

AREA PROFILE

OAK MEYER GARDENS

March 21, 2013

**NOTE: Data in shaded cells are based upon data from the
2007-2011 American Community Survey.
Absolute numbers have been proportioned to conform with numbers of
2010 Census population, households and housing units.
Percentages are assumed to approximate 2010 percentages.**

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**OAK MEYER GARDENS
REPORT 1 - SUMMARY**

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

POPULATION CHARACTERISTICS	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
Persons (%'s are % change from 10 yrs previous)	1,281	1,178	1,156	-	-8.0	-1.9
Sex						
Male	-	565	546	-	48.0	47.2
Female	-	613	610	-	52.0	52.8
Race and Ethnicity						
White	1,149	1,080	1,057	89.7	91.7	91.4
African American	39	49	55	3.0	4.2	4.8
Other Races	93	49	44	7.3	4.2	3.8
Hispanic Origin (of any race)	50	54	49	3.9	4.6	4.2
Median Age (percents are % of metro median)	30.9	35.9	35.2	94.1	102.2	96.5
Unemployment (among civilians 16 or older in labor force)	18	10	20	2.6	1.4	2.6
Persons 25+ with at Least a High School Education	800	877	854	94.6	97.4	100.0
HOUSING CHARACTERISTICS						
Units (%'s are % change from 10 yrs previous)	572	568	552	-	-0.7	-2.8
Type						
Single Family	456	477	541	79.7	84.0	98.1
Multifamily	116	91	11	20.3	16.0	1.9
Year Built (as estimated by inhabitants)						
Before 1940	157	203	176	27.4	35.7	31.9
1940 to 1969	415	332	329	72.6	58.4	59.5
1970 onward	-	33	47	-	5.9	8.6
Value (in constant 2009 dollars)						
Under \$50,000	-	4	-	-	1.1	-
\$50,000 to \$100,000	-	12	-	-	2.9	-
\$100,000 or More	380	383	406	100.0	96.0	100.0
Median Value (percents are % of metro median)	\$ 169,174	\$ 189,727	\$ 231,667	192.1	135.4	144.4
Average Rent (in 2009 dollars; percents are % of metro average)	\$ 1,084	\$ 891	\$ 890	230.1	113.5	127.6
Occupancy						
Owner-Occupied (percents are % of occupied units)	422	435	406	76.7	78.2	76.9
Renter-Occupied (percents are % of occupied units)	128	121	122	23.3	21.8	23.1
Vacant	22	12	24	3.8	2.1	4.3
HOUSEHOLD CHARACTERISTICS						
Households (%'s are % change from 10 yrs ago or 2000 to 2010)	550	556	528	-	1.1	-5.0
Family Households	312	308	282	56.7	55.4	53.4
Non-Family Households	238	248	246	43.3	44.6	46.6
Average Persons per Household (percents are of metro average)	2.33	2.12	2.19	91.4	84.4	87.4
Median Income (in 2009 dollars) (percents are % of metro median)	\$ 75,569	\$ 78,748	\$ 98,599	179.8	135.2	185.2
Moved in During Previous 5 Yrs.	307	337	271	55.8	60.6	51.3

