



# Economic Overview

January 1, 2021

## City of Merriam Woods, MO



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# Demographic Profile

The population in the City of Merriam Woods, MO was 2,001 per American Community Survey data for 2014-2018.

The region has a civilian labor force of 998 with a participation rate of 69.7%. Of individuals 25 to 64 in the City of Merriam Woods, MO, 8.9% have a bachelor's degree or higher which compares with 32.9% in the nation.

The median household income in the City of Merriam Woods, MO is \$34,226 and the median house value is \$70,200.

## Summary<sup>1</sup>

	Percent			Value		
	City of Merriam Woods, MO	Missouri	USA	City of Merriam Woods, MO	Missouri	USA
<b>Demographics</b>						
Population (ACS)	—	—	—	2,001	6,090,062	322,903,030
Male	49.3%	49.1%	49.2%	986	2,988,772	158,984,190
Female	50.7%	50.9%	50.8%	1,015	3,101,290	163,918,840
Median Age <sup>2</sup>	—	—	—	33.4	38.5	37.9
Under 18 Years	31.8%	22.7%	22.8%	636	1,385,063	73,553,240
18 to 24 Years	9.7%	9.5%	9.6%	195	580,161	30,903,719
25 to 34 Years	9.7%	13.3%	13.8%	195	809,024	44,567,976
35 to 44 Years	14.0%	12.0%	12.6%	281	733,520	40,763,210
45 to 54 Years	12.7%	12.9%	13.2%	255	787,960	42,589,573
55 to 64 Years	13.0%	13.3%	12.8%	261	812,642	41,286,731
65 to 74 Years	7.3%	9.2%	8.8%	146	561,486	28,535,419
75 Years, and Over	1.6%	6.9%	6.4%	32	420,206	20,703,162
Race: White	88.7%	82.2%	72.7%	1,774	5,008,342	234,904,818
Race: Black or African American	0.0%	11.6%	12.7%	0	704,896	40,916,113
Race: American Indian and Alaska Native	0.6%	0.4%	0.8%	12	26,952	2,699,073
Race: Asian	0.5%	1.9%	5.4%	11	116,720	17,574,550
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.1%	0.2%	0	6,662	582,718
Race: Some Other Race	6.3%	1.2%	4.9%	126	71,162	15,789,961
Race: Two or More Races	3.9%	2.6%	3.2%	78	155,328	10,435,797
Hispanic or Latino (of any race)	13.3%	4.1%	17.8%	266	249,105	57,517,935
<b>Economic</b>						
Labor Force Participation Rate and Size (civilian population 16 years and over) <sup>5</sup>	69.7%	62.8%	63.2%	998	3,044,052	162,248,196
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) <sup>5</sup>	84.7%	82.3%	81.8%	619	1,909,550	104,136,254
Armed Forces Labor Force <sup>5</sup>	0.0%	0.4%	0.4%	0	18,444	1,028,133
Veterans, Age 18-64 <sup>5</sup>	3.4%	5.5%	4.7%	40	203,888	9,398,789
Veterans Labor Force Participation Rate and Size, Age 18-64 <sup>5</sup>	47.5%	73.8%	76.3%	19	150,552	7,168,168
Median Household Income <sup>2,5</sup>	—	—	—	\$34,226	\$53,560	\$60,293
Per Capita Income <sup>5</sup>	—	—	—	\$14,945	\$29,537	\$32,621
Mean Commute Time (minutes) <sup>5</sup>	—	—	—	27.6	23.6	26.6
Commute via Public Transportation <sup>5</sup>	0.0%	1.4%	5.0%	0	40,311	7,602,145
<b>Educational Attainment, Age 25-64</b>						
No High School Diploma	19.5%	9.1%	11.2%	193	285,139	18,885,967
High School Graduate	37.9%	28.6%	25.8%	376	897,820	43,699,272
Some College, No Degree	25.2%	22.9%	21.0%	250	720,174	35,525,113
Associate's Degree	8.6%	8.8%	9.1%	85	277,838	15,389,737
Bachelor's Degree	7.0%	19.4%	20.8%	69	610,001	35,261,652
Postgraduate Degree	1.9%	11.2%	12.1%	19	352,174	20,445,749

