



Economic Overview

July 1, 2021

Village of Bull Creek, MO



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Demographic Profile

The population in the Village of Bull Creek, MO was 496 per American Community Survey data for 2015-2019.

The region has a civilian labor force of 196 with a participation rate of 61.4%. Of individuals 25 to 64 in the Village of Bull Creek, MO, 5.1% have a bachelor's degree or higher which compares with 33.5% in the nation.

The median household income in the Village of Bull Creek, MO is \$27,228 and the median house value is \$36,900.

Summary¹

| | Percent | | | Value | | |
|---|---------------------------|----------|-------|---------------------------|-----------|-------------|
| | Village of Bull Creek, MO | Missouri | USA | Village of Bull Creek, MO | Missouri | USA |
| Demographics | | | | | | |
| Population (ACS) | — | — | — | 496 | 6,104,910 | 324,697,795 |
| Male | 43.1% | 49.1% | 49.2% | 214 | 2,995,725 | 159,886,919 |
| Female | 56.9% | 50.9% | 50.8% | 282 | 3,109,185 | 164,810,876 |
| Median Age ² | — | — | — | 29.1 | 38.6 | 38.1 |
| Under 18 Years | 38.9% | 22.6% | 22.6% | 193 | 1,381,612 | 73,429,392 |
| 18 to 24 Years | 3.6% | 9.4% | 9.4% | 18 | 573,249 | 30,646,327 |
| 25 to 34 Years | 24.0% | 13.3% | 13.9% | 119 | 813,407 | 45,030,415 |
| 35 to 44 Years | 12.5% | 12.1% | 12.6% | 62 | 738,183 | 40,978,831 |
| 45 to 54 Years | 7.7% | 12.6% | 13.0% | 38 | 769,927 | 42,072,620 |
| 55 to 64 Years | 6.9% | 13.5% | 12.9% | 34 | 821,807 | 41,756,414 |
| 65 to 74 Years | 3.6% | 9.5% | 9.1% | 18 | 577,726 | 29,542,266 |
| 75 Years, and Over | 2.8% | 7.0% | 6.5% | 14 | 428,999 | 21,241,530 |
| Race: White | 88.1% | 82.2% | 72.5% | 437 | 5,015,904 | 235,377,662 |
| Race: Black or African American | 2.4% | 11.5% | 12.7% | 12 | 701,334 | 41,234,642 |
| Race: American Indian and Alaska Native | 0.0% | 0.4% | 0.8% | 0 | 27,084 | 2,750,143 |
| Race: Asian | 1.0% | 2.0% | 5.5% | 5 | 120,654 | 17,924,209 |
| Race: Native Hawaiian and Other Pacific Islander | 0.0% | 0.1% | 0.2% | 0 | 8,231 | 599,868 |
| Race: Some Other Race | 4.8% | 1.2% | 4.9% | 24 | 71,335 | 16,047,369 |
| Race: Two or More Races | 3.6% | 2.6% | 3.3% | 18 | 160,368 | 10,763,902 |
| Hispanic or Latino (of any race) | 6.0% | 4.2% | 18.0% | 30 | 254,791 | 58,479,370 |
| Economic | | | | | | |
| Labor Force Participation Rate and Size (civilian population 16 years and over) | 61.4% | 62.8% | 63.2% | 196 | 3,055,789 | 163,555,585 |
| Prime-Age Labor Force Participation Rate and Size (civilian population 25-54) | 75.3% | 82.6% | 82.1% | 165 | 1,909,998 | 104,634,905 |
| Armed Forces Labor Force | 0.0% | 0.4% | 0.4% | 0 | 18,850 | 1,073,907 |
| Veterans, Age 18-64 | 8.1% | 5.3% | 4.6% | 22 | 195,582 | 9,143,042 |
| Veterans Labor Force Participation Rate and Size, Age 18-64 | 50.0% | 74.1% | 76.6% | 11 | 144,845 | 7,003,778 |
| Median Household Income ² | — | — | — | \$27,228 | \$55,461 | \$62,843 |
| Per Capita Income | — | — | — | \$12,299 | \$30,810 | \$34,103 |
| Mean Commute Time (minutes) | — | — | — | 17.9 | 23.9 | 26.9 |
| Commute via Public Transportation | 0.0% | 1.3% | 5.0% | 0 | 38,268 | 7,641,160 |
| Educational Attainment, Age 25-64 | | | | | | |
| No High School Diploma | 32.0% | 8.8% | 10.9% | 81 | 277,718 | 18,550,150 |
| High School Graduate | 33.6% | 28.6% | 25.7% | 85 | 897,440 | 43,627,868 |
| Some College, No Degree | 21.3% | 22.6% | 20.7% | 54 | 709,824 | 35,174,790 |
| Associate's Degree | 7.9% | 8.9% | 9.1% | 20 | 278,447 | 15,526,064 |
| Bachelor's Degree | 4.0% | 19.7% | 21.2% | 10 | 618,480 | 35,997,848 |
| Postgraduate Degree | 1.2% | 11.5% | 12.3% | 3 | 361,415 | 20,961,560 |
| Housing | | | | | | |

