



Housing Profile

Downtown Springfield MO Springfield, MO
Drive Time: 5 minute radius

Latitude: 37.2071
Longitude: -93.2924

Population		Households	
2020 Total Population	23,881	2023 Median Household Income	\$29,138
2023 Total Population	24,193	2028 Median Household Income	\$31,752
2028 Total Population	24,732	2023-2028 Annual Rate	1.73%
2023-2028 Annual Rate	0.44%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	12,275	100.0%	12,617	100.0%	12,999	100.0%
Occupied	10,337	84.2%	10,693	84.8%	11,058	85.1%
Owner	2,004	16.3%	1,977	15.7%	2,090	16.1%
Renter	8,333	67.9%	8,716	69.1%	8,968	69.0%
Vacant	1,880	15.3%	1,924	15.2%	1,941	14.9%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	1,962	100.0%	2,077	100.0%
<\$50,000	214	10.9%	202	9.7%
\$50,000-\$99,999	645	32.9%	487	23.4%
\$100,000-\$149,999	327	16.7%	282	13.6%
\$150,000-\$199,999	249	12.7%	272	13.1%
\$200,000-\$249,999	275	14.0%	339	16.3%
\$250,000-\$299,999	63	3.2%	106	5.1%
\$300,000-\$399,999	78	4.0%	179	8.6%
\$400,000-\$499,999	89	4.5%	167	8.0%
\$500,000-\$749,999	13	0.7%	26	1.3%
\$750,000-\$999,999	9	0.5%	15	0.7%
\$1,000,000-\$1,499,999	0	0.0%	1	0.0%
\$1,500,000-\$1,999,999	0	0.0%	1	0.0%
\$2,000,000+	0	0.0%	0	0.0%

Median Value	\$118,654	\$162,408
Average Value	\$153,275	\$192,597

Census 2020 Housing Units	Number	Percent
Total	12,275	100.0%
Housing Units In Urbanized Areas	12,275	100.0%
Rural Housing Units	0	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	2,004	100.0%
Owned with a Mortgage/Loan	1,340	66.9%
Owned Free and Clear	664	33.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

January 09, 2024



Housing Profile

Downtown Springfield MO Springfield, MO
Drive Time: 5 minute radius

Latitude: 37.2071
Longitude: -93.2924

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	1,880	100.0%
For Rent	1,205	64.1%
Rented- Not Occupied	128	6.8%
For Sale Only	75	4.0%
Sold - Not Occupied	36	1.9%
Seasonal/Recreational/Occasional Use	68	3.6%
For Migrant Workers	4	0.2%
Other Vacant	364	19.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	10,337	2,004	19.4%
15-24	2,971	48	1.6%
25-34	2,131	264	12.4%
35-44	1,303	323	24.8%
45-54	1,175	314	26.7%
55-59	735	199	27.1%
60-64	634	229	36.1%
65-74	921	373	40.5%
75-84	347	185	53.3%
85+	119	68	57.1%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	10,337	2,004	19.4%
White Alone	8,375	1,777	21.2%
Black/African American Alone	586	37	6.3%
American Indian/Alaska Native	83	18	21.7%
Asian Alone	286	16	5.6%
Pacific Islander Alone	11	3	27.3%
Other Race Alone	155	21	13.5%
Two or More Races	840	132	15.7%
Hispanic Origin	473	61	12.9%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	10,337	2,004	19.4%
1-Person	5,132	713	13.9%
2-Person	2,954	747	25.3%
3-Person	1,145	236	20.6%
4-Person	746	196	26.3%
5-Person	209	59	28.2%
6-Person	74	27	36.5%
7+ Person	78	26	33.3%

2023 Housing Affordability

Housing Affordability Index	102
Percent of Income for Mortgage	24.5%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

