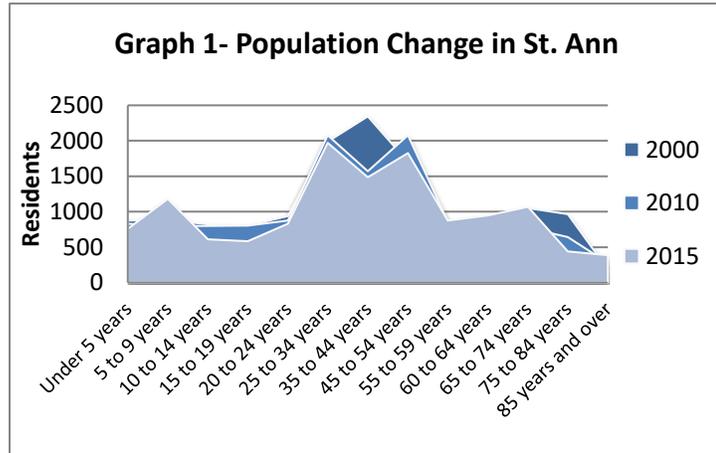


Summary of St. Ann Demographics

Significant Data

The city of St. Ann has a large amount of demographic data that could be analyzed, but three pieces of information regarding age, rent, and home values seem most worthy of attention.

The largest age group in St. Ann has been the 35 to 44 year old age group, but since 2000 there has been a stark decrease in this demographic (Graph 1). This is most likely due to the trend of people moving west to St. Charles County or newly developed areas. Emphasizing the convenience of St. Ann's central location and variety in housing stock may be helpful to middle aged residents who are considering moving.

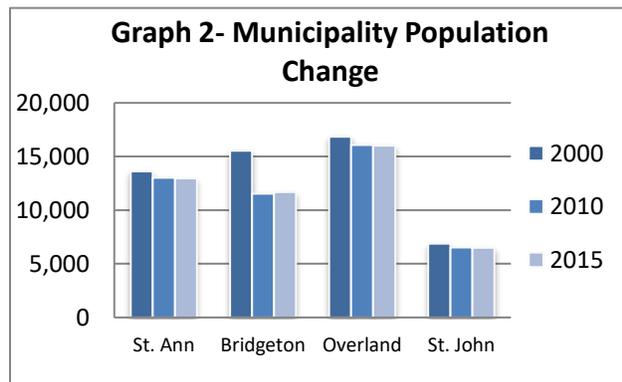


Nearly half (47%) of all residential units in the city are occupied by renters. Renting in general is becoming more prevalent in the St. Louis area. From 2000 to 2015 there has been an increase in the percentage of renters in St. Ann, St. Louis County, the state of Missouri, and several neighboring municipalities.

St. Ann is also in the unique position of having a larger median home value than its neighboring communities that have larger median incomes. According to the 2015 American Community Survey, residents of the cities of Woodson Terrace, Ferguson, Overland, and St. John tend to make more money than St. Ann residents. Despite this, homes in St. Ann, having a median value of \$89,700, are worth more than residences in these municipalities. These higher property values are perhaps attributed to a strong police presence and tighter enforcement of property upkeep within the community.

Age & Population

According to the American Community Survey (ACS) St. Ann had a population of 12,973 in 2015. Since 2000 the city's population has downsized, having a recorded 13,607 citizens in that year and 13,020 in 2010.¹



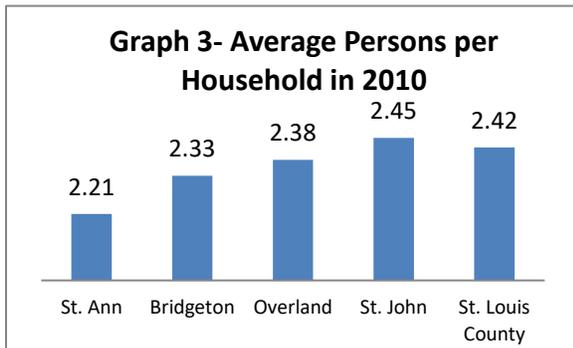
This population change is not an uncommon trend for comparable North County cities. Bridgeton, Overland, and St. John have all seen a decrease in population over the past fifteen years (Graph 2).

St. Ann has a consistently middle aged population, with the current largest age group being 25 to 34 year olds.² The most significant change is an over 750

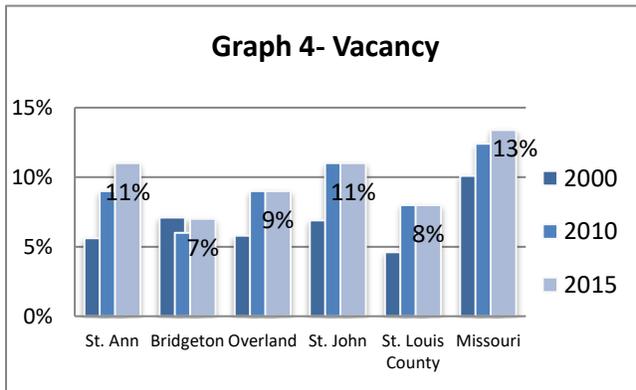
resident decrease in the 35 to 44 year old category from 2000 to 2010. Low numbers in this category remained in 2015. Other noticeable shifts in age group data include a continual decrease in the number of 75 to 84 year old residents over the past fifteen years and an increase in 5 to 9 year olds (and decrease in 10 to 19 year olds) since 2010. The city's median age is 38.7, which is just slightly lower than St. John and St. Louis County's median age and higher than the median for Overland.² St. Ann has seen an increase in this value since 2010 while neighboring Bridgeton and Overland saw a decrease.