Summary¹

| | Percent | | | Value | | |
|--|---------------------------|----------|-------|---------------------------|-----------|-------------|
| | Village of Bull Creek, MO | Missouri | USA | Village of Bull Creek, MO | Missouri | USA |
| Total Housing Units | — | — | — | 244 | 2,790,397 | 137,428,986 |
| Median House Value (of owner-occupied units) ² | — | — | — | \$36,900 | \$157,200 | \$217,500 |
| Homeowner Vacancy | 0.0% | 1.7% | 1.6% | 0 | 27,891 | 1,257,737 |
| Rental Vacancy | 15.2% | 6.3% | 6.0% | 27 | 54,781 | 2,793,023 |
| Renter-Occupied Housing Units (% of Occupied Units) | 85.3% | 33.2% | 36.0% | 151 | 802,535 | 43,481,667 |
| Occupied Housing Units with No Vehicle Available (% of Occupied Units) | 5.1% | 6.9% | 8.6% | 9 | 165,906 | 10,395,713 |
| Social | | | | | | |
| Poverty Level (of all people) | 30.8% | 13.7% | 13.4% | 153 | 810,045 | 42,510,843 |
| Households Receiving Food Stamps/SNAP | 44.1% | 11.1% | 11.7% | 78 | 268,633 | 14,171,567 |
| Enrolled in Grade 12 (% of total population) | 1.2% | 1.3% | 1.4% | 6 | 78,114 | 4,422,344 |
| Disconnected Youth ³ | 0.0% | 2.8% | 2.5% | 0 | 8,774 | 423,273 |
| Children in Single Parent Families (% of all children) | 49.7% | 33.9% | 34.1% | 87 | 440,546 | 23,790,005 |
| Uninsured | 19.8% | 9.3% | 8.8% | 98 | 559,885 | 28,248,613 |
| With a Disability, Age 18-64 | 30.6% | 12.5% | 10.3% | 83 | 453,975 | 20,187,604 |
| With a Disability, Age 18-64, Labor Force Participation Rate and Size | 36.1% | 41.1% | 42.2% | 30 | 186,435 | 8,509,463 |
| Foreign Born | 3.4% | 4.2% | 13.6% | 17 | 255,719 | 44,011,870 |
| Speak English Less Than Very Well (population 5 yrs and over) | 0.6% | 2.2% | 8.4% | 3 | 126,914 | 25,615,365 |

Source: [JobsEQ®](#)

1. American Community Survey 2015-2019, unless noted otherwise

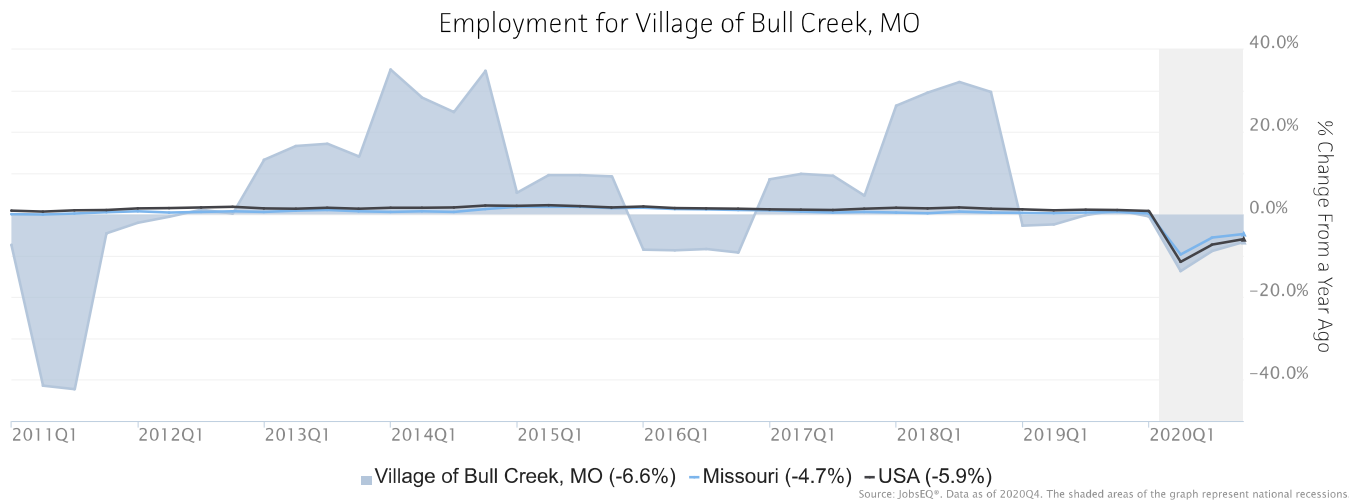
2. Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