January 09, 2024



Housing Profile

Downtown Springfield MO Springfield, MO
Drive Time: 10 minute radius

Latitude: 37.2071
Longitude: -93.2924

Population		Households	
2020 Total Population	99,180	2023 Median Household Income	\$37,962
2023 Total Population	100,934	2028 Median Household Income	\$41,485
2028 Total Population	102,173	2023-2028 Annual Rate	1.79%
2023-2028 Annual Rate	0.24%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	49,336	100.0%	50,487	100.0%	51,480	100.0%
Occupied	43,884	88.9%	44,927	89.0%	45,883	89.1%
Owner	15,502	31.4%	15,953	31.6%	16,616	32.3%
Renter	28,382	57.5%	28,974	57.4%	29,267	56.9%
Vacant	5,464	11.1%	5,560	11.0%	5,597	10.9%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	15,941	100.0%	16,605	100.0%
<\$50,000	1,732	10.9%	1,598	9.6%
\$50,000-\$99,999	4,487	28.1%	3,168	19.1%
\$100,000-\$149,999	3,858	24.2%	3,276	19.7%
\$150,000-\$199,999	2,452	15.4%	2,983	18.0%
\$200,000-\$249,999	1,433	9.0%	1,985	12.0%
\$250,000-\$299,999	429	2.7%	788	4.7%
\$300,000-\$399,999	500	3.1%	956	5.8%
\$400,000-\$499,999	520	3.3%	903	5.4%
\$500,000-\$749,999	278	1.7%	484	2.9%
\$750,000-\$999,999	201	1.3%	325	2.0%
\$1,000,000-\$1,499,999	42	0.3%	121	0.7%
\$1,500,000-\$1,999,999	8	0.1%	17	0.1%
\$2,000,000+	1	0.0%	1	0.0%

Median Value	\$122,700	\$154,366
Average Value	\$160,526	\$203,762

Census 2020 Housing Units	Number	Percent
Total	49,336	100.0%
Housing Units In Urbanized Areas	49,322	100.0%
Rural Housing Units	14	0.0%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	15,502	100.0%
Owned with a Mortgage/Loan	10,294	66.4%
Owned Free and Clear	5,208	33.6%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

January 09, 2024



Housing Profile

Downtown Springfield MO Springfield, MO
Drive Time: 10 minute radius

Latitude: 37.2071
Longitude: -93.2924

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	5,464	100.0%
For Rent	2,932	53.7%
Rented- Not Occupied	255	4.7%
For Sale Only	398	7.3%
Sold - Not Occupied	302	5.5%
Seasonal/Recreational/Occasional Use	180	3.3%
For Migrant Workers	5	0.1%
Other Vacant	1,392	25.5%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	43,884	15,502	35.3%
15-24	7,415	375	5.1%
25-34	8,920	1,941	21.8%
35-44	6,298	2,232	35.4%
45-54	5,727	2,398	41.9%
55-59	3,499	1,577	45.1%
60-64	3,395	1,725	50.8%
65-74	5,036	3,004	59.7%
75-84	2,394	1,544	64.5%
85+	1,202	707	58.8%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	43,884	15,502	35.3%
White Alone	36,517	13,773	37.7%
Black/African American Alone	2,107	314	14.9%
American Indian/Alaska Native	338	92	27.2%
Asian Alone	793	177	22.3%
Pacific Islander Alone	53	9	17.0%
Other Race Alone	711	192	27.0%
Two or More Races	3,364	944	28.1%
Hispanic Origin	1,950	445	22.8%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	43,884	15,502	35.3%
1-Person	18,116	5,524	30.5%
2-Person	14,385	5,812	40.4%
3-Person	5,511	1,902	34.5%
4-Person	3,535	1,384	39.2%
5-Person	1,406	526	37.4%
6-Person	547	208	38.0%
7+ Person	385	146	37.9%

2023 Housing Affordability

Housing Affordability Index	127
Percent of Income for Mortgage	19.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

January 09, 2024



Housing Profile

Downtown Springfield MO Springfield, MO
Drive Time: 15 minute radius

Latitude: 37.2071
Longitude: -93.2924

Population		Households	
2020 Total Population	190,702	2023 Median Household Income	\$47,229
2023 Total Population	194,376	2028 Median Household Income	\$52,351
2028 Total Population	197,371	2023-2028 Annual Rate	2.08%
2023-2028 Annual Rate	0.31%		