Housing

Amongst comparable cities and St. Louis County, St. Ann has the smallest average of persons per household at 2.21 in 2010.¹ The largest difference in persons per household was in St. John by a value of 0.24 (Graph 3).



In 2015 the City of St. Ann had a vacancy rate of 11%.² Out of the county and three comparable cities, St. Ann and St. John have the highest rate (Graph 4). With the exception of Bridgeton, there has been an increase in vacancy from 2000 to 2015 in St. Ann, comparable cities, St. Louis County, and Missouri.



At 47% St. Ann has the largest percentage of renters amongst Bridgeton, Overland, St. John, the county, and the state.² The second largest percentage of renters amongst the areas is Bridgeton and Overland at 36%. St. Ann has 17% more renters than St. Louis County and 14% more than Missouri. In 2015 there was a greater percentage of renters in all these regions than in 2000.

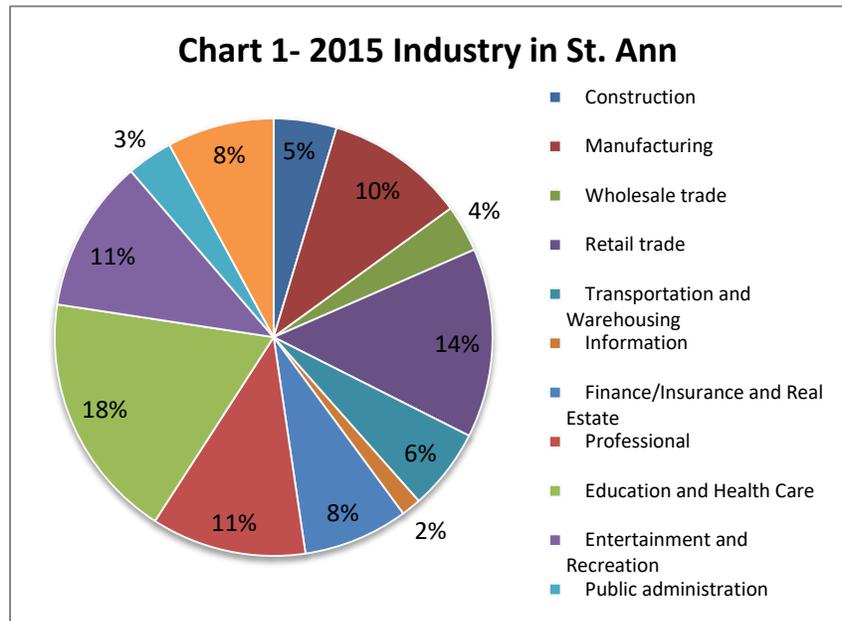
Nearly 60% of St. Ann housing stock was constructed between 1940 and

1959.² Only 12% of the housing stock was built in 1980 or later. In 2015 the median value of owner occupied housing units in St. Ann is \$89,700.² All neighboring municipalities on the east side of St. Ann have a lower median household value. This includes St. John at \$7,000 less than St. Ann (Table 1). St. Louis County and the state of Missouri have the larger values of \$173,400 and \$138,400 respectively.

City	Value
Woodson Terrace	\$75,300
St. John	\$82,600
Overland	\$88,200
St. Ann	\$89,700
Missouri	\$138,400
Bridgeton	\$158,900
St. Louis County	\$173,400

Education & Employment

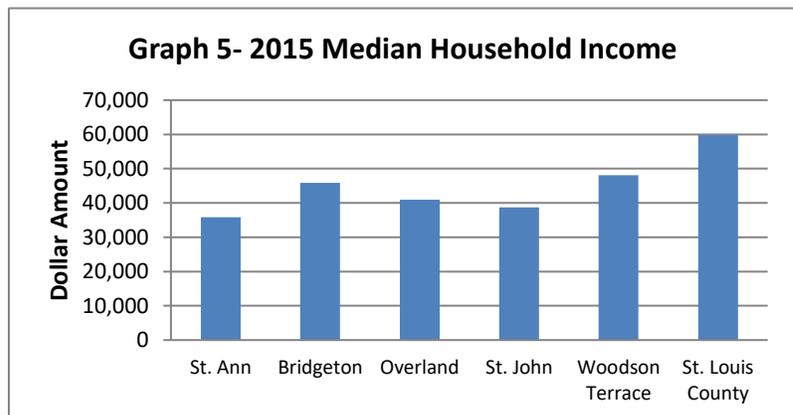
St. Ann residents that graduated from high school or attained an equivalent make up 87% of the population.² Twenty-six percent of residents graduated from college with an associate degree or higher form of education. The most dominant form of industry in St. Ann is education and healthcare, comprising 18% of the population, and is followed by retail trade at 14% (Chart 1).² With a median household income of \$35,803 in 2015, St. Ann had the lowest median income amongst four comparable cities, the county, and the state (Graph 5). The closest region of similar value from those compared was St. John at \$38,732.



Language & Ethnicity

Seventy six percent of St. Ann residents were born in Missouri and 6% of residents were born outside of the United States.² Since 2000 the number of foreign born St. Ann residents have increased, while there has been a consistent decrease in those who were born in a state other than Missouri. Nine percent of residents speak a language other than/in addition to English and since 2000 there has been an increase in residents who speak English “less than very well.”²

The racial breakdown in 2015 identifies 67% of the population as White, 24% as Black/African American, and 3% as Asian.² The Hispanic population was larger in 2015 than in 2000, composing 4.8% of the population.² Since 2000 there has been an increase in Black/African American, Asian, and those identified as “some other race” within the city limits. Inversely, there has been a decrease amongst White and American Indian/Alaska Native residents since the 2000 census. The most significant population changes in the fifteen year span have been the decrease in White residents and increase in Black/African American residents.



¹ United States Census

² American Community Survey, 2015