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

Employment Trends

As of 2020Q4, total employment for the Village of Bull Creek, MO was 11 (based on a four-quarter moving average). Over the year ending 2020Q4, employment declined 6.6% in the region.

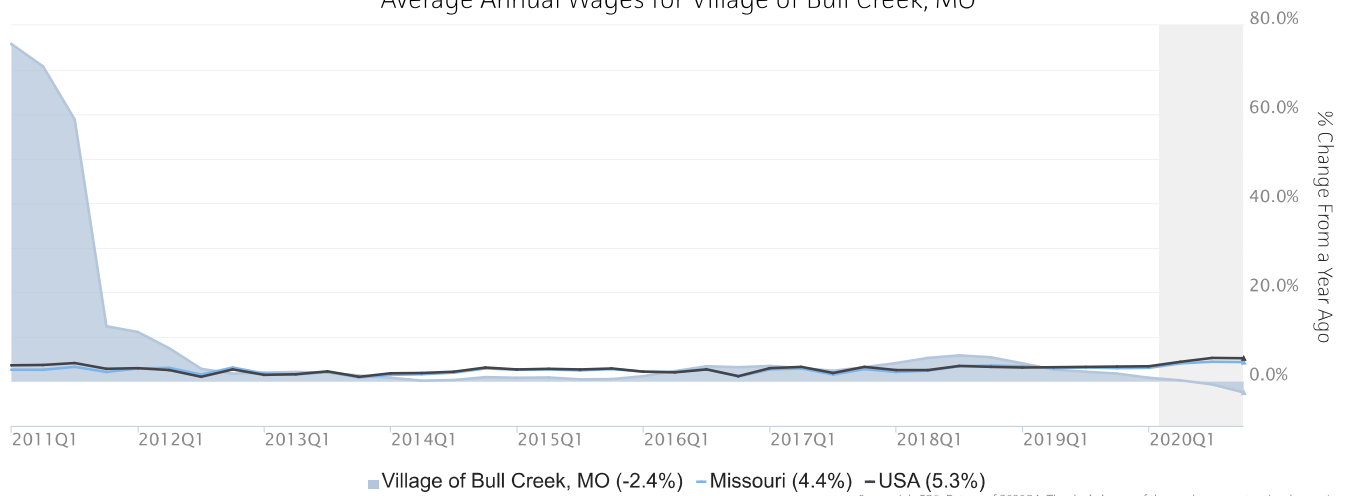


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2020Q3 with preliminary estimates updated to 2020Q4.

Wage Trends

The average worker in the Village of Bull Creek, MO earned annual wages of \$31,995 as of 2020Q4. Average annual wages per worker decreased 2.4% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$60,761 in the nation as of 2020Q4.

Average Annual Wages for Village of Bull Creek, 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 2020Q3 with preliminary estimates updated to 2020Q4.

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 12.2% lower in Village of Bull Creek, MO than the U.S. average.

