City of Missoula Neighborhood Profiles

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City of Missoula Neighborhood Profiles

The City of Missoula established the Missoula Neighborhood Council structure in 1996 to strengthen and encourage resident participation in local government and to improve communication between neighbors and City officials. There are 20 neighborhoods in the city limits and 18 Neighborhood Council Leadership Teams (Northside and Westside are connected and Marshall Canyon is a preemptive council).

The neighborhood profiles included in this packet are intended to provide a snapshot of household and resident characteristics, livability indicators, and the natural and built environment that exist in each of the City's neighborhoods. This document can be used as a tool to aid in understanding neighborhood characteristics by residents, organizations, and city staff and officials.

The indicators and data points included in this report have been selected because they are often sought after by residents, and best help understand the composition and environment of Missoula Neighborhoods.

Data has been acquired through the Community Planning, Development, & Innovation department (CPDI), Montana Department of Revenue (DOR), ESRI Business Analyst, US Census Bureau, Missoula Organization of Realtors (MOR), Missoula Invest Health, and the Missoula Metropolitan Planning Organization (MPO).

Community Assets

Community Assets are thought of as open spaces, community gathering areas, recreation areas, and historical or cultural resources. The intent for this list is not to capture every asset but to capture specific ones that highlight the natural and built diversity of each neighborhood.

City of Missoula Data	acres of open space
City of Missoula Data	of total area is public
Missoula Invest Health	Tree Canopy Covered

Building Type

Building Type is derived from the Montana Department of Revenue's Cadastral Service. It is used to determine the makeup of the neighborhood's residential buildings.

There are 6 residential building types we use here:
- Mobile Homes
- Condominium
- Duplex
- Group Quarters
- Multi-Dwelling
- Single Family

Mobile Home - 0%
Duplex - 0%
Group Quarters - 12%
Multi-Dwelling- 30%
Single Family- 40%

Walkability

Walking Distance or 1/4 mile from	Features gathered from City databases and public sources. Walking distance analysis completed by staff in CPDI department.	Existing Sidewalk	Survey conducted in 2017. Sponsored by Missoula Metropolitan Planning Organization
Percent of Total Area		Missing Sidewalk	

City of Missoula Neighborhood Profiles

Demographics

Demographics

Data Source	
Total Population 2022	*CPDI Population Estimate*
Percent Growth 2010-2022	*ESRI Business Analyst + City Population Estimate*
Average People per Household	*Esri Business Analyst*
Median Age	*ESRI Business Analyst*
High School Diploma or Higher	*ESRI Business Analyst*
Bachelors Degree or Higher	*ESRI Business Analyst*

Ethnicity	Data Source
Non-Hispanic	*ESRI Business Analyst*
Hispanic	*ESRI Business Analyst*

Race	Data Source
White	*ESRI Business Analyst*
Black	*ESRI Business Analyst*
American Indian	*ESRI Business Analyst*
Asian	*ESRI Business Analyst*
Pacific Islander	*ESRI Business Analyst*
Other	*ESRI Business Analyst*
Two or More	*ESRI Business Analyst*

Housing

Data Source	
Total Housing Units	*CPDI Housing Estimate*
Owner Occupied Household	*ESRI Business Analyst*
Renter Occupied Household	*ESRI Business Analyst*
Median Household Income	*ESRI Business Analyst*
2022 Median Home Sales Price	*Missoula Organization of Realtors*
Median Gross Rent	*ESRI Business Analyst*
Households without a Vehicle	*ESRI Business Analyst*
Drove Alone to Work	*ESRI Business Analyst*

Population Age Pyramid

This age pyramid graph shows the age breakdown of residents living in this neighborhood.

Data included in this graph has been derived by ESRI Business Analyst.

Age of Residential Buildings

This graph shows the age breakdown of residential development within the neighborhood.

Data included in this graph has been calculated using Montana Department of Revenue's ORION Database. Building Age has been combined into decadal age brackets.

City of Missoula | *Profile*

Missoula is divided into 20 neighborhoods. Each one of these has its own unique characteristics. This report dives into each of these neighborhoods and compares neighborhood trends to the city as a whole.

What neighborhood do you live in?

Community Assets

5,497 acres of open space

24% of total area is public

20% Tree Canopy Covered

Building Type

Mobile Home - 3%	
Group Quarters - 4%	
Condominium - 5%	
Duplex - 8%	
Multi-Dwelling - 29%	
Single Family - 51%	

Map Labels

Grant Creek
Captain John Mullan
Westside
Northside
Upper Rattlesnake
Marshall Canyon
River Road
Riverfront
Heart of Missoula
Lower Rattlesnake
Franklin to the Fort
Rose Park
University District
Two Rivers
Southgate Triangle
Lewis & Clark
South 39th Street
Farviews / Pattee Canyon
Moose Can Gully
Miller Creek

0   1   2 Miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	440 miles
Percent of Total Area	9%	42%	24%	42%	Missing Sidewalk	223 miles

City of Missoula | *Profile*

Demographics

	Missoula	State-Wide
Total Population 2022	83,448	7.5%
Percent Growth 2010-2022	18.4%	10.6%
Average People per Household	2.15	2.36
Median Age	33.8	41.8
High School Diploma or Higher	97%	95%
Bachelors Degree or Higher	49%	36%

Ethnicity	Missoula	State-Wide
Non-Hispanic	97.1%	95.8%
Hispanic	2.9%	4.2%
Race	**Missoula**	**State-Wide**
White	84.5%	84.5%
Black	0.9%	0.5%
American Indian	2.9%	6.2%
Asian	1.3%	0.8%
Pacific Islander	0.1%	0.1%
Other	3%	1.3%
Two or More	7.2%	6.6%

Population Age Pyramid

Age	%
75 +	9.8%
65-74	10.7%
55-64	10.6%
45-54	11.9%
35-44	13.8%
25-34	13.7%
15-24	12.4%
10-14	5.5%
5-9	5.7%
0-4	5.9%

Age of Residential Buildings

	0	1000	2000	3000	4000
2011-2021					
2001-2010					
1991-2000					
1981-1990					
1971-1980					
1961-1970					
1951-1960					
1941-1950					
1931-1940					
1921-1930					
1911-1920					
1900-1910					
Pre 1900s					
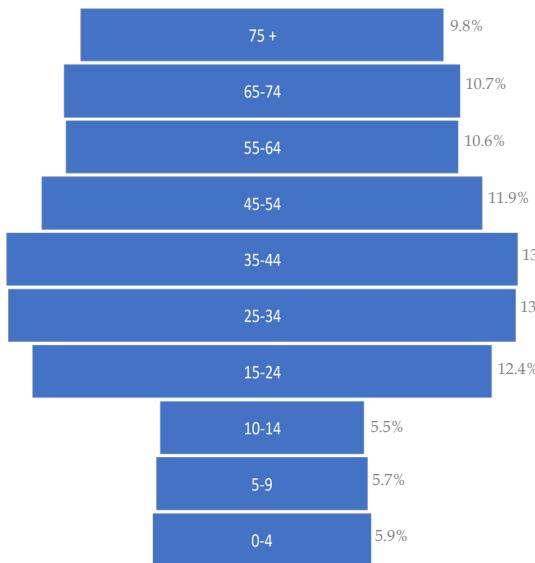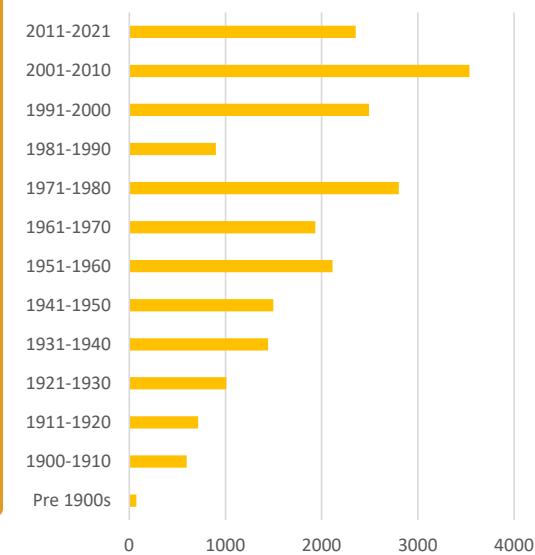
Housing

