021 Population by Race/Ethnicity				
Total	35,480	134,787	335,334	1,231,454
White Alone	35.5%	36.3%	34.0%	52.7%
Black Alone	37.3%	43.1%	46.8%	31.3%
American Indian Alone	0.5%	0.4%	0.5%	0.5%
Asian Alone	16.4%	11.3%	7.0%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.1%	0.1%
Some Other Race Alone	6.2%	5.1%	8.1%	7.3%
Two or More Races	4.1%	3.8%	3.4%	3.1%
Hispanic Origin	12.0%	10.9%	14.9%	14.0%
Diversity Index	77.0	73.4	74.6	71.3
2026 Population by Race/Ethnicity				
Total	40,390	148,330	370,610	1,351,949
White Alone	32.2%	33.4%	32.2%	50.3%
Black Alone	37.7%	43.7%	47.0%	32.1%
American Indian Alone	0.4%	0.4%	0.5%	0.5%
Asian Alone	18.3%	13.0%	8.0%	5.8%
Pacific Islander Alone	0.0%	0.0%	0.1%	0.1%
Some Other Race Alone	6.8%	5.4%	8.5%	7.8%
Two or More Races	4.5%	4.1%	3.8%	3.5%
Hispanic Origin	13.2%	11.8%	15.9%	15.1%
Diversity Index	78.4	74.7	75.8	73.2

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University City Core - 2 Mile Market Area



	University City Core	Trade Area	15 minutes	30 minutes
2010 Population by Relationship and Household Type				
Total	27,529	110,443	271,894	997,436
In Households	88.9%	97.1%	97.6%	98.2%
In Family Households	48.6%	73.4%	78.5%	80.3%
Householder	15.9%	22.8%	23.5%	24.8%
Spouse	9.1%	15.8%	14.7%	17.1%
Child	17.4%	28.6%	32.3%	31.4%
Other relative	4.1%	4.2%	5.3%	4.5%
Nonrelative	2.0%	2.0%	2.8%	2.5%
In Nonfamily Households	40.3%	23.8%	19.0%	18.0%
In Group Quarters	11.1%	2.9%	2.4%	1.8%
Institutionalized Population	0.7%	0.3%	0.5%	0.7%
Noninstitutionalized Population	10.3%	2.6%	2.0%	1.1%
2021 Population 25+ by Educational Attainment				
Total	19,577	85,777	217,996	825,839
Less than 9th Grade	3.3%	2.3%	5.2%	4.4%
9th - 12th Grade, No Diploma	2.3%	2.3%	5.5%	5.3%
High School Graduate	7.7%	10.1%	15.7%	17.1%
GED/Alternative Credential	2.5%	1.8%	2.4%	2.7%
Some College, No Degree	21.5%	23.0%	22.4%	20.1%
Associate Degree	9.0%	11.6%	10.3%	9.2%
Bachelor's Degree	34.4%	31.6%	24.9%	26.9%
Graduate/Professional Degree	19.3%	17.2%	13.5%	14.3%
2021 Population 15+ by Marital Status				
Total	31,021	109,969	268,798	987,670
Never Married	62.0%	45.8%	44.1%	39.0%
Married	29.1%	42.0%	41.8%	46.2%
Widowed	1.6%	2.9%	3.8%	4.2%
Divorced	7.2%	9.4%	10.3%	10.6%
2021 Civilian Population 16+ in Labor Force				
Civilian Population 16+	20,334	77,852	184,250	671,153
Population 16+ Employed	93.8%	94.8%	93.0%	94.3%
Population 16+ Unemployment rate	6.2%	5.2%	7.0%	5.7%
Population 16-24 Employed	27.0%	15.4%	13.4%	12.4%
Population 16-24 Unemployment rate	11.7%	8.8%	12.5%	10.4%
Population 25-54 Employed	65.9%	71.0%	69.9%	68.8%
Population 25-54 Unemployment rate	4.1%	4.6%	6.0%	5.1%
Population 55-64 Employed	5.5%	10.5%	12.5%	13.7%
Population 55-64 Unemployment rate	4.5%	4.6%	6.8%	5.4%
Population 65+ Employed	1.6%	3.1%	4.2%	5.1%
Population 65+ Unemployment rate	0.3%	2.6%	4.5%	3.3%
2021 Employed Population 16+ by Industry				
Total	19,072	73,818	171,418	632,781
Agriculture/Mining	0.1%	0.1%	0.1%	0.2%
Construction	5.1%	4.3%	7.2%	7.7%
Manufacturing	3.9%	5.6%	6.7%	7.8%
Wholesale Trade	2.2%	2.5%	2.7%	3.2%
Retail Trade	12.9%	11.0%	10.1%	10.7%
Transportation/Utilities	5.8%	7.6%	7.6%	6.7%
Information	1.3%	1.9%	1.8%	1.9%
Finance/Insurance/Real Estate	15.0%	16.7%	13.6%	12.6%
Services	50.9%	47.5%	47.4%	46.5%
Public Administration	2.9%	2.8%	2.8%	2.6%
2021 Employed Population 16+ by Occupation				