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REPORT 2 - GENERAL POPULATION CHARACTERISTICS

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
POPULATION (%'s are % change from 10 years previous)	1,281	1,178	1,156	0.0	-8.0	-1.9
SEX						
Male	-	565	546	-	48.0	47.2
Female	-	613	610	-	52.0	52.8
RACE AND ETHNICITY						
All Persons						
Race						
White	1,149	1,080	1,057	89.7	91.7	91.4
African American	39	49	55	3.0	4.2	4.8
Native American	12	8	-	0.9	0.7	-
Asian (pre-2000 includes Pacific)	34	12	13	2.7	1.0	1.1
Pacific Islander	-	-	-	-	-	-
Other Races (pre-2000 includes More than One Race)	47	18	6	3.7	1.5	0.5
More than One Race	-	11	25	-	0.9	2.2
Hispanic Origin (of any race)	50	54	49	3.9	4.6	4.2
Minority (non-white and / or of Hispanic Origin)	135	132	132	10.5	11.2	11.4
Persons Under 18 Years Old						
Race						
White	-	178	176	-	84.0	85.4
African American	-	12	11	-	5.7	5.3
Native American	-	2	-	-	0.9	-
Asian	-	4	2	-	1.9	1.0
Pacific Islander	-	-	-	-	-	-
Other Races	-	7	1	-	3.3	0.5
More than One Race	-	9	16	-	4.2	7.8
Hispanic Origin (of any race)	-	22	15	-	10.4	7.3
Minority (non-white and / or of Hispanic Origin)	-	48	41	-	22.6	19.9
AGE						
Under 5 Years	107	91	51	8.4	7.7	4.4
5 to 9 Years	110	49	75	8.6	4.2	6.5
10 to 14 Years	90	50	57	7.0	4.2	4.9
15 to 19 Years	64	31	32	5.0	2.6	2.8
20 to 24 Years	64	56	87	5.0	4.8	7.5
25 to 34 Years	346	291	272	27.0	24.7	23.5
35 to 44 Years	195	227	176	15.2	19.3	15.2
45 to 54 Years	75	174	162	5.9	14.8	14.0
55 to 64 Years	88	107	137	6.9	9.1	11.9
65 to 74 Years	72	50	67	5.6	4.2	5.8
75 Years or Older	70	52	40	5.5	4.4	3.5
Median Age (number is in years, percent is this median's percent of the metropolitan area median)	30.9	35.9	35.2	94.1	102.2	96.5
School-Aged Children (5 to 17)	121	121	164	9.4	10.3	14.2
Households with Children Under 18	-	133	124	-	23.9	23.5
Elderly (65 years or older)	142	102	107	11.1	8.7	9.3
Elderly Householder Households	-	98	81	-	17.6	15.3

OAK MEYER GARDENS
REPORT 3 - HOUSING UNIT CHARACTERISTICS

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
HOUSING UNITS (percents are % change from 10 years previous)	572	568	552	0.0	-0.7	-2.8
TYPE						
Single Family	456	477	541	79.7	84.0	98.1
Mobile Homes	-	9	-	-	1.6	-
Other Single Family	-	468	541	-	82.4	98.1
Multifamily	116	91	11	20.3	16.0	1.9
YEAR BUILT (among housing still existing in data source year)						
Before 1940	157	203	176	27.4	35.7	31.9
1940 to 1949	256	217	262	44.8	38.3	47.5
1950 to 1959	148	97	48	25.9	17.1	8.8
1960 to 1969	11	18	18	1.9	3.1	3.3
1970 to 1979	-	24	13	-	4.3	2.3
1980 to 1989 (for 1980 only first three months reflected)	-	-	-	-	-	-
1990 to 1999 (for 1990 only first three months reflected)	-	9	35	-	1.6	6.3
2000 to 2010 (for 2000 only first three months reflected)	-	-	-	-	-	-
VALUE (in year 2009 housing value dollars* for owner-occupied, non-mobile, single family homes on fewer than 10 acres, without a business or medical office)						
Under \$25,000	-	-	-	-	-	-
\$25,000 to \$50,000	-	4	-	-	1.1	-
\$50,000 to \$80,000	-	7	-	-	1.8	-
\$80,000 to \$100,000	-	5	-	-	1.1	-
\$100,000 to \$150,000	100	68	15	26.3	17.1	3.7
\$150,000 to \$200,000	235	145	106	61.9	36.4	26.0
\$200,000 or More	45	170	285	11.9	42.5	70.3
\$200,000 to \$250,000	-	-	130	-	-	32.0
\$250,000 to \$300,000	-	-	128	-	-	31.5
\$300,000 to \$400,000	-	-	28	-	-	6.8
\$400,000 to \$500,000	-	-	-	-	-	-
\$500,000 to \$750,000	-	-	-	-	-	-
\$750,000 to \$1,000,000	-	-	-	-	-	-
\$1,000,000 or More	-	-	-	-	-	-
Median Value (percent is this median's percent of the metro area median)	\$ 169,174	\$ 189,727	\$ 231,667	192.1	135.4	144.4
AVERAGE RENT (in 2009 dollars. % is this average's % of metro)	\$ 1,084	\$ 891	\$ 890	230.1	113.5	127.6