## Summary<sup>1</sup>

	Percent			Value		
	City of Merriam Woods, MO	Missouri	USA	City of Merriam Woods, MO	Missouri	USA
<b>Housing</b>						
Total Housing Units	—	—	—	944	2,775,635	136,384,292
Median House Value (of owner-occupied units) <sup>2</sup>	—	—	—	\$70,200	\$151,600	\$204,900
Homeowner Vacancy	11.0%	1.8%	1.7%	59	30,202	1,304,850
Rental Vacancy	4.0%	6.7%	6.0%	11	57,916	2,822,053
Renter-Occupied Housing Units (% of Occupied Units)	35.7%	33.2%	36.2%	265	794,426	43,285,318
Occupied Housing Units with No Vehicle Available (% of Occupied Units) <sup>5</sup>	2.2%	7.0%	8.7%	16	167,384	10,424,934
<b>Social</b>						
Poverty Level (of all people) <sup>5</sup>	30.6%	14.2%	14.1%	611	837,930	44,257,979
Households Receiving Food Stamps/SNAP	28.7%	11.6%	12.2%	213	278,848	14,635,287
Enrolled in Grade 12 (% of total population)	1.5%	1.3%	1.4%	31	77,672	4,442,295
Disconnected Youth <sup>3,5</sup>	3.0%	2.7%	2.6%	3	8,659	438,452
Children in Single Parent Families (% of all children) <sup>5</sup>	57.5%	34.1%	34.3%	343	445,603	23,973,249
Uninsured	31.0%	9.7%	9.4%	621	581,002	29,752,767
With a Disability, Age 18-64 <sup>5</sup>	21.1%	12.6%	10.3%	250	459,996	20,240,504
With a Disability, Age 18-64, Labor Force Participation Rate and Size <sup>5</sup>	48.4%	40.4%	41.6%	121	185,695	8,421,018
Foreign Born	3.8%	4.1%	13.5%	77	247,788	43,539,499
Speak English Less Than Very Well (population 5 yrs and over)	3.0%	2.2%	8.5%	54	124,173	25,647,781

Source: [JobsEQ®](#)

1. American Community Survey 2014-2018, unless noted otherwise

2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

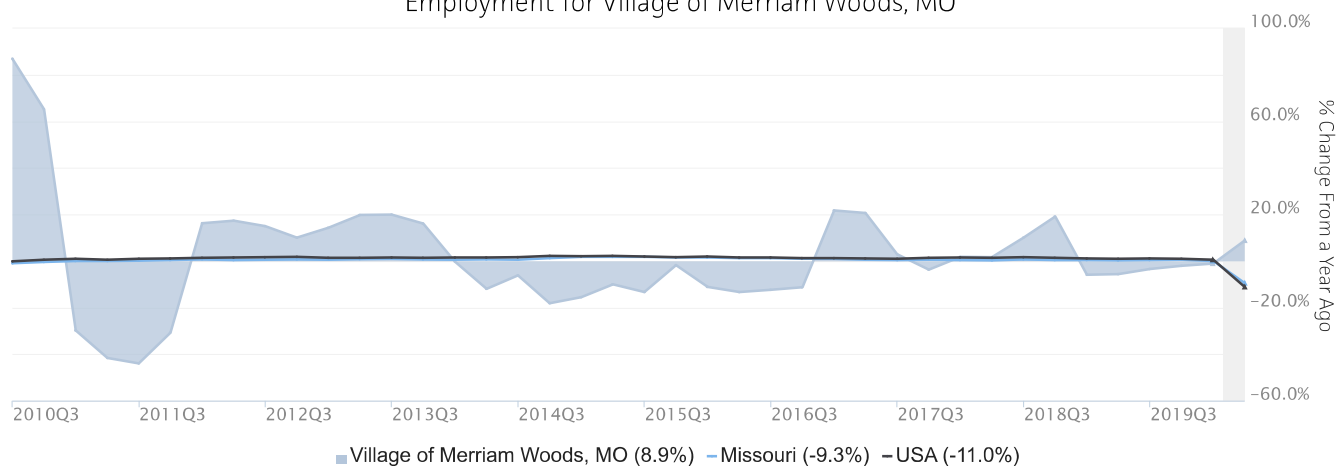
4. Census 2019, annual average growth rate since 2009

5. See Rio Arriba errata note in the Data Dictionary.

# Employment Trends

As of 2020Q2, total employment for the City of Merriam Woods, MO was 53 (based on a four-quarter moving average). Over the year ending 2020Q2, employment increased 8.9% in the region.