Housing Units by Occupancy Status and Tenure	Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	92,683	100.0%	95,126	100.0%	97,280	100.0%
Occupied	84,422	91.1%	86,566	91.0%	88,713	91.2%
Owner	38,551	41.6%	39,118	41.1%	40,821	42.0%
Renter	45,871	49.5%	47,448	49.9%	47,892	49.2%
Vacant	8,136	8.8%	8,560	9.0%	8,568	8.8%

Owner Occupied Housing Units by Value	2023		2028	
	Number	Percent	Number	Percent
Total	39,105	100.0%	40,808	100.0%
<\$50,000	2,702	6.9%	2,244	5.5%
\$50,000-\$99,999	5,607	14.3%	3,815	9.3%
\$100,000-\$149,999	7,166	18.3%	5,424	13.3%
\$150,000-\$199,999	8,682	22.2%	8,417	20.6%
\$200,000-\$249,999	6,219	15.9%	7,308	17.9%
\$250,000-\$299,999	2,225	5.7%	3,092	7.6%
\$300,000-\$399,999	3,412	8.7%	5,492	13.5%
\$400,000-\$499,999	1,394	3.6%	2,241	5.5%
\$500,000-\$749,999	1,130	2.9%	1,824	4.5%
\$750,000-\$999,999	384	1.0%	622	1.5%
\$1,000,000-\$1,499,999	135	0.3%	270	0.7%
\$1,500,000-\$1,999,999	41	0.1%	56	0.1%
\$2,000,000+	8	0.0%	3	0.0%

Median Value	\$173,482	\$203,448
Average Value	\$205,513	\$246,151

Census 2020 Housing Units	Number	Percent
Total	92,683	100.0%
Housing Units In Urbanized Areas	91,990	99.3%
Rural Housing Units	693	0.7%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	38,551	100.0%
Owned with a Mortgage/Loan	25,356	65.8%
Owned Free and Clear	13,195	34.2%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

January 09, 2024



Housing Profile

Downtown Springfield MO Springfield, MO
Drive Time: 15 minute radius

Latitude: 37.2071
Longitude: -93.2924

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	8,136	100.0%
For Rent	4,300	52.9%
Rented- Not Occupied	372	4.6%
For Sale Only	721	8.9%
Sold - Not Occupied	480	5.9%
Seasonal/Recreational/Occasional Use	334	4.1%
For Migrant Workers	7	0.1%
Other Vacant	1,922	23.6%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	84,422	38,551	45.7%
15-24	10,174	696	6.8%
25-34	15,674	4,320	27.6%
35-44	12,506	5,608	44.8%
45-54	11,430	5,878	51.4%
55-59	6,826	3,764	55.1%
60-64	6,898	4,160	60.3%
65-74	11,399	7,717	67.7%
75-84	6,452	4,522	70.1%
85+	3,060	1,884	61.6%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	84,422	38,551	45.7%
White Alone	71,967	34,643	48.1%
Black/African American Alone	3,284	606	18.5%
American Indian/Alaska Native	566	199	35.2%
Asian Alone	1,582	609	38.5%
Pacific Islander Alone	84	16	19.0%
Other Race Alone	1,221	421	34.5%
Two or More Races	5,720	2,058	36.0%
Hispanic Origin	3,328	1,039	31.2%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	84,422	38,551	45.7%
1-Person	31,840	11,538	36.2%
2-Person	29,121	15,337	52.7%
3-Person	11,042	5,246	47.5%
4-Person	7,417	3,935	53.1%
5-Person	3,077	1,549	50.3%
6-Person	1,186	594	50.1%
7+ Person	739	351	47.5%

2023 Housing Affordability

Housing Affordability Index	111
Percent of Income for Mortgage	22.1%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census data.

January 09, 2024