* 1990 and 2000 figures were derived as follows: Value category thresholds for those years' census data were multiplied by factors reflecting home value inflation from 1990 to 2000, and 2000 to 2009. These thresholds were compared with 2007-11 value thresholds. Numbers of homes falling in each 2007-11 category were interpolated according to where the inflated 1990 and 2000 thresholds fell.

OAK MEYER GARDENS
REPORT 4 - HOUSING UNIT OCCUPANCY

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
OCCUPIED (percents are % of all housing units)	550	556	528	96.2	97.9	95.7
Tenure (percents are % of all occupied units)						
Owner-Occupied	422	435	406	76.7	78.2	76.9
Renter-Occupied	128	121	122	23.3	21.8	23.1
Owner-Occupied Single Family Homes (percents are % of occupied single family homes)	-	410	406	-	96.2	78.4
VACANT (percents are % of all housing units)	22	12	24	3.8	2.1	4.3
Tenure Sought (percents are % of all vacant units)						
For Sale	-	2	10	-	16.7	41.7
For Rent	-	2	8	-	16.7	33.3
Not on the Market	22	8	6	100.0	66.7	25.0
Proportion of Tenure Type						
For Sale (percents are % of all units that either are owner-occupied or offered for sale)	-	2	10	-	0.5	2.4
For Rent (percents are % of all units that either are renter-occupied or offered for rent)	-	2	8	-	1.6	6.2
TENURE BY ETHNICITY						
White Householder Units						
Owner-Occupied	-	-	380	-	-	77.1
Renter-Occupied	-	-	113	-	-	22.9
African American Hhr. Units						
Owner-Occupied	-	-	19	-	-	73.1
Renter-Occupied	-	-	7	-	-	26.9
Hispanic Householder Units						
Owner-Occupied	-	-	11	-	-	91.7
Renter-Occupied	-	-	1	-	-	8.3
OVERCROWDED (Occupied units with more than one person per room. Percents are % of all occupied units)	11	-	-	2.0	-	-
MOBILITY (Households that moved in 5 or fewer years before each survey that were still resident in the survey year. Percents are % of all households.)	307	337	271	55.8	60.6	51.3

OAK MEYER GARDENS
REPORT 5 - LIVING ARRANGEMENTS

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
HOUSEHOLDS (%'s are % change from 10 years previous)	550	556	528	0.0	1.1	-5.0
TYPES OF HOUSEHOLDS (percents are among total households)						
Families	312	308	282	56.7	55.4	53.4
Married Couples	260	258	234	47.3	46.4	44.3
With Own Children Under 18	123	101	95	22.4	18.2	18.0
Without Own Children Under 18	137	157	139	24.9	28.2	26.3
Female Householder, No Husband	42	37	34	7.6	6.7	6.4
With Own Children Under 18	20	22	20	3.6	4.0	3.8
Without Own Children Under 18	22	15	14	4.0	2.7	2.7
Male Householder, No Wife	10	13	14	1.8	2.3	2.7
With Own Children Under 18	-	6	1	-	1.1	0.2
Without Own Children Under 18	10	7	13	1.8	1.3	2.5
Non-Family Households	238	248	246	43.3	44.6	46.6
SIZE OF HOUSEHOLDS						
1 Person	181	181	170	32.9	32.6	32.2
2 Persons	225	225	200	40.9	40.5	37.9
3 Persons	77	77	80	14.0	13.8	15.2
4 Persons	53	53	53	9.6	9.5	10.0
5 Persons	16	16	18	2.9	2.9	3.4
6 Persons or More	4	4	7	0.7	0.7	1.3
Average (Number is in persons. Percent is this average's percent of the metropolitan area average)	2.33	2.12	2.19	91.4	84.4	87.4
Owner-Occupied	-	2.18	2.27	-	81.8	86.7
Renter-Occupied	-	1.90	1.91	-	87.0	84.3
GROUP QUARTERS POPULATION (percents are % of total population)	-	-	-	0.0	0.0	0.0