Employment for Village of Merriam Woods, MO

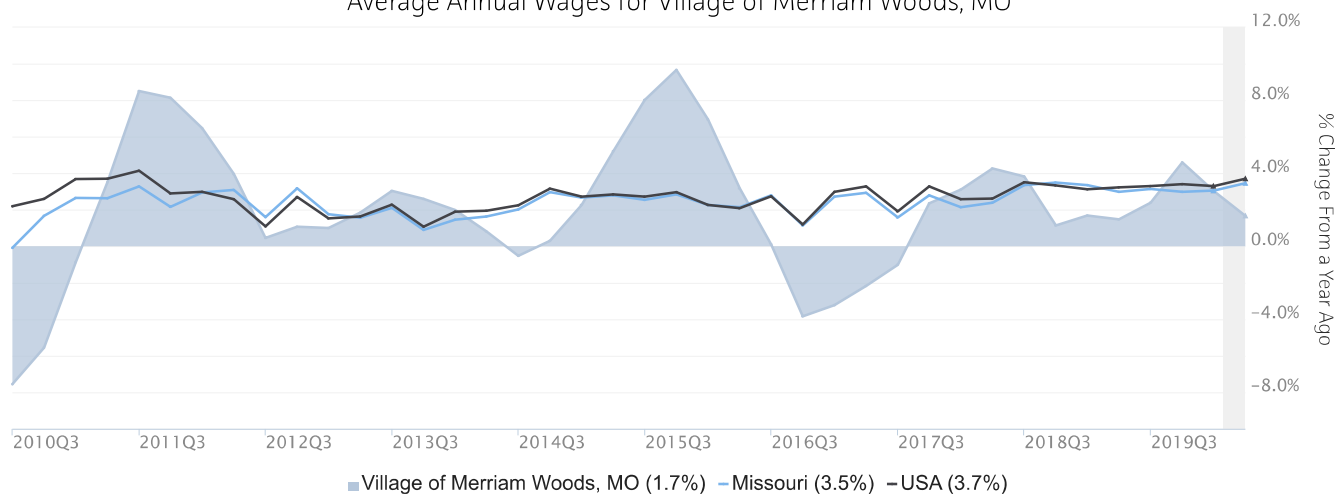


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2.

# Wage Trends

The average worker in the City of Merriam Woods, MO earned annual wages of \$31,180 as of 2020Q2. Average annual wages per worker increased 1.7% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$58,849 in the nation as of 2020Q2.

Average Annual Wages for Village of Merriam Woods, MO



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2.

# Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 14.6% lower in City of Merriam Woods, MO than the U.S. average.

## Cost of Living Information

	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
City of Merriam Woods, MO	\$31,180	85.4	\$36,494
Missouri	\$50,000	88.0	\$56,819
USA	\$58,849	100.0	\$58,849

Source: [JobsEQ®](#)

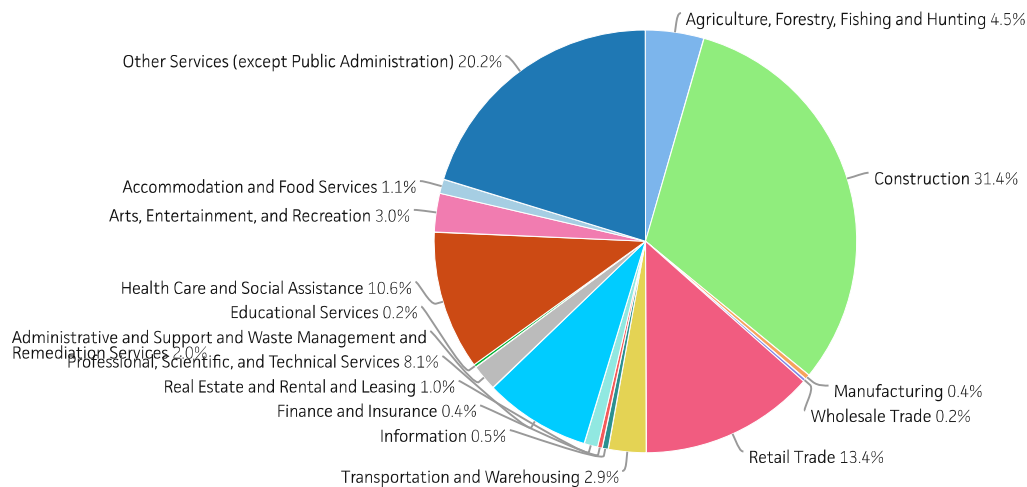
Data as of 2020Q2

Cost of Living per C2ER, data as of 2020q1, imputed by Chmura where necessary.