	Missoula	State-Wide
Total Housing Units	37,398	7.25%
Owner Occupied Household	47%	60%
Renter Occupied Household	53%	40%
Median Household Income	$54,820	$61,459
2022 Median Home Sales Price	$519,000	$783,588
Median Gross Rent	$895	$835
Households without a Vehicle	7.5%	5%
Drove Alone to Work	71%	75%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Capt. John Mullan | *Neighborhood Profile*

MISSOULA

MN Missoula Neighborhoods
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CaptMullan@ci.missoula.mt.us
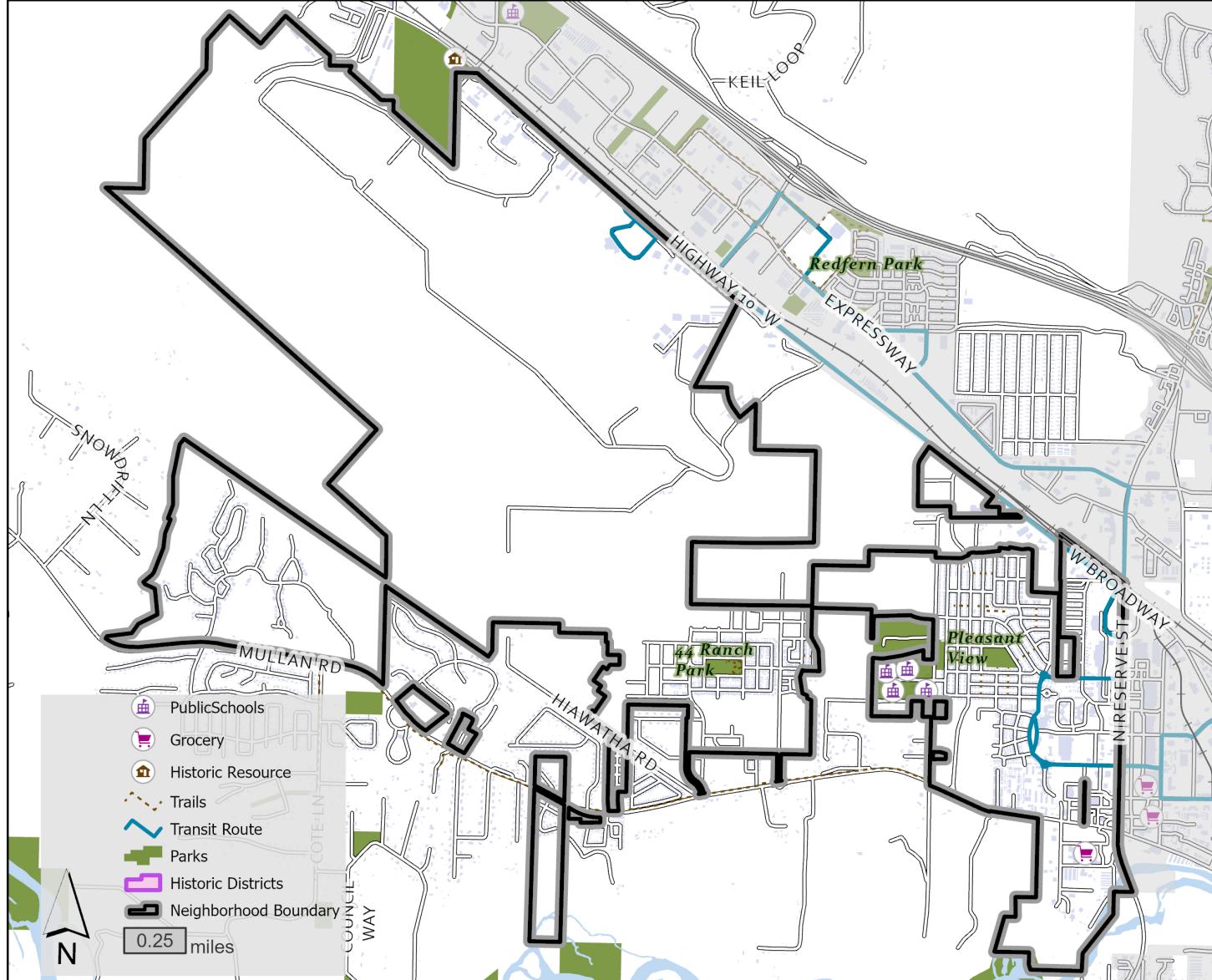
Community Assets

- Pleasant View Park
- Hellgate Elementary
- Roots off Reserve Community Garden
- 44 Ranch Park
- Sxwtpqen Area

1,041 acres of open space

27% of total area is public

5.6% Tree Canopy Covered
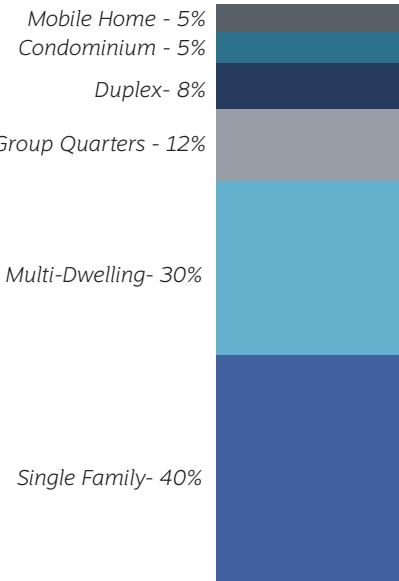
Building Type

Mobile Home - 5%	
Condominium - 5%	
Duplex- 8%	
Group Quarters - 12%	
Multi-Dwelling- 30%	
Single Family- 40%	

Map Legend

- Public Schools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	42 miles
Percent of Total Area	3%	12%	8%	59%	Missing Sidewalk	4.2 miles

Capt. John Mullan | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	9,419	11.3%
Percent Growth 2010-2022	58%	10%
Average People per Household	2.07	2.15
Median Age	38.6	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	41%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	96.1%	97.1%
Hispanic	3.9%	2.9%
Race	**Neighborhood**	**City-Wide**
White	87%	84.5%
Black	0.4%	0.9%
American Indian	1.7%	2.9%
Asian	2.1%	1.3%
Pacific Islander	0.1%	0.1%
Other	0.9%	3.0%
Two or More	7.7%	7.2%

Population Age Pyramid

Age Group	Percent
75 +	8.7%
65-74	9.8%
55-64	11%
45-54	11.3%
35-44	13.9%
25-34	15.6%
15-24	11.8%
10-14	5.5%
5-9	5.8%
0-4	6%

Age of Residential Buildings

Years	
2011-2021	
2001-2010	
1991-2000	
1981-1990	
1971-1980	
1961-1970	
1951-1960	
1941-1950	
1931-1940	
1921-1930	
1911-1920	
1900-1910	
Pre 1900s	
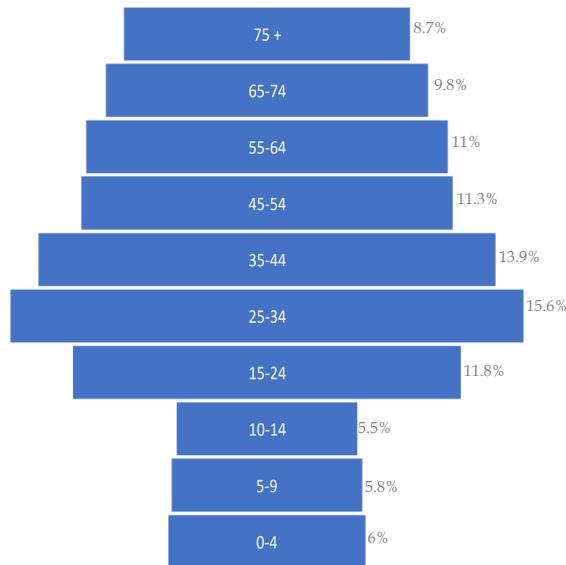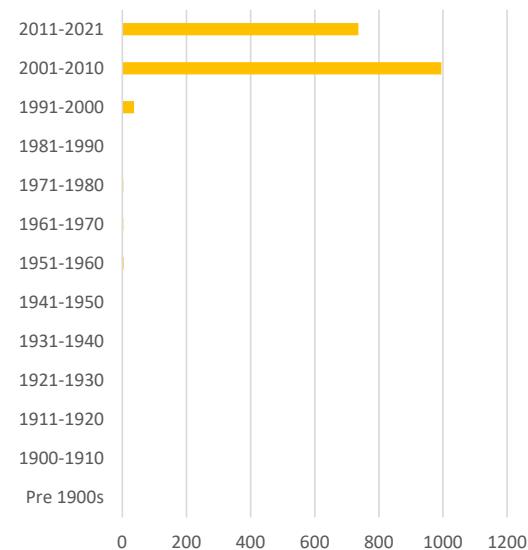
Housing