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

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Total	19,070	73,816	171,418	632,781
White Collar	69.8%	73.5%	63.8%	66.8%
Management/Business/Financial	15.1%	23.1%	20.2%	22.1%
Professional	30.9%	29.0%	23.8%	24.1%
Sales	12.0%	9.7%	8.6%	10.0%
Administrative Support	11.9%	11.7%	11.3%	10.5%
Services	18.1%	12.9%	15.9%	13.7%
Blue Collar	12.1%	13.6%	20.3%	19.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%	0.1%
Construction/Extraction	3.0%	2.6%	5.0%	5.2%
Installation/Maintenance/Repair	1.6%	1.6%	2.2%	2.5%
Production	1.8%	2.3%	3.7%	3.8%
Transportation/Material Moving	5.7%	7.1%	9.4%	7.9%

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	2 miles		15 minutes	30 minutes
2010 Households by Type				
Total	10,983	42,879	101,786	385,864
Households with 1 Person	35.2%	28.0%	27.1%	27.8%
Households with 2+ People	64.8%	72.0%	72.9%	72.2%
Family Households	40.3%	58.7%	63.0%	64.1%
Husband-wife Families	23.2%	40.7%	39.2%	44.2%
With Related Children	11.6%	22.3%	20.8%	21.9%
Other Family (No Spouse Present)	17.1%	18.0%	23.8%	19.9%
Other Family with Male Householder	4.5%	4.3%	5.4%	4.9%
With Related Children	2.0%	2.4%	3.0%	2.8%
Other Family with Female Householder	12.7%	13.7%	18.4%	15.1%
With Related Children	9.0%	10.0%	12.9%	10.5%
Nonfamily Households	24.5%	13.3%	10.0%	8.1%
All Households with Children	23.2%	35.1%	37.2%	35.7%
Multigenerational Households	2.1%	3.4%	5.0%	4.1%
Unmarried Partner Households	7.8%	6.9%	7.4%	6.9%
Male-female	7.0%	6.1%	6.6%	6.1%
Same-sex	0.7%	0.8%	0.8%	0.9%
2010 Households by Size				
Total	10,984	42,879	101,785	385,864
1 Person Household	35.2%	28.0%	27.1%	27.8%
2 Person Household	31.4%	30.8%	29.8%	31.5%
3 Person Household	16.3%	17.8%	17.5%	16.7%
4 Person Household	11.9%	14.4%	14.2%	13.7%
5 Person Household	3.2%	5.8%	6.7%	6.3%
6 Person Household	1.3%	2.1%	2.8%	2.4%
7 + Person Household	0.7%	1.1%	1.9%	1.6%
2010 Households by Tenure and Mortgage Status				
Total	10,983	42,879	101,786	385,864
Owner Occupied	23.1%	56.9%	57.1%	62.2%
Owned with a Mortgage/Loan	19.9%	52.1%	49.2%	50.9%
Owned Free and Clear	3.2%	4.8%	7.9%	11.2%
Renter Occupied	76.9%	43.1%	42.9%	37.8%
2021 Affordability, Mortgage and Wealth				
Housing Affordability Index	138	146	136	138
Percent of Income for Mortgage	16.1%	15.2%	16.4%	16.5%
Wealth Index	39	69	69	94
2010 Housing Units By Urban/ Rural Status				
Total Housing Units	11,826	45,822	112,139	426,242
Housing Units Inside Urbanized Area	100.0%	100.0%	99.5%	95.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.5%	4.1%
2010 Population By Urban/ Rural Status				
Total Population	27,529	110,443	271,894	997,436
Population Inside Urbanized Area	100.0%	100.0%	99.6%	95.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.4%	4.3%