# Industry Snapshot

The largest sector in the City of Merriam Woods, MO is Construction, employing 17 workers. The next-largest sectors in the region are Other Services (except Public Administration) (11 workers) and Retail Trade (7). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Construction (LQ = 5.42), Other Services (except Public Administration) (4.61), and Agriculture, Forestry, Fishing and Hunting (3.32).

Total Workers for Village of Merriam Woods, MO by Industry



Source: JobsEQ\*, Data as of 2020Q2

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2.

Sectors in the City of Merriam Woods, MO with the highest average wages per worker are Professional, Scientific, and Technical Services (\$67,560), Real Estate and Rental and Leasing (\$53,364), and Accommodation and Food Services (\$47,157). Regional sectors with the best job growth (or most moderate job losses) over the last 10 years are Health Care and Social Assistance (+5 jobs), Construction (+3), and Professional, Scientific, and Technical Services (+3).

Over the next 10 years, employment in the City of Merriam Woods, MO is projected to expand by 2 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +2.1% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Construction (+1 jobs), Health Care and Social Assistance (+1), and Other Services (except Public Administration) (0).

NAICS	Industry	Empl	Current	10-Year History		10-Year Forecast					
			Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
23	Construction	17	\$37,490	5.42	3	2.2%	18	6	11	1	0.7%
81	Other Services (except Public Administration)	11	\$18,998	4.61	-2	-1.6%	12	6	7	0	0.0%
44	Retail Trade	7	\$24,507	1.31	-1	-0.9%	9	4	5	0	-0.4%
62	Health Care and Social Assistance	6	\$41,296	0.73	5	18.3%	7	3	3	1	2.1%
54	Professional, Scientific, and Technical Services	4	\$67,560	1.18	3	9.2%	4	1	2	0	0.4%
11	Agriculture, Forestry, Fishing and Hunting	2	\$8,440	3.32	-1	-2.1%	2	1	1	0	-0.4%
48	Transportation and Warehousing	2	\$46,451	0.61	-2	-7.1%	1	1	1	0	-1.5%
71	Arts, Entertainment, and Recreation	2	\$29,822	1.58	0	-2.0%	2	1	1	0	-0.2%
53	Real Estate and Rental and Leasing	1	\$53,364	0.59	0	-4.8%	1	0	0	0	0.5%
56	Administrative and Support and Waste Management and Remediation Services	1	\$26,640	0.32	-1	-3.9%	1	1	1	0	0.5%
72	Accommodation and Food Services	1	\$47,157	0.13	-9	-24.4%	1	0	1	0	0.3%
<b>Total - All Industries</b>		<b>53</b>	<b>\$31,180</b>	<b>1.00</b>	<b>-5</b>	<b>-0.9%</b>	<b>61</b>	<b>25</b>	<b>34</b>	<b>2</b>	<b>0.4%</b>

Source: [JobsEQ®](#)

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2019Q4 with preliminary estimates updated to 2020Q2. Forecast employment growth uses national projections adapted for regional growth patterns.



# Occupation Snapshot

The largest major occupation group in the City of Merriam Woods, MO is Construction and Extraction Occupations, employing 10 workers. The next-largest occupation groups in the region are Management Occupations (6 workers) and Sales and Related Occupations (6). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Construction and Extraction Occupations (LQ = 4.10), Community and Social Service Occupations (3.39), and Arts, Design, Entertainment, Sports, and Media Occupations (3.14).

Occupation groups in the City of Merriam Woods, MO with the highest average wages per worker are Management Occupations (\$82,500), Computer and Mathematical Occupations (\$78,100), and Architecture and Engineering Occupations (\$76,700). The unemployment rate in the region varied among the major groups from 4.5% among Healthcare Practitioners and Technical Occupations to 25.4% among Personal Care and Service Occupations.

Over the next 10 years, the fastest growing occupation group in the City of Merriam Woods, MO is expected to be Healthcare Support Occupations with a +3.1% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Construction and Extraction Occupations (+1 jobs) and Healthcare Support Occupations (+1). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Construction and Extraction Occupations (11 jobs) and Sales and Related Occupations (8).