	Neighborhood	City-Wide
Total Housing Units	4,095	11%
Owner Occupied Household	51%	47%
Renter Occupied Household	49%	53%
Median Household Income	$56,631	$54,820
2022 Median Home Sales Price	$460,000	$519,000
Median Gross Rent	$1,081	$895
Households without a Vehicle	8%	7.5%
Drove Alone to Work	82%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Farviews-Pattee Canyon | *Neighborhood Profile*

Farviews@ci.missoula.mt.us

Community Assets

- Ninkpata Park
- Tioratis Park
- High Park
- Sousa Trailhead
- Sentinel South Trailhead
- Whitaker Park

240 acres of open space

26% of total area is public
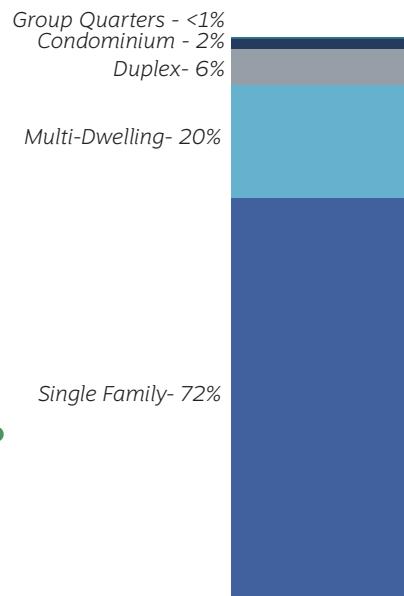
17% Tree Canopy Covered

Map Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Building Type

Group Quarters - <1%
Condominium - 2%
Duplex- 6%
Multi-Dwelling- 20%
Single Family- 72%

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	19.2 miles
Percent of Total Area	7%	42%	0%	89%	Missing Sidewalk	27.5 miles

Farviews-Pattee Canyon | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	**3,457**	**4.1%**
Percent Growth 2010-2022	**10%**	**10%**
Average People per Household	**2.32**	**2.15**
Median Age	**42.4**	**33.8**
High School Diploma or Higher	**100%**	**97%**
Bachelors Degree or Higher	**63%**	**49%**

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	**96.1%**	**97.1%**
Hispanic	**3.9%**	**2.9%**

Race	Neighborhood	City-Wide
White	**89.3%**	**84.5%**
Black	**0.5%**	**0.9%**
American Indian	**1.2%**	**2.9%**
Asian	**1.6%**	**1.3%**
Pacific Islander	**0.1%**	**0.1%**
Other	**0.9%**	**3.0%**
Two or More	**6.4%**	**7.2%**

Population Age Pyramid

Age	Percent
75 +	9%
65-74	15.6%
55-64	12.8%
45-54	8.6%
35-44	14.6%
25-34	17.6%
15-24	8.4%
10-14	4.4%
5-9	4.1%
0-4	3.9%

Age of Residential Buildings

Period	
2011-2021	
2001-2010	
1991-2000	
1981-1990	
1971-1980	
1961-1970	
1951-1960	
1941-1950	
1931-1940	
1921-1930	
1911-1920	
1900-1910	
Pre 1900s	
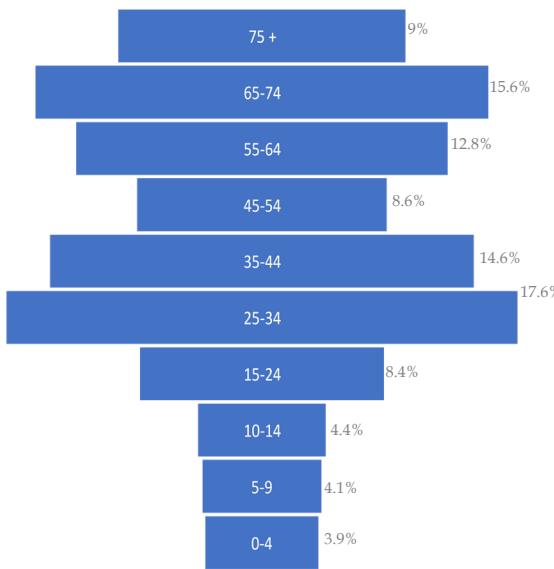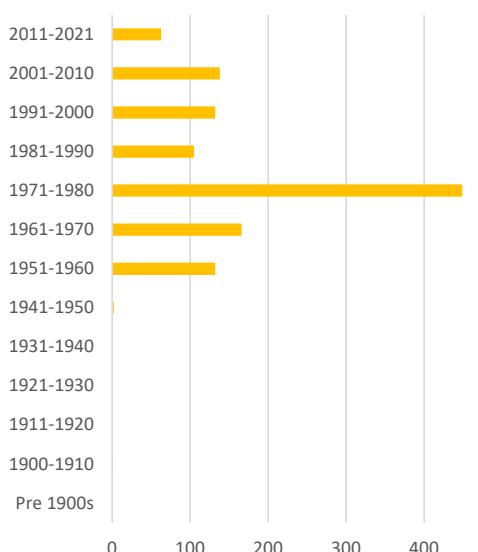
Housing

	Neighborhood	City-Wide
Total Housing Units	**1,551**	**4%**
Owner Occupied Household	**60%**	**47%**
Renter Occupied Household	**40%**	**53%**
Median Household Income	**$74,843**	**$54,820**
2022 Median Home Sales Price	**$688,700**	**$519,000**
Median Gross Rent	**$903**	**$895**
Households without a Vehicle	**1%**	**7.5%**
Drove Alone to Work	**76%**	**71%**

