



Community Profile

Forest Park
Area: 3.18 square miles

Prepared by Esri

Population Summary

2000 Total Population	12,078
2010 Total Population	10,801
2020 Total Population	11,309
2020 Group Quarters	384
2025 Total Population	11,784
2020-2025 Annual Rate	0.83%
2020 Total Daytime Population	13,789
Workers	8,934
Residents	4,855

Household Summary

2000 Households	7,089
2000 Average Household Size	1.66
2010 Households	6,430
2010 Average Household Size	1.62
2020 Households	6,793
2020 Average Household Size	1.61
2025 Households	7,089
2025 Average Household Size	1.61
2020-2025 Annual Rate	0.86%
2010 Families	2,034
2010 Average Family Size	2.51
2020 Families	2,066
2020 Average Family Size	2.50
2025 Families	2,113
2025 Average Family Size	2.50
2020-2025 Annual Rate	0.45%

Housing Unit Summary

2000 Housing Units	7,801
Owner Occupied Housing Units	35.4%
Renter Occupied Housing Units	55.4%
Vacant Housing Units	9.1%
2010 Housing Units	7,643
Owner Occupied Housing Units	36.4%
Renter Occupied Housing Units	47.8%
Vacant Housing Units	15.9%
2020 Housing Units	8,103
Owner Occupied Housing Units	32.9%
Renter Occupied Housing Units	51.0%
Vacant Housing Units	16.2%
2025 Housing Units	8,416
Owner Occupied Housing Units	31.5%
Renter Occupied Housing Units	52.7%
Vacant Housing Units	15.8%

Median Household Income

2020	\$58,497
2025	\$63,844

Median Home Value

2020	\$400,215
2025	\$437,805

Per Capita Income

2020	\$56,352
2025	\$63,312

Median Age

2010	39.7
2020	41.3
2025	41.8

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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2020 Households by Income

Household Income Base	6,793
<\$15,000	13.3%
\$15,000 - \$24,999	11.0%
\$25,000 - \$34,999	6.7%
\$35,000 - \$49,999	11.6%
\$50,000 - \$74,999	17.2%
\$75,000 - \$99,999	9.4%
\$100,000 - \$149,999	14.0%
\$150,000 - \$199,999	5.8%
\$200,000+	10.9%
Average Household Income	\$95,893

2025 Households by Income

Household Income Base	7,089
<\$15,000	12.4%
\$15,000 - \$24,999	10.0%
\$25,000 - \$34,999	6.2%
\$35,000 - \$49,999	10.7%
\$50,000 - \$74,999	16.6%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	15.0%
\$150,000 - \$199,999	6.6%
\$200,000+	12.6%
Average Household Income	\$107,391

2020 Owner Occupied Housing Units by Value

Total	2,663
<\$50,000	1.2%
\$50,000 - \$99,999	2.7%
\$100,000 - \$149,999	4.5%
\$150,000 - \$199,999	7.5%
\$200,000 - \$249,999	10.9%
\$250,000 - \$299,999	9.2%
\$300,000 - \$399,999	14.0%
\$400,000 - \$499,999	8.7%
\$500,000 - \$749,999	22.5%
\$750,000 - \$999,999	14.0%
\$1,000,000 - \$1,499,999	2.6%
\$1,500,000 - \$1,999,999	1.2%
\$2,000,000 +	1.0%
Average Home Value	\$498,094

2025 Owner Occupied Housing Units by Value

Total	2,649
<\$50,000	0.7%
\$50,000 - \$99,999	1.8%
\$100,000 - \$149,999	3.2%
\$150,000 - \$199,999	6.5%
\$200,000 - \$249,999	10.5%
\$250,000 - \$299,999	9.1%
\$300,000 - \$399,999	14.6%
\$400,000 - \$499,999	9.3%
\$500,000 - \$749,999	24.6%
\$750,000 - \$999,999	14.4%
\$1,000,000 - \$1,499,999	2.9%
\$1,500,000 - \$1,999,999	1.2%
\$2,000,000 +	1.2%
Average Home Value	\$521,443

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.

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July 08, 2020



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2010 Population by Age

Total	10,805
0 - 4	4.3%
5 - 9	2.7%
10 - 14	2.2%
15 - 24	11.6%
25 - 34	22.6%
35 - 44	13.3%
45 - 54	13.1%
55 - 64	14.5%
65 - 74	7.5%
75 - 84	5.1%
85 +	3.1%
18 +	89.5%

2020 Population by Age

Total	11,308
0 - 4	3.7%
5 - 9	3.3%
10 - 14	3.1%
15 - 24	9.5%
25 - 34	21.2%
35 - 44	13.8%
45 - 54	10.8%
55 - 64	12.9%
65 - 74	11.3%
75 - 84	6.5%
85 +	3.7%
18 +	88.5%

2025 Population by Age

Total	11,785
0 - 4	3.8%
5 - 9	3.3%
10 - 14	2.8%
15 - 24	10.4%
25 - 34	20.4%
35 - 44	13.8%
45 - 54	11.0%
55 - 64	11.5%
65 - 74	10.9%
75 - 84	8.3%
85 +	3.8%
18 +	88.4%

2010 Population by Sex

Males	5,417
Females	5,384

2020 Population by Sex

Males	5,603
Females	5,706

2025 Population by Sex

Males	5,803
Females	5,981

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2010 Population by Race/Ethnicity

Total	10,801
White Alone	78.7%
Black Alone	17.0%
American Indian Alone	0.2%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	1.3%
Hispanic Origin	2.9%
Diversity Index	38.8