City of Merriam Woods, MO, 2020Q2<sup>1</sup>

SOC	Occupation	Empl	Mean Ann Wages <sup>2</sup>	Current			10-Year History			10-Year Forecast				
				LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
47-0000	Construction and Extraction	10	\$46,900	4.10	9	17.8%	n/a	2	2.1%	12	3	8	1	0.8%
11-0000	Management	6	\$82,500	1.83	1	5.1%	n/a	-1	-1.8%	6	2	3	0	0.2%
41-0000	Sales and Related	6	\$35,300	1.19	20	13.5%	n/a	-2	-2.2%	8	3	5	0	-0.3%
43-0000	Office and Administrative Support	6	\$32,300	0.88	10	10.0%	n/a	-1	-1.4%	6	3	3	-1	-0.9%
21-0000	Community and Social Service	3	\$43,100	3.39	0	n/a	n/a	1	5.2%	4	1	2	0	0.6%
27-0000	Arts, Design, Entertainment, Sports, and Media	3	\$43,400	3.14	2	21.5%	n/a	0	-1.2%	3	1	2	0	0.0%
13-0000	Business and Financial Operations	2	\$58,100	0.59	0	n/a	n/a	0	-0.1%	2	1	1	0	0.6%
17-0000	Architecture and Engineering	2	\$76,700	1.71	0	n/a	n/a	1	n/a	1	0	1	0	0.6%
25-0000	Educational Instruction and Library	2	\$49,100	0.51	1	11.1%	n/a	1	4.2%	2	1	1	0	0.4%
31-0000	Healthcare Support	2	\$27,000	0.87	3	9.1%	n/a	2	n/a	4	2	1	1	3.1%
37-0000	Building and Grounds Cleaning and Maintenance	2	\$26,400	1.33	11	13.8%	n/a	-1	-4.2%	3	1	2	0	0.5%
39-0000	Personal Care and Service	2	\$24,600	1.58	10	25.4%	n/a	0	-1.1%	4	2	2	0	0.5%
49-0000	Installation, Maintenance, and Repair	2	\$39,200	0.93	3	9.1%	n/a	0	-2.1%	2	1	1	0	0.6%
53-0000	Transportation and Material Moving	2	\$32,500	0.45	10	15.3%	n/a	0	-1.3%	3	1	2	0	0.2%
15-0000	Computer and Mathematical	1	\$78,100	0.41	0	n/a	n/a	0	2.2%	1	0	0	0	0.8%
29-0000	Healthcare Practitioners and Technical	1	\$72,600	0.27	1	4.5%	n/a	1	n/a	1	0	0	0	1.5%

### City of Merriam Woods, MO, 2020Q2<sup>1</sup>

SOC	Occupation	Empl	Mean Ann Wages <sup>2</sup>	Current			Online Job Ads	10-Year History		Total Demand	10-Year Forecast			Ann % Growth
				LQ	Unempl	Unempl Rate		Empl Change	Ann %		Exits	Transfers	Empl Growth	
35-0000	Food Preparation and Serving Related	1	\$23,900	0.12	38	19.3%	n/a	-6	-22.1%	1	0	0	0	-0.1%
51-0000	Production	1	\$35,000	0.16	5	13.4%	n/a	0	-3.2%	1	0	0	0	0.1%
<b>Total - All Occupations</b>		<b>53</b>	<b>\$39,000</b>	<b>1.00</b>	<b>128</b>	<b>14.4%</b>	<b>n/a</b>	<b>-5</b>	<b>-0.9%</b>	<b>62</b>	<b>23</b>	<b>37</b>	<b>2</b>	<b>0.4%</b>

Source: [JobsEQ®](#)