OAK MEYER GARDENS

REPORT 6 - EMPLOYMENT OF RESIDENTS *

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
LABOR FORCE STATUS (for civilians 16 or older)						
Male						
In Labor Force and Employed	383	348	373	40.1	36.7	38.6
In Labor Force but Unemployed	6	10	4	0.6	1.1	0.4
Not in Labor Force	108	73	43	11.3	7.7	4.5
Female						
In Labor Force and Employed	281	357	383	29.4	37.7	39.6
In Labor Force but Unemployed	12	-	16	1.3	-	1.7
Not in Labor Force	166	160	147	17.4	16.9	15.2
Total Unemployed (percents are % of the total labor force)	18	10	20	2.6	1.4	2.6
TYPE OF WORK (employed 16 or older)						
Industrial Classification						
Agriculture, Fishing, Forestry, Mining	-	7	-	-	1.0	-
Construction	14	16	38	2.1	2.3	5.1
Manufacturing	77	56	37	11.6	7.9	5.0
Trans., Communication, Utilities	46	-	-	6.9	-	-
Transportation, Warehousing, Utilities, Information	-	47	26	-	6.7	3.4
Wholesale Trade	45	-	-	6.8	-	-
Retail Trade	89	89	-	13.4	12.6	-
Finance, Insurance, Real Estate	49	99	147	7.4	14.0	19.4
Professional and Related Services	249	-	-	37.5	-	-
Professional and Managerial Services	-	118	146	-	16.7	19.3
Education, Health and Social Services	-	145	140	-	20.6	18.5
Personal, Entertainment and Recreational Services	10	-	-	1.5	-	-
Entertainment, Accommodation, and Food Services	-	47	94	-	6.7	12.4
Business and Repair Services	66	-	-	9.9	-	-
Other Services (repair, personal, etc.)	-	43	13	-	6.1	1.7
Public Administration	19	38	116	2.9	5.4	15.3
Occupation						
Managerial and Professional	324	413	505	48.8	58.6	66.7
Technical, Sales, Admin. Support	264	-	-	39.8	-	-
Sales, Office, Administrative Support Service	-	176	130	-	25.0	17.2
Service	7	68	83	1.1	9.6	10.9
Farming, Forestry, and Fishing	-	7	-	-	1.0	-
Construction, Extraction, Maintenance	-	16	38	-	2.3	5.1
Precision Production, Craft, Repair	14	-	-	2.1	-	-
Operators, Fabricators, Laborers	55	-	-	8.3	-	-
Production, Transportation, Moving	-	25	-	-	3.5	-
Class of Employment						
Wage or Salary	557	515	518	83.9	73.0	68.5
Private For-Profit	-	453	459	-	64.3	60.7
Private Not-For-Profit	-	62	60	-	8.8	7.9
Government Worker	57	122	190	8.6	17.3	25.1
Self-Employed	50	68	48	7.5	9.6	6.3
Unpaid Family Worker	-	-	-	-	-	-

* Data on this page apply to persons residing in the area, NOT to persons working in the area
 Kansas City, MO Planning and Development Department