Franklin to the Fort | *Neighborhood Profile*

f2f@missoula-neighborhoods.org
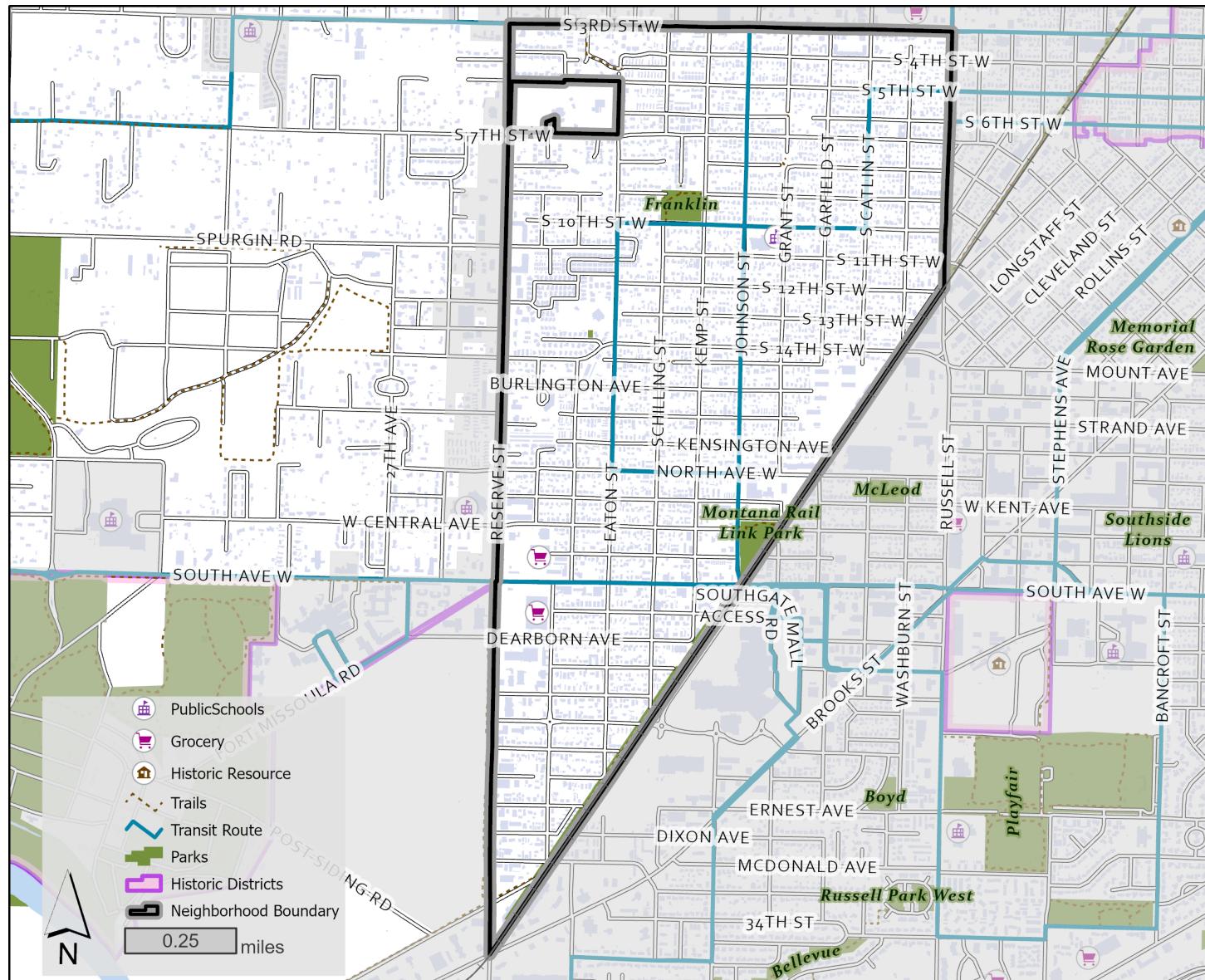
Community Assets

- Franklin School
- Franklin Park
- Montana Rail Link Park
- Bitterroot Branch Trail
- Bitterroot Line Community Garden
- Garden of Eaton Community Garden

8.1 acres of open space

1% of total area is public

13% Tree Canopy Covered

Building Type

- Group Quarters - <1%
- Condominium - 5%
- Mobile Home- 7%
- Duplex- 11%
- Multi-Dwelling- 24%
- Single Family- 53%

Map Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	32.3 miles
Percent of Total Area	**21%**	**91%**	**60%**	**46%**	**Missing Sidewalk**	**22 miles**

Franklin to the Fort | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	9,330	11.2%
Percent Growth 2010-2022	12%	10%
Average People per Household	2.06	2.15
Median Age	33.3	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	37%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.3%	97.1%
Hispanic	4.7%	2.9%
Race	Neighborhood	City-Wide
White	84.9%	84.5%
Black	1%	0.9%
American Indian	3.1%	2.9%
Asian	1.2%	1.3%
Pacific Islander	0.1%	0.1%
Other	1.7%	3.0%
Two or More	8%	7.2%

Population Age Pyramid

Age	%
75 +	6%
65-74	8.1%
55-64	10.7%
45-54	10.5%
35-44	10.9%
25-34	23.2%
15-24	17.2%
10-14	3.8%
5-9	4.1%
0-4	5.5%

Age of Residential Buildings

Period	(approx. count)
2011-2021	~250
2001-2010	~420
1991-2000	~170
1981-1990	~100
1971-1980	~200
1961-1970	~290
1951-1960	~280
1941-1950	~255
1931-1940	~300
1921-1930	~120
1911-1920	~50
1900-1910	~20
Pre 1900s	
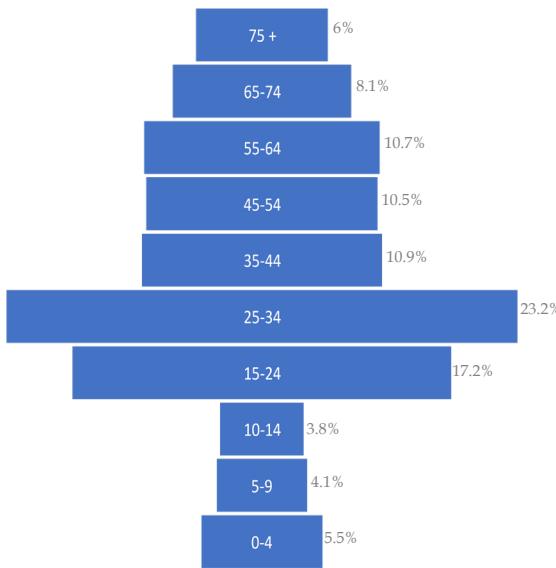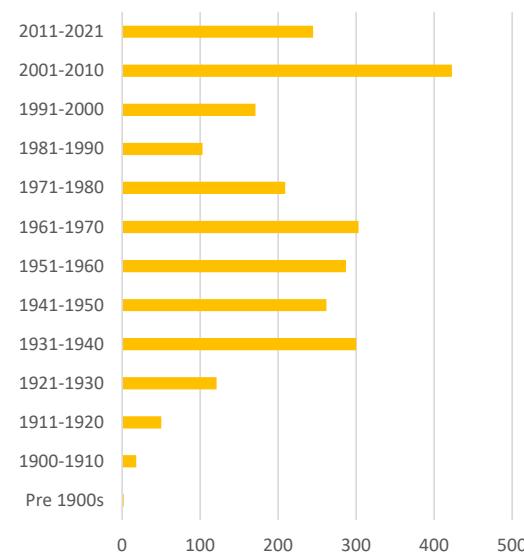
Housing

	Neighborhood	City-Wide
Total Housing Units	4,055	11%
Owner Occupied Household	42%	47%
Renter Occupied Household	58%	53%
Median Household Income	$46,248	$54,820
2022 Median Home Sales Price	$413,000	$519,000
Median Gross Rent	$960	$895
Households without a Vehicle	7%	7.5%
Drove Alone to Work	72%	71%

Grant Creek | *Neighborhood Profile*

🌲🌲 Community Assets

- DeSmet School
- Redfern Park
- Rocky Mountain Elk Foundation
- Grant Creek Trail
- Bluebird Preserve
- Charlotte Marbut Nature Preserve

95 acres of open space

4% of total area is public

14% Tree Canopy Covered

🏠 Building Type

Duplex- 5.5%

Condominium - 6.8%

Multi-Dwelling- 31.9%

Single Family- 55.8%

Map Legend

- 🏫 PublicSchools
- 🛒 Grocery
- 🏛 Historic Resource
- ┄ Trails
- ～ Transit Route
- ▮ Parks
- ▯ Historic Districts
- ▭ Neighborhood Boundary