Data as of 2020Q2 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

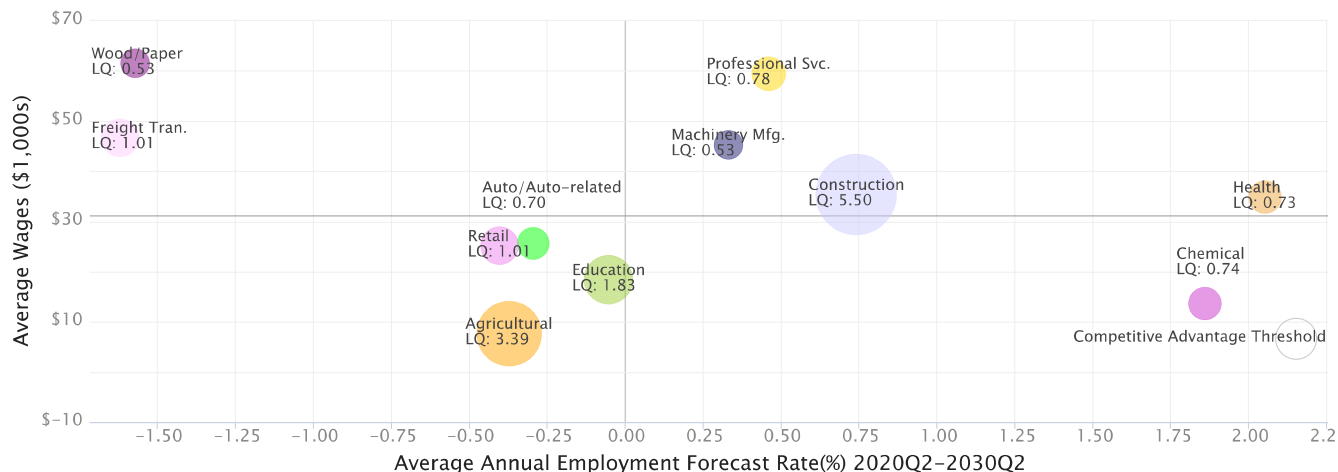
2. Wage data are as of 2019 and represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2019Q4, imputed where necessary with preliminary estimates updated to 2020Q2. Wages by occupation are as of 2019 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

# Industry Clusters

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the City of Merriam Woods, MO with the highest relative concentration is Construction with a location quotient of 5.50. This cluster employs 17 workers in the region with an average wage of \$35,376. Employment in the Construction cluster is projected to expand in the region about 0.7% per year over the next ten years.

Industry Clusters for Village of Merriam Woods, MO as of 2020Q2



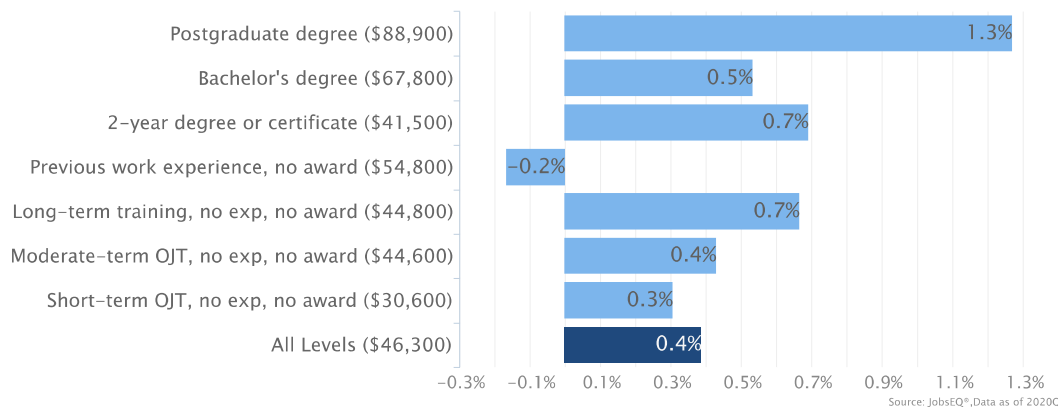
Source: JobsEQ®, Data as of 2020Q2

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2019Q4 with preliminary estimates updated to 2020Q2. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

# Education Levels

Expected growth rates for occupations vary by the education and training required. While all employment in the City of Merriam Woods, MO is projected to grow 0.4% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 1.3% per year, those requiring a bachelor's degree are forecast to grow 0.5% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 0.7% per year.

Annual Average Projected Job Growth by Training Required for Village of Merriam Woods, MO



Employment by occupation data are estimates as of 2020Q2. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

# City of Merriam Woods, MO Regional Map



# FAQ

## What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

## What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

## What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

## What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

## What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the “all industry” level to the 6-digit level. The first two digits define the top level category, known as the “sector,” which is the level examined in this report.

## What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

Source: JobsEQ®, <http://www.chmuraecon.com/jobseq>  
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