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.

Source: Esri, Esri and Bureau of Labor Statistics, U.S. Census

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	2 miles	15 minutes	30 minutes	
2021 Consumer Spending				
Apparel & Services: Total \$	\$21,881,201	\$100,048,884	\$232,210,366	\$1,053,581,435
Average Spent	\$1,529.51	\$1,916.39	\$1,841.48	\$2,202.81
Spending Potential Index	72	90	87	104
Education: Total \$	\$18,615,873	\$77,101,784	\$176,971,238	\$816,679,319
Average Spent	\$1,301.26	\$1,476.85	\$1,403.42	\$1,707.50
Spending Potential Index	75	86	81	99
Entertainment/Recreation: Total \$	\$29,565,350	\$143,875,738	\$335,386,883	\$1,551,809,805
Average Spent	\$2,066.64	\$2,755.87	\$2,659.69	\$3,244.50
Spending Potential Index	64	85	82	100
Food at Home: Total \$	\$52,933,168	\$246,081,930	\$580,147,045	\$2,647,583,092
Average Spent	\$3,700.07	\$4,713.58	\$4,600.69	\$5,535.52
Spending Potential Index	68	87	84	102
Food Away from Home: Total \$	\$39,517,738	\$180,481,469	\$416,805,577	\$1,886,494,055
Average Spent	\$2,762.32	\$3,457.04	\$3,305.36	\$3,944.25
Spending Potential Index	73	91	87	104
Health Care: Total \$	\$53,945,424	\$270,788,857	\$643,038,085	\$2,977,161,818
Average Spent	\$3,770.83	\$5,186.83	\$5,099.43	\$6,224.60
Spending Potential Index	60	83	82	100
HH Furnishings & Equipment: Total \$	\$20,785,187	\$104,039,285	\$240,713,798	\$1,104,211,216
Average Spent	\$1,452.90	\$1,992.82	\$1,908.91	\$2,308.66
Spending Potential Index	64	88	85	102
Personal Care Products & Services: Total \$	\$8,772,124	\$41,482,774	\$96,612,099	\$441,276,730
Average Spent	\$613.18	\$794.58	\$766.15	\$922.61
Spending Potential Index	68	89	85	103
Shelter: Total \$	\$201,698,072	\$925,546,298	\$2,148,834,684	\$9,801,981,709
Average Spent	\$14,098.84	\$17,728.39	\$17,040.72	\$20,493.80
Spending Potential Index	70	88	85	102
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,943,438	\$110,178,843	\$250,055,004	\$1,156,607,173
Average Spent	\$1,394.06	\$2,110.42	\$1,982.99	\$2,418.21
Spending Potential Index	58	88	83	101
Travel: Total \$	\$22,228,052	\$113,485,370	\$261,657,253	\$1,213,222,151
Average Spent	\$1,553.76	\$2,173.76	\$2,075.00	\$2,536.58
Spending Potential Index	61	86	82	100
Vehicle Maintenance & Repairs: Total \$	\$10,939,960	\$52,004,097	\$120,726,498	\$548,748,472
Average Spent	\$764.71	\$996.11	\$957.39	\$1,147.31
Spending Potential Index	69	90	86	104

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.