0.25 miles

N
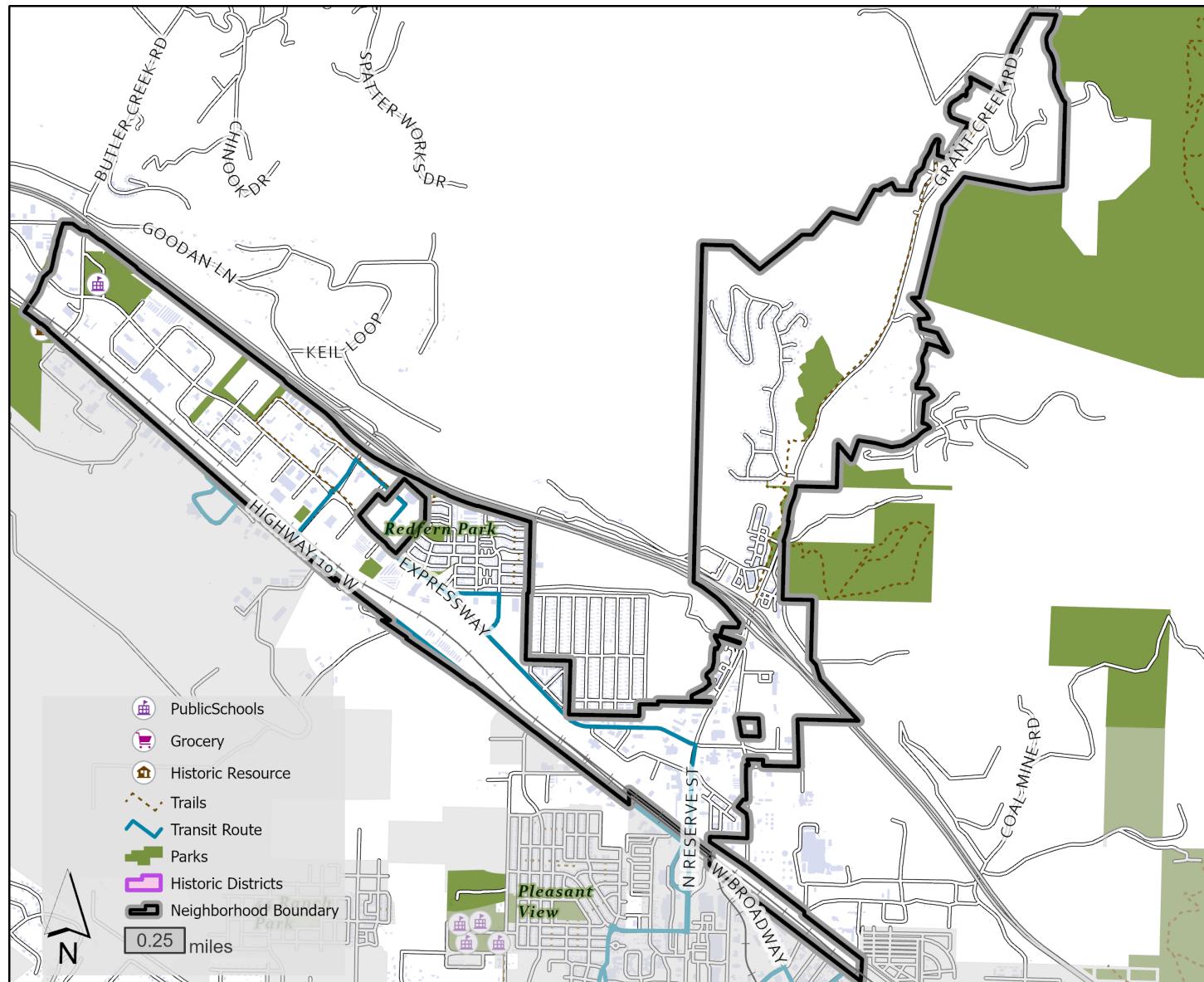
🚌 Walkability 🚶
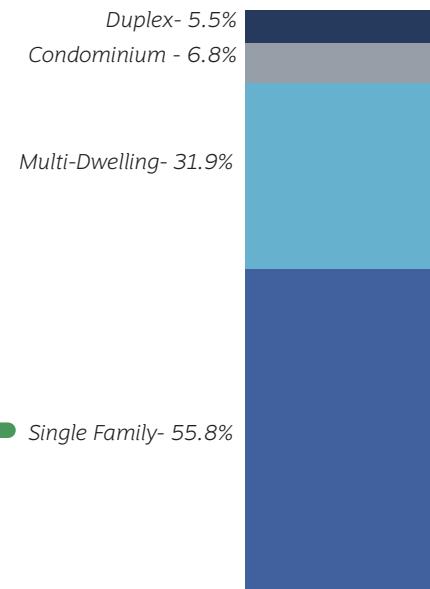
Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trail	Open Space	Existing Sidewalk	26.5 miles
Percent of Total Area	0%	27%	0%	66%	Missing Sidewalk	15.8 miles

Grant Creek | *Neighborhood Profile*

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Demographics

	Neighborhood	City-Wide
Total Population 2022	**3,913**	**4.7%**
Percent Growth 2010-2022	**21%**	**10%**
Average People per Household	**2.33**	**2.15**
Median Age	**37.2**	**33.8**
High School Diploma or Higher	**97%**	**97%**
Bachelors Degree or Higher	**57%**	**49%**

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	**96%**	**97.1%**
Hispanic	**4%**	**2.9%**

Race	Neighborhood	City-Wide
White	**87.7%**	**84.5%**
Black	**0.5%**	**0.9%**
American Indian	**1.6%**	**2.9%**
Asian	**1.7%**	**1.3%**
Pacific Islander	**0.2%**	**0.1%**
Other	**1.1%**	**3.0%**
Two or More	**7.3%**	**7.2%**

Population Age Pyramid

Age	Percent
75 +	5.2%
65-74	9.6%
55-64	10.9%
45-54	11.5%
35-44	16.8%
25-34	13.5%
15-24	11.2%
10-14	7.1%
5-9	7.1%
0-4	6.9%

Age of Residential Buildings

Period	
2011-2021	
2001-2010	
1991-2000	
1981-1990	
1971-1980	
1961-1970	
1951-1960	
1941-1950	
1931-1940	
1921-1930	
1911-1920	
1900-1910	
Pre 1900s	

(x-axis: 0 200 400 600 800)
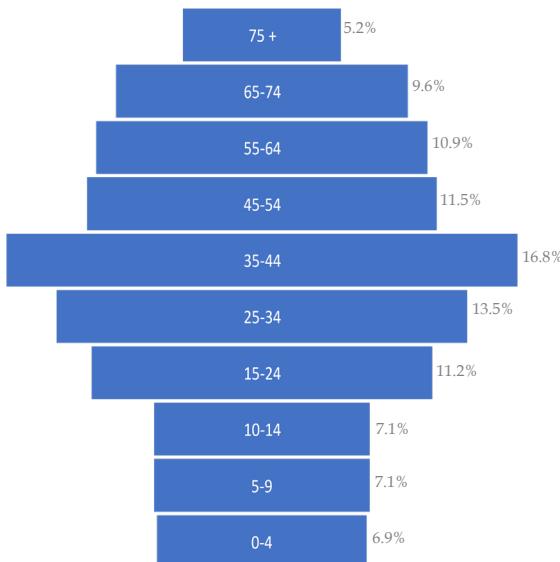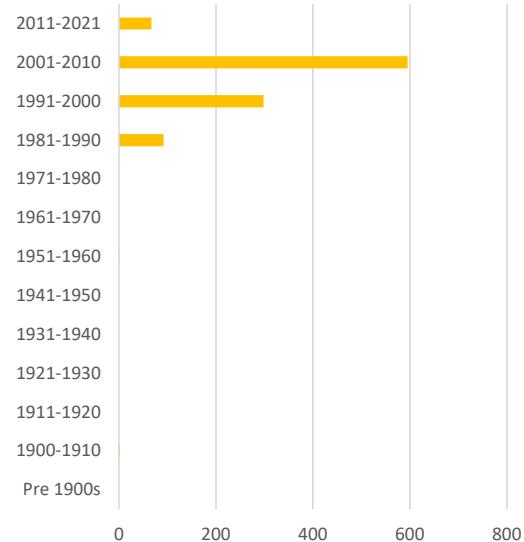
Housing

	Neighborhood	City-Wide
Total Housing Units	**1,636**	**4%**
Owner Occupied Household	**72%**	**47%**
Renter Occupied Household	**28%**	**53%**
Median Household Income	**$84,060**	**$54,820**
2022 Median Home Sales Price	**$650,000**	**$519,000**
Median Gross Rent	**$1,082**	**$895**
Households without a Vehicle	**0.1%**	**7.5%**
Drove Alone to Work	**73%**	**71%**

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Heart of Missoula | *Neighborhood Profile*