Cost of Living Information

| | Annual Average Salary | Cost of Living Index (Base US) | US Purchasing Power |
|---------------------------|-----------------------|-----------------------------------|---------------------|
| Village of Bull Creek, MO | \$31,995 | 87.8 | \$36,455 |
| Missouri | \$51,314 | 88.7 | \$57,862 |
| USA | \$60,761 | 100.0 | \$60,761 |

Source: [JobsEQ®](#)

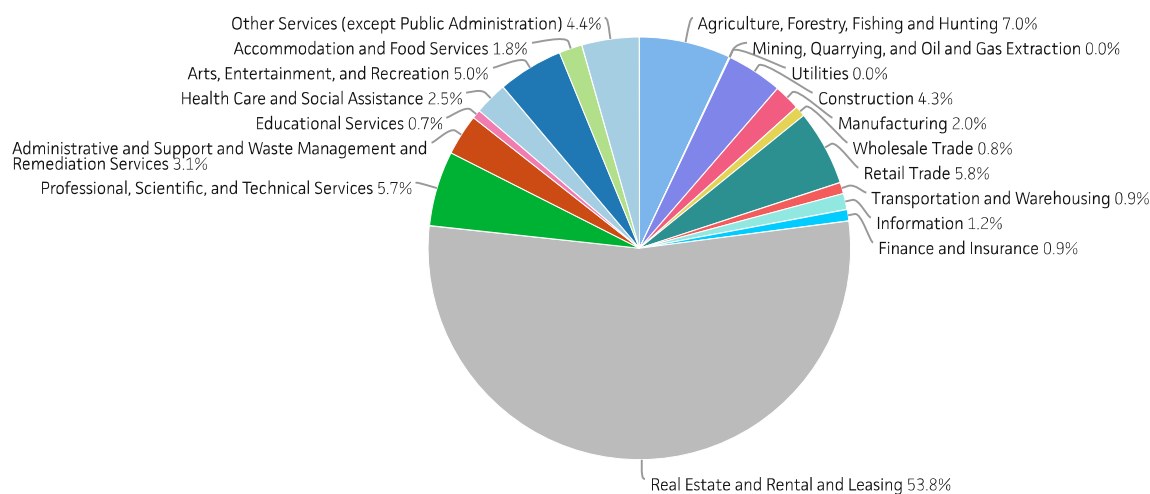
Data as of 2020Q4

Cost of Living per C2ER, data as of 2020Q4, imputed by Chmura where necessary.

Industry Snapshot

The largest sector in the Village of Bull Creek, MO is Real Estate and Rental and Leasing, employing 6 workers. The next-largest sectors in the region are Agriculture, Forestry, Fishing and Hunting (1 workers) and Retail Trade (1). 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 Real Estate and Rental and Leasing (LQ = 30.70), Agriculture, Forestry, Fishing and Hunting (5.00), and Arts, Entertainment, and Recreation (3.08).

Total Workers for Village of Bull Creek, MO by Industry



Source: JobsEQ®, Data as of 2020Q4

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 2020Q3 with preliminary estimates updated to 2020Q4.

Sectors in the Village of Bull Creek, MO with the highest average wages per worker are Professional, Scientific, and Technical Services (\$38,104), Real Estate and Rental and Leasing (\$35,635), and Arts, Entertainment, and Recreation (\$30,686). Regional sectors with the best job growth (or most moderate job losses) over the last 10 years are Real Estate and Rental and Leasing (+6 jobs), Agriculture, Forestry, Fishing and Hunting (0), and Retail Trade (0).

Over the next 10 years, employment in the Village of Bull Creek, MO is projected to contract by 1 jobs. The fastest growing sector in the region is expected to be Arts, Entertainment, and Recreation with a -0.4% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Real Estate and Rental and Leasing (0 jobs), Agriculture, Forestry, Fishing and Hunting (0), and Retail Trade (0).

| NAICS | Industry | Empl | Current | LQ | 10-Year History | | Total Demand | 10-Year Forecast | | | Ann % Growth |
|-------------------------------|--|-----------|-----------------|-------------|-----------------|-------------|--------------|------------------|-----------|-------------|--------------|
| | | | Avg Ann Wages | | Empl Change | Ann % | | Exits | Transfers | Empl Growth | |
| 53 | Real Estate and Rental and Leasing | 6 | \$35,635 | 30.70 | 6 | n/a | 6 | 3 | 3 | 0 | -0.7% |
| 11 | Agriculture, Forestry, Fishing and Hunting | 1 | \$9,056 | 5.00 | 0 | -1.5% | 1 | 0 | 0 | 0 | -1.6% |
| 44 | Retail Trade | 1 | \$27,112 | 0.56 | 0 | 0.1% | 1 | 0 | 0 | 0 | -2.6% |
| 54 | Professional, Scientific, and Technical Services | 1 | \$38,104 | 0.81 | 0 | -1.3% | 0 | 0 | 0 | 0 | -1.6% |
| 71 | Arts, Entertainment, and Recreation | 1 | \$30,686 | 3.08 | 0 | -2.9% | 1 | 0 | 0 | 0 | -0.4% |
| 81 | Other Services (except Public Administration) | 1 | \$22,766 | 1.02 | -2 | -14.4% | 1 | 0 | 0 | 0 | -0.4% |
| 23 | Construction | 0 | n/a | 0.00 | 0 | n/a | 0 | 0 | 0 | 0 | -0.8% |
| Total - All Industries | | 11 | \$31,995 | 1.00 | 3 | 3.2% | 11 | 5 | 7 | -1 | -0.9% |

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 2020Q3 with preliminary estimates updated to 2020Q4. Forecast employment growth uses national projections adapted for regional growth patterns.