OAK MEYER GARDENS

REPORT 7 - INCOME

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
INCOME OF HOUSEHOLDS (in constant 2009 dollars)*						
Under \$10,000	9	37	9	1.8	6.4	1.8
\$10,000 to \$19,999	7	37	12	1.4	6.3	2.3
\$20,000 to \$29,999	38	20	19	7.7	3.4	3.6
\$30,000 to \$39,999	24	27	26	4.8	4.6	5.0
\$40,000 to \$49,999	64	50	23	12.9	8.6	4.3
\$50,000 to \$59,999	20	28	30	4.0	4.9	5.6
\$60,000 to \$74,999	85	73	64	17.0	12.6	12.2
\$75,000 to \$99,999	97	125	85	19.5	21.5	16.2
\$100,000 to \$124,999	48	79	67	9.7	13.5	12.6
\$125,000 to \$149,999	24	42	56	4.7	7.3	10.6
\$150,000 to \$199,999	73	30	61	14.6	5.2	11.6
\$200,000 or More	10	33	75	1.9	5.7	14.3
Median Income (percent is this median's percent of the metropolitan area median)	\$ 75,569	\$ 78,748	\$ 98,599	179.8	135.2	185.2
Aggregate Income (millions)	\$ 9,811	\$ 11,361	\$ 11,112	-	-	-
SUPPLEMENTAL INCOME SOURCE (for households)						
Interest, Dividends and Net Rental Income	299	318	210	54.4	57.2	39.8
Social Security	123	98	24	22.4	17.6	4.6
Public Assistance	16	7	-	2.9	1.3	-
POVERTY STATUS (percents are % of persons below poverty level among all persons in each respective group)						
All Persons	67	101	72	5.2	8.6	6.2
Whites	33	91	65	2.9	8.4	6.1
African Americans	-	10	-	-	20.4	-
Hispanic Origin Persons	-	-	17	-	-	35.0
Elderly Persons (65 years old or older)	-	10	4	-	9.8	3.3

* 1990 and 2000 figures were derived as follows: Income category thresholds for those years' census data were multiplied by factors to reflect inflation from 1989 to 1999 and from 1999 to 2009. These thresholds were compared with 2007-11 income thresholds. Numbers of households falling within each 2007-11 category were interpolated according to where the inflated 1990 and 2000 thresholds fell.

OAK MEYER GARDENS

REPORT 8 - COMMUTING* AND EDUCATION

Source: 1990, 2000, 2010 Censuses; and 2007-2011 American Community Survey (shaded cells)

CHARACTERISTIC	NUMBER			PERCENT		
	1990	2000	2010	1990	2000	2010
AVERAGE TRAVEL TIME TO WORK* <i>(Number is in minutes. Percent is this average's percent of the metro area average)</i>	18.1	17.3	12.8	87.4	78.9	59.5
MEANS OF TRANSPORTATION TO WORK*						
Drove Alone	-	614	762	-	88.0	91.0
Car Pool	-	23	-	-	3.3	-
Public Transit	-	-	28	-	-	3.3
Bicycle	-	-	16	-	-	2.0
Walked	-	26	16	-	3.7	2.0
Other Means	-	-	-	-	-	-
Worked At Home	-	35	14	-	5.0	1.7
STUDENTS <i>(percents are of total persons)</i>						
Public Pre-Primary	-	31	-	-	2.6	-
Private Pre-Primary	22	15	34	1.7	1.3	2.9
Public Kindergarten or Elementary	-	-	-	-	-	-
Private Kindergarten or Elementary	-	-	-	-	-	-
Public Elementary or High School	48	27	54	3.7	2.3	4.7
Private Elementary or High School	136	28	107	10.6	2.4	9.2
Public High School	-	-	-	-	-	-
Private High School	-	-	-	-	-	-
EDUCATION ATTAINED <i>(for persons 25 or older)</i>						
Less than 9th Grade	20	23	-	2.4	2.6	-
9th to 12th Grade, No Diploma	26	-	-	3.1	-	-
High School Graduate, No College	113	97	23	13.4	10.8	2.7
College, but Less than BA Degree	198	190	144	23.4	21.1	16.9
College, BA Degree or More	489	590	686	57.8	65.6	80.4
STATUS OF TEENAGERS 16 TO 19 YEARS OLD						
Enrolled in School						
Working*	-	-	22	-	-	58.5
Not Working	-	12	16	-	100.0	41.5
Not Enrolled in School						
Working*	-	-	-	-	-	-
Not Working	-	-	-	-	-	-

* Data on this page apply to persons residing in the area, NOT to persons working in the area
 Kansas City, MO Planning and Development Department