HeartOfMissoula@ci.missoula.mt.us
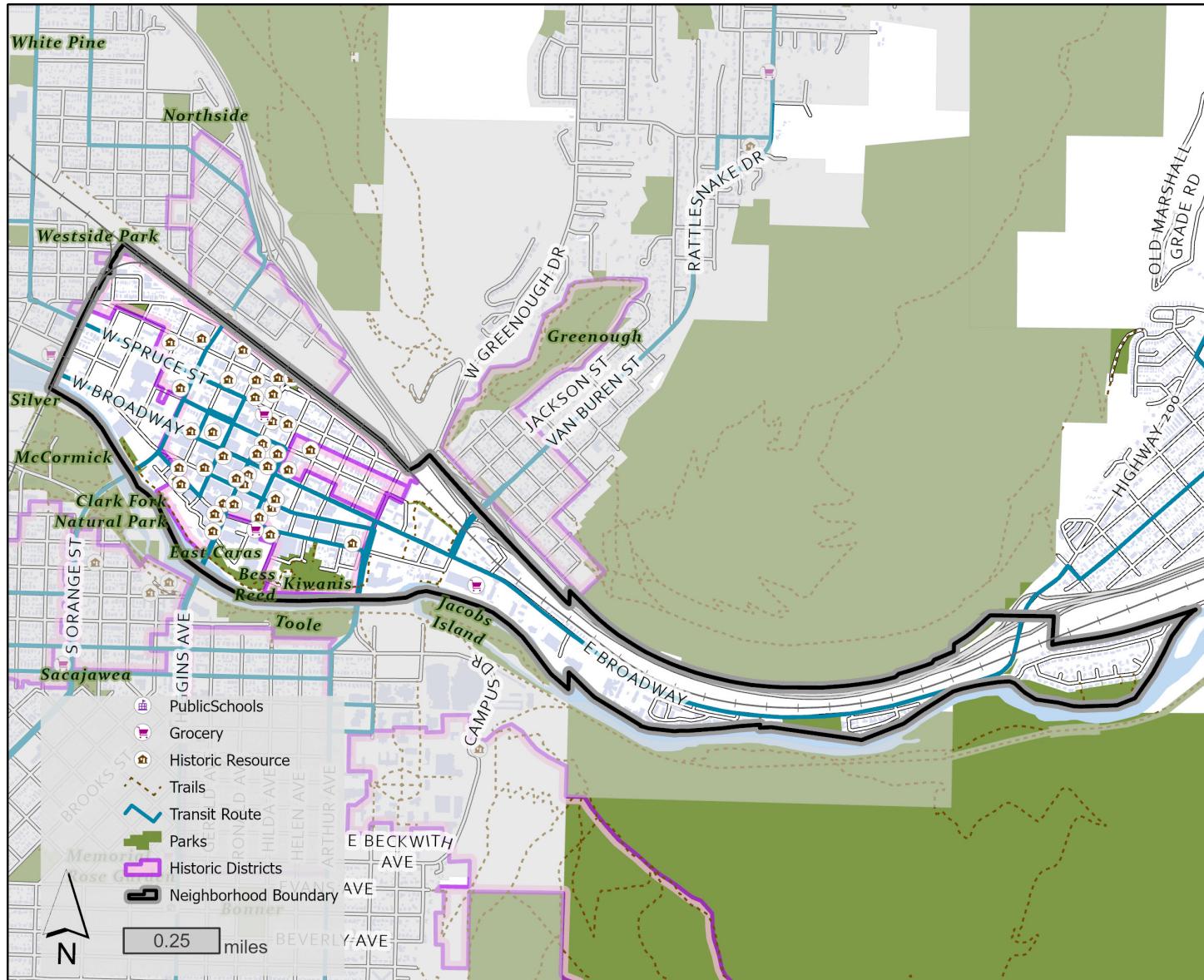
Community Assets

- Caras Park
- Kiwanis Park
- Brennan's Wave
- Missoula Art Museum
- Zootown Community Arts Center
- Missoula Public Library
- Bess Reed Park
- Bear Tracks Bridge

30.4 acres of open space

6% of total area is public

12% Tree Canopy Covered

Building Type

Group Quarters - 5%
Condominium - 5%
Duplex- 6%
Single Family- 14%
Multi-Dwelling- 70%

Map Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	23.5 miles
Percent of Total Area	39%	96%	92%	100%	Missing Sidewalk	6.2 miles

Heart of Missoula | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	3,164	3.8%
Percent Growth 2010-2022	29%	10%
Average People per Household	1.71	2.15
Median Age	35	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	63%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	94.7%	97.1%
Hispanic	5.3%	2.9%

Race	Neighborhood	City-Wide
White	85.2%	84.5%
Black	0.9%	0.9%
American Indian	4.6%	2.9%
Asian	1.4%	1.3%
Pacific Islander	0.2%	0.1%
Other	0.8%	3.0%
Two or More	6.8%	7.2%

Population Age Pyramid

Age	%
75 +	9.8%
65-74	10.4%
55-64	12.3%
45-54	8.8%
35-44	8.7%
25-34	24%
15-24	19.8%
10-14	2%
5-9	1.9%
0-4	2.4%

Age of Residential Buildings

Period	
2011-2021	
2001-2010	
1991-2000	
1981-1990	
1971-1980	
1961-1970	
1951-1960	
1941-1950	
1931-1940	
1921-1930	
1911-1920	
1900-1910	
Pre 1900s	
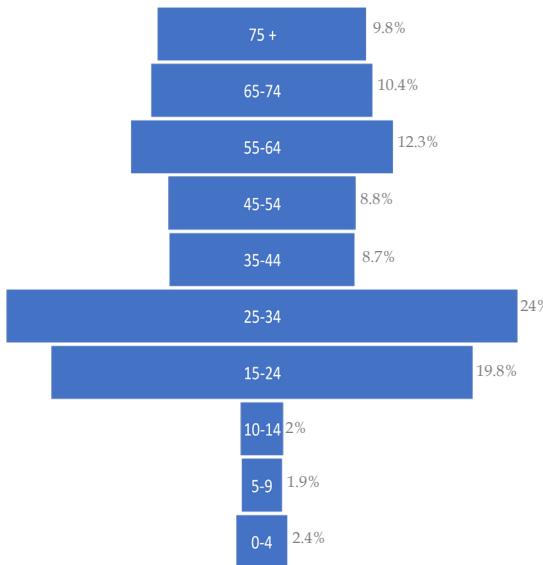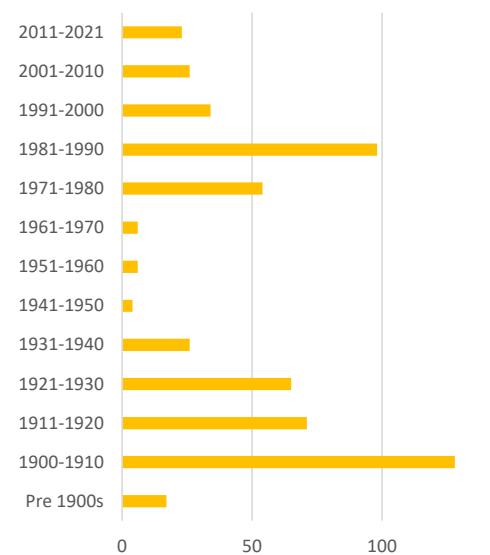
Housing