Occupation Snapshot

The largest major occupation group in the Village of Bull Creek, MO is Management Occupations, employing 2 workers. The next-largest occupation groups in the region are Sales and Related Occupations (2 workers) and Business and Financial Operations Occupations (1). 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 Arts, Design, Entertainment, Sports, and Media Occupations (LQ = 4.72), Management Occupations (2.92), and Installation, Maintenance, and Repair Occupations (2.64).

Occupation groups in the Village of Bull Creek, MO with the highest average wages per worker are Management Occupations (\$80,400), Business and Financial Operations Occupations (\$61,600), and Installation, Maintenance, and Repair Occupations (\$41,800). The unemployment rate in the region varied among the major groups from 4.4% among Management Occupations to 18.7% among Personal Care and Service Occupations.

Over the next 10 years, the fastest growing occupation group in the Village of Bull Creek, MO is expected to be Building and Grounds Cleaning and Maintenance Occupations with a +0.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Management Occupations (0 jobs) and Sales and Related Occupations (0). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Management Occupations (2 jobs) and Sales and Related Occupations (2).

Village of Bull Creek, MO, 2020Q4¹

| SOC | Occupation | Empl | Mean Ann Wages ² | 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 |
| 11-0000 | Management | 2 | \$80,400 | 2.92 | 1 | 4.4% | n/a | 1 | 3.5% | 2 | 1 | 1 | 0 | -1.2% |
| 41-0000 | Sales and Related | 2 | \$36,800 | 1.96 | 4 | 11.2% | n/a | 1 | 7.8% | 2 | 1 | 1 | 0 | -1.1% |
| 13-0000 | Business and Financial Operations | 1 | \$61,600 | 0.87 | 0 | n/a | n/a | 0 | n/a | 0 | 0 | 0 | 0 | -1.1% |
| 27-0000 | Arts, Design, Entertainment, Sports, and Media | 1 | \$40,900 | 4.72 | 1 | 14.7% | n/a | 0 | -2.3% | 1 | 0 | 1 | 0 | -0.6% |
| 37-0000 | Building and Grounds Cleaning and Maintenance | 1 | \$27,000 | 1.79 | 2 | 11.1% | n/a | 0 | 2.9% | 1 | 0 | 1 | 0 | 0.6% |
| 43-0000 | Office and Administrative Support | 1 | \$33,000 | 0.83 | 2 | 8.6% | n/a | 1 | 7.7% | 1 | 1 | 1 | 0 | -1.8% |
| 49-0000 | Installation, Maintenance, and Repair | 1 | \$41,800 | 2.64 | 0 | n/a | n/a | 1 | n/a | 1 | 0 | 1 | 0 | -0.6% |
| 53-0000 | Transportation and Material Moving | 1 | \$33,200 | 0.63 | 1 | 10.0% | n/a | 0 | n/a | 1 | 0 | 0 | 0 | -1.1% |
| 21-0000 | Community and Social Service | 0 | n/a | 0.00 | 0 | n/a | n/a | 0 | n/a | 0 | 0 | 0 | 0 | 0.0% |
| 39-0000 | Personal Care and Service | 0 | n/a | 0.00 | 2 | 18.7% | n/a | 0 | n/a | 1 | 0 | 0 | 0 | 0.0% |
| Total - All Occupations | | 11 | \$39,900 | 1.00 | n/a | n/a | n/a | 3 | 3.2% | 11 | 5 | 7 | -1 | -0.9% |

Source: [JobsEQ®](#)

Data as of 2020Q4 unless noted otherwise

Note: Figures may not sum due to rounding.