2020 Population by Race/Ethnicity

Total	11,309
White Alone	74.4%
Black Alone	20.1%
American Indian Alone	0.2%
Asian Alone	2.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	1.9%
Hispanic Origin	3.2%
Diversity Index	44.3

2025 Population by Race/Ethnicity

Total	11,783
White Alone	72.1%
Black Alone	21.5%
American Indian Alone	0.2%
Asian Alone	2.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.5%
Two or More Races	2.2%
Hispanic Origin	3.5%
Diversity Index	47.1

2010 Population by Relationship and Household Type

Total	10,801
In Households	96.6%
In Family Households	48.2%
Householder	18.4%
Spouse	14.0%
Child	13.0%
Other relative	1.9%
Nonrelative	0.9%
In Nonfamily Households	48.4%
In Group Quarters	3.4%
Institutionalized Population	2.7%
Noninstitutionalized Population	0.7%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

July 08, 2020

2020 Population 25+ by Educational Attainment

Total	9,084
Less than 9th Grade	1.0%
9th - 12th Grade, No Diploma	3.3%
High School Graduate	8.3%
GED/Alternative Credential	2.2%
Some College, No Degree	16.5%
Associate Degree	5.2%
Bachelor's Degree	33.7%
Graduate/Professional Degree	29.9%

2020 Population 15+ by Marital Status

Total	10,161
Never Married	41.4%
Married	40.5%
Widowed	4.6%
Divorced	13.5%

2020 Civilian Population 16+ in Labor Force

Civilian Population 16+	7,248
Population 16+ Employed	89.4%
Population 16+ Unemployment rate	10.6%
Population 16-24 Employed	9.5%
Population 16-24 Unemployment rate	17.6%
Population 25-54 Employed	66.2%
Population 25-54 Unemployment rate	10.1%
Population 55-64 Employed	14.3%
Population 55-64 Unemployment rate	8.9%
Population 65+ Employed	10.0%
Population 65+ Unemployment rate	8.6%

2020 Employed Population 16+ by Industry

Total	6,483
Agriculture/Mining	0.4%
Construction	4.3%
Manufacturing	4.3%
Wholesale Trade	2.5%
Retail Trade	6.4%
Transportation/Utilities	2.7%
Information	1.6%
Finance/Insurance/Real Estate	10.8%
Services	64.5%
Public Administration	2.5%

2020 Employed Population 16+ by Occupation

Total	6,484
White Collar	79.7%
Management/Business/Financial	22.2%
Professional	38.3%
Sales	8.5%
Administrative Support	10.7%
Services	11.9%
Blue Collar	8.5%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	1.7%
Installation/Maintenance/Repair	1.3%
Production	3.1%
Transportation/Material Moving	2.4%

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2010 Households by Type

Total	6,431
Households with 1 Person	57.4%
Households with 2+ People	42.6%
Family Households	31.6%
Husband-wife Families	24.0%
With Related Children	6.8%
Other Family (No Spouse Present)	7.6%
Other Family with Male Householder	2.0%
With Related Children	0.8%
Other Family with Female Householder	5.6%
With Related Children	3.3%
Nonfamily Households	11.0%

All Households with Children 11.2%

Multigenerational Households	0.9%
Unmarried Partner Households	6.0%
Male-female	4.1%
Same-sex	1.9%

2010 Households by Size

Total	6,429
1 Person Household	57.4%
2 Person Household	29.5%
3 Person Household	7.0%
4 Person Household	4.0%
5 Person Household	1.3%
6 Person Household	0.5%
7 + Person Household	0.1%

2010 Households by Tenure and Mortgage Status

Total	6,430
Owner Occupied	43.2%
Owned with a Mortgage/Loan	30.5%
Owned Free and Clear	12.8%
Renter Occupied	56.8%

2020 Affordability, Mortgage and Wealth

Housing Affordability Index	85
Percent of Income for Mortgage	28.6%
Wealth Index	107

2010 Housing Units By Urban/ Rural Status

Total Housing Units	7,643
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

2010 Population By Urban/ Rural Status

Total Population	10,801
Population Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Population	0.0%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments

1. Metro Renters (3B)
2. Urban Chic (2A)
3. Social Security Set (9F)

2020 Consumer Spending

Apparel & Services: Total \$	\$16,339,251
Average Spent	\$2,405.31
Spending Potential Index	112
Education: Total \$	\$13,656,861
Average Spent	\$2,010.43
Spending Potential Index	112
Entertainment/Recreation: Total \$	\$22,470,736
Average Spent	\$3,307.93
Spending Potential Index	102
Food at Home: Total \$	\$38,487,607
Average Spent	\$5,665.77
Spending Potential Index	106
Food Away from Home: Total \$	\$28,692,574
Average Spent	\$4,223.84
Spending Potential Index	112
Health Care: Total \$	\$37,357,530
Average Spent	\$5,499.42
Spending Potential Index	96
HH Furnishings & Equipment: Total \$	\$15,158,842
Average Spent	\$2,231.54
Spending Potential Index	102
Personal Care Products & Services: Total \$	\$6,757,645
Average Spent	\$994.80
Spending Potential Index	108
Shelter: Total \$	\$149,844,894
Average Spent	\$22,058.72
Spending Potential Index	114
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,884,193
Average Spent	\$2,191.11
Spending Potential Index	94
Travel: Total \$	\$16,808,393
Average Spent	\$2,474.37
Spending Potential Index	103
Vehicle Maintenance & Repairs: Total \$	\$8,204,964
Average Spent	\$1,207.86
Spending Potential Index	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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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