	Neighborhood	City-Wide
Total Housing Units	2,137	6%
Owner Occupied Household	20%	47%
Renter Occupied Household	80%	53%
Median Household Income	$33,995	$54,820
2022 Median Home Sales Price	$437,000	$519,000
Median Gross Rent	$764	$895
Households without a Vehicle	24%	7.5%
Drove Alone to Work	51%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Lewis & Clark | *Neighborhood Profile*
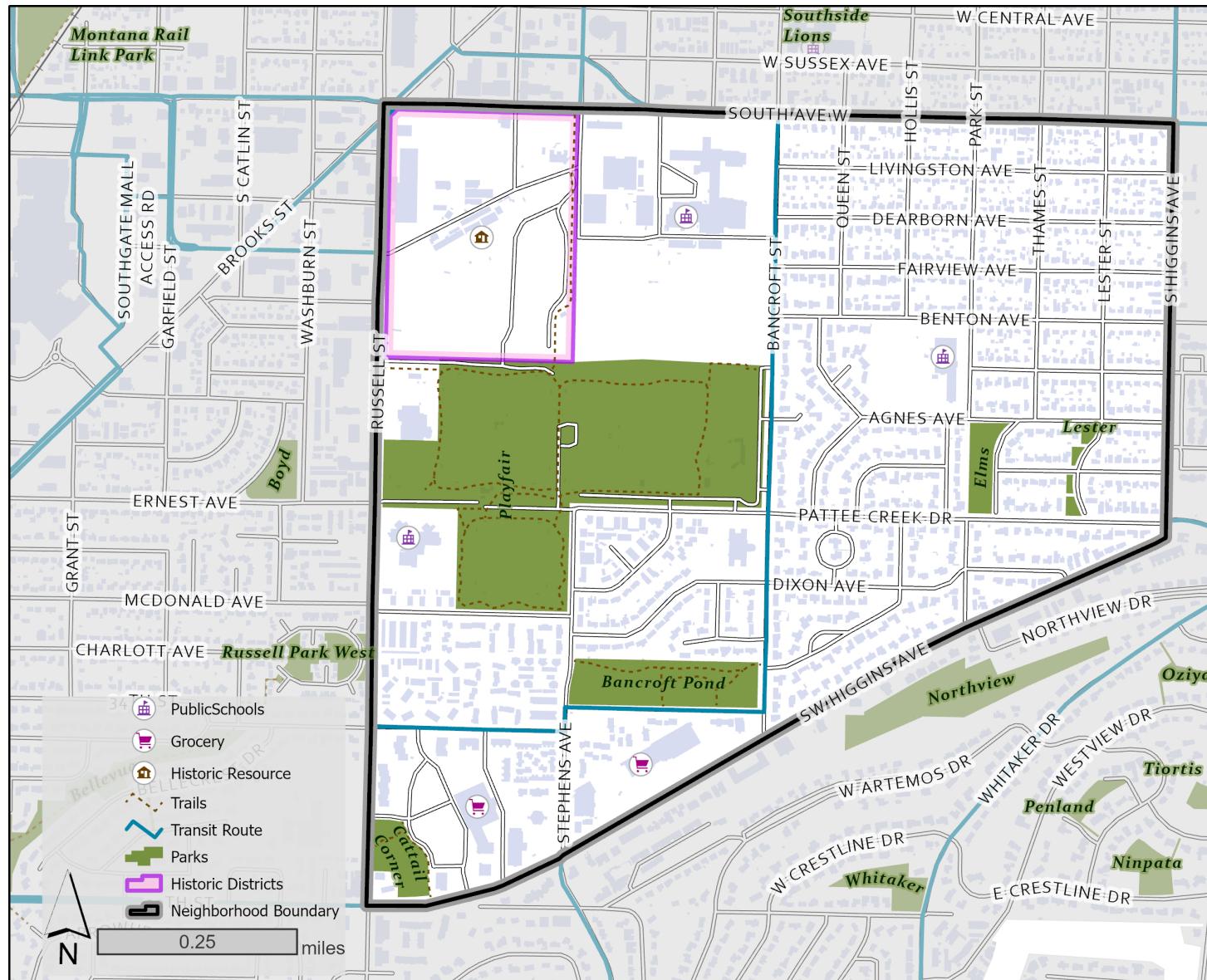
Community Assets

- Bancroft Ponds
- Playfair Park
- Sentinel High School
- Lewis & Clark Elementary
- Lester Park
- County Fairgrounds
- Spartan Park
- Elms Park

77.5 acres of open space

16% of total area is public
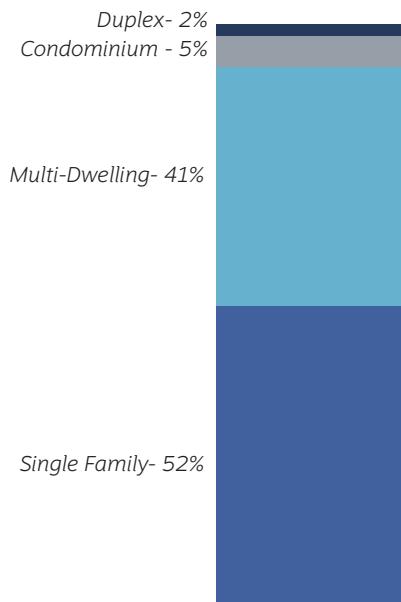
14% Tree Canopy Covered

Building Type

Duplex- 2%
Condominium - 5%

Multi-Dwelling- 41%

Single Family- 52%

Map Legend

- **Public Schools**
- **Grocery**
- **Historic Resource**
- **Trails**
- **Transit Route**
- **Parks**
- **Historic Districts**
- **Neighborhood Boundary**

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	22.9 miles
Percent of Total Area	**23%**	**100%**	**0%**	**92%**	Missing Sidewalk	1.9 miles

Lewis & Clark | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	2,629	3.15%
Percent Growth 2010-2022	4%	10%
Average People per Household	2.25	2.15
Median Age	33.5	33.8
High School Diploma or Higher	98%	97%
Bachelors Degree or Higher	52%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.6%	97.1%
Hispanic	4.4%	2.9%
Race	Neighborhood	City-Wide
White	85.8%	84.5%
Black	1.8%	0.9%
American Indian	2.7%	2.9%
Asian	1.5%	1.3%
Pacific Islander	0%	0.1%
Other	1.2%	3.0%
Two or More	7.1%	7.2%

Population Age Pyramid

Age	%
75 +	5.7%
65-74	8.3%
55-64	9.8%
45-54	9.1%
35-44	13.1%
25-34	22.6%
15-24	13.6%
10-14	5.3%
5-9	5.9%
0-4	6.7%

Age of Residential Buildings

2011-2021
2001-2010
1991-2000
1981-1990
1971-1980
1961-1970
1951-1960
1941-1950
1931-1940
1921-1930
1911-1920
1900-1910
Pre 1900s

0 100 200 300 400
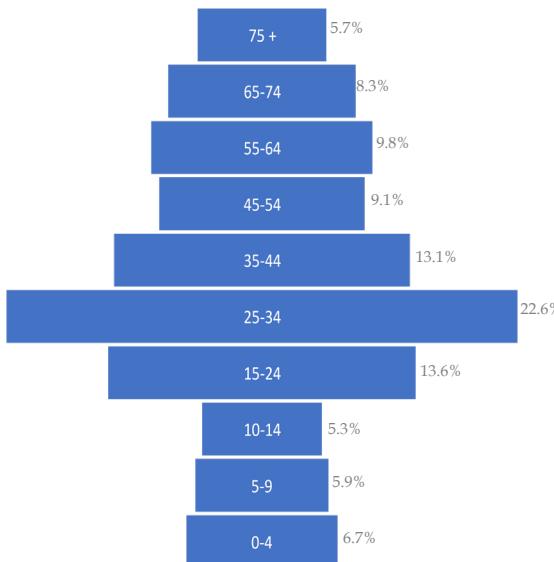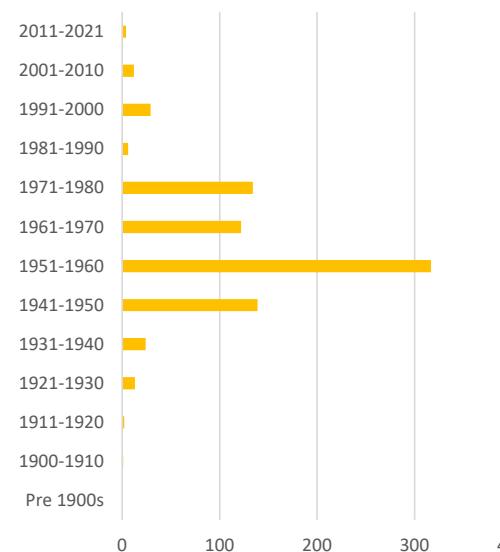
Housing

	Neighborhood	City-Wide
Total Housing Units	1,453	4%
Owner Occupied Household	41%	47%
Renter Occupied Household	59%	53%
Median Household Income	$51,650	$54,820
2022 Median Home Sales Price	$600,000	$519,000
Median Gross Rent	$736	$895
Households without a Vehicle	15%	7.5%
Drove Alone to Work	79%	71%