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

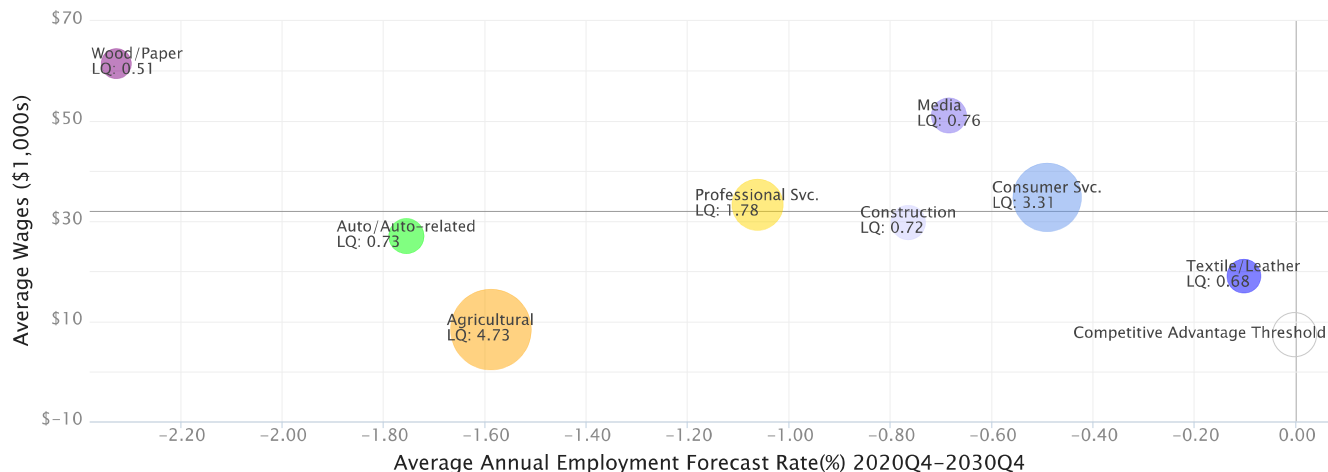
2. Wage data are as of 2020 and represent the average for all Covered Employment

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 2020Q3, imputed where necessary with preliminary estimates updated to 2020Q4. Wages by occupation are as of 2020 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 Village of Bull Creek, MO with the highest relative concentration is Agricultural with a location quotient of 4.73. This cluster employs 1 workers in the region with an average wage of \$8,368. Employment in the Agricultural cluster is projected to contract in the region about 1.6% per year over the next ten years.

Industry Clusters for Village of Bull Creek, MO as of 2020Q4



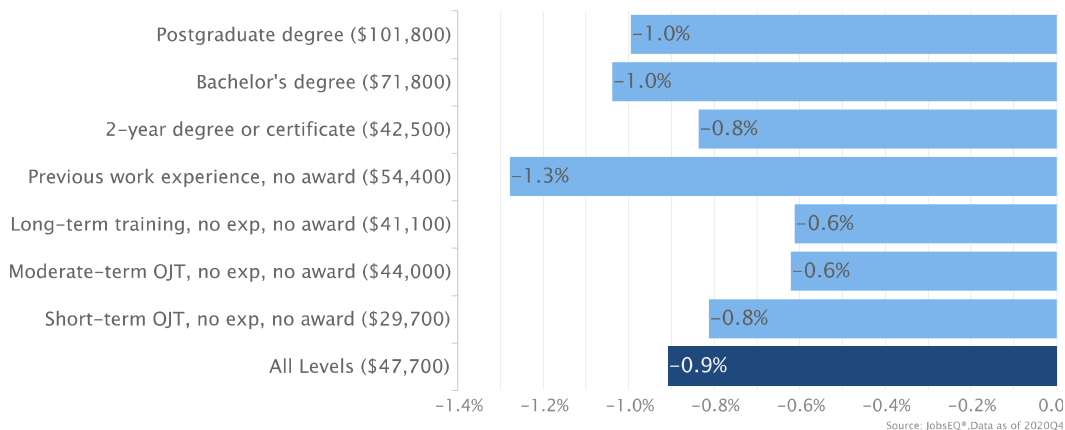
Source: JobsEQ®, Data as of 2020Q4

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 2020Q3 with preliminary estimates updated to 2020Q4. 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 Village of Bull Creek, MO is projected to contract 0.9% over the next ten years, occupations typically requiring a postgraduate degree are expected to contract 1.0% per year, those requiring a bachelor's degree are forecast to contract 1.0% per year, and occupations typically needing a 2-year degree or certificate are expected to contract 0.8% per year.

Annual Average Projected Job Growth by Training Required for Village of Bull Creek, MO



Employment by occupation data are estimates as of 2020Q4. 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.

Village of Bull Creek, 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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