Lower Rattlesnake | *Neighborhood Profile*

LowerRattlesnake@missoula-neighborhoods.org
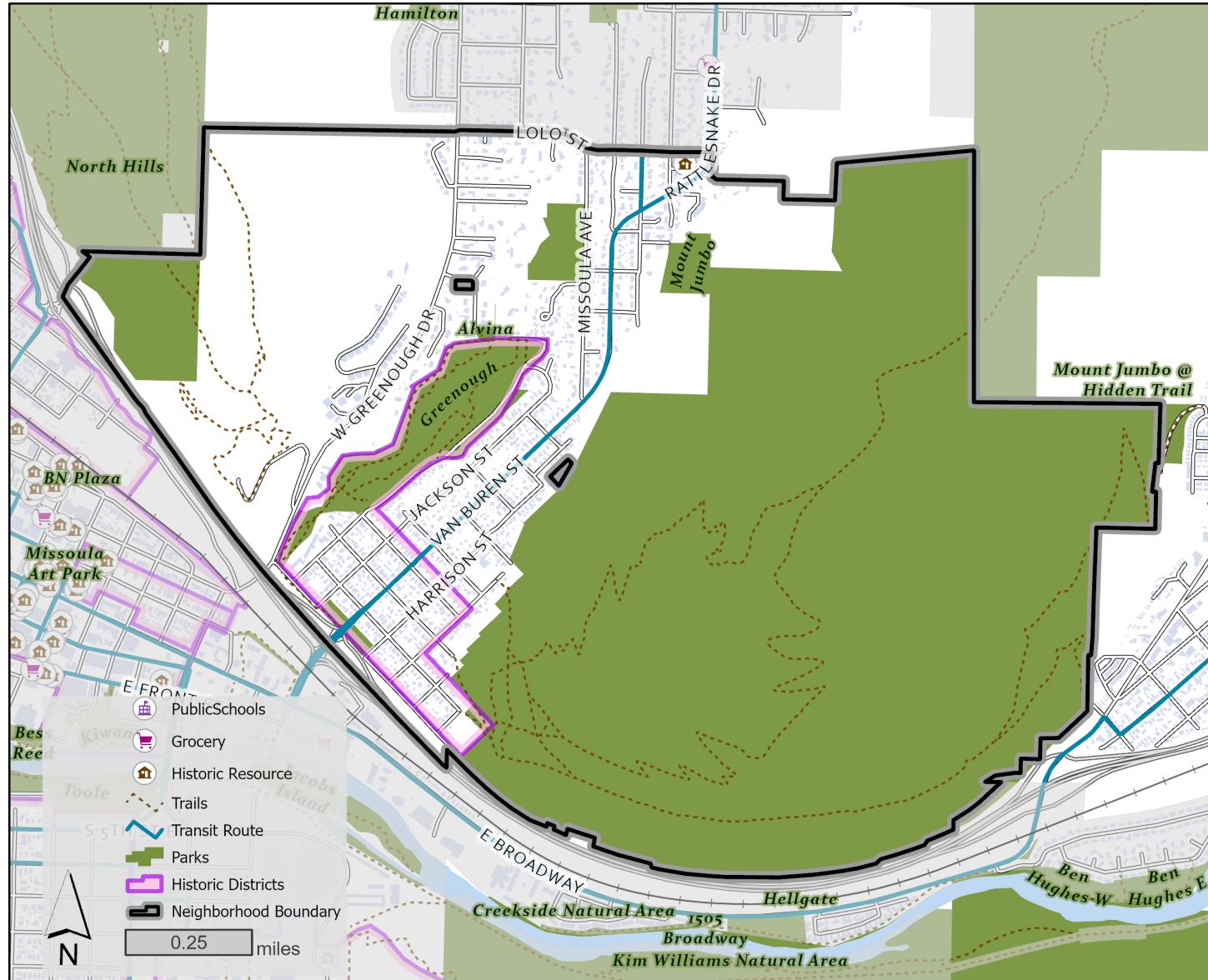
Community Assets

- Greenough Park
- Bugbee Nature Preserve
- Waterworks Trailhead
- Gregory Park
- Mt Jumbo Trailhead

894 acres of open space

64% of total area is public

24% Tree Canopy Covered

Building Type

Mobile Home - <1%
Condominium - <1%
Duplex- 5%
Multi-Dwelling- 17%

Single Family- 77%

Map Legend

- Public Schools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	8.2 miles
Percent of Total Area	2%	39%	48%	98%	Missing Sidewalk	9.1 miles

Lower Rattlesnake | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	1,943	2.3%
Percent Growth 2010-2022	10%	10%
Average People per Household	2.16	2.15
Median Age	36.8	33.8
High School Diploma or Higher	100%	97%
Bachelors Degree or Higher	67%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.4%	97.1%
Hispanic	4.6%	2.9%
Race	**Neighborhood**	**City-Wide**
White	88%	84.5%
Black	0.5%	0.9%
American Indian	1.4%	2.9%
Asian	1%	1.3%
Pacific Islander	0.1%	0.1%
Other	1.4%	3.0%
Two or More	7.6%	7.2%

Population Age Pyramid

Age	Percent
75 +	7.2%
65-74	10.2%
55-64	13.4%
45-54	10%
35-44	11.6%
25-34	19.1%
15-24	17.6%
10-14	3.5%
5-9	3.6%
0-4	3.7%

Age of Residential Buildings

Period	
2011-2021	
2001-2010	
1991-2000	
1981-1990	
1971-1980	
1961-1970	
1951-1960	
1941-1950	
1931-1940	
1921-1930	
1911-1920	
1900-1910	
Pre 1900s	
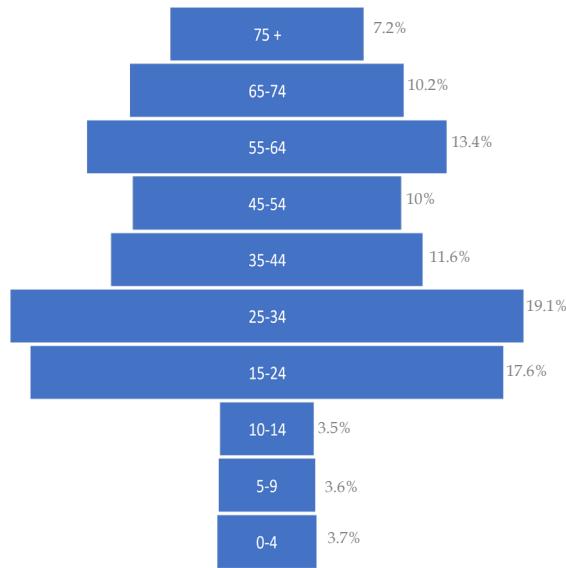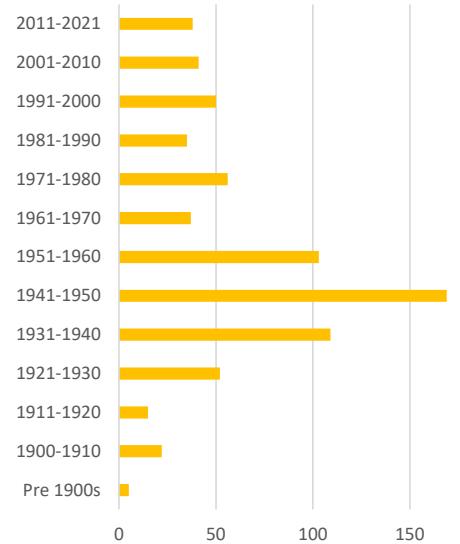
Housing

	Neighborhood	City-Wide
Total Housing Units	823	2%
Owner Occupied Household	43%	47%
Renter Occupied Household	57%	53%
Median Household Income	$69,107	$54,820
2022 Median Home Sales Price	$602,000	$519,000
Median Gross Rent	$872	$895
Households without a Vehicle	0%	7.5%
Drove Alone to Work	78%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Marshall Canyon | *Neighborhood Profile*

MISSOULA

MN Missoula Neighborhoods
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Community Assets

- Kim Willams Trail

0 acres of open space

0% of total area is public

7% Tree Canopy Covered

Building Type

Single Family- 100%

Map Legend

- **PublicSchools**
- **Grocery**
- **Historic Resource**
- **Trails**
- **Transit Route**
- **Parks**
- **Historic Districts**
- **Neighborhood Boundary**

0.25 miles

N

Map labels: Mount Jumbo, Mount Jumbo E, Highway 200, Bandmann Trl, Anglers-Bend Way, Juniper Dr, Deer Creek Rd, Old-Marshall-Grade-Rd, Edgewood Dr, Mount Jumbo @ Hidden Trail, Minnesota Ave, Speedway Ave, Montana Ave

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	2.4 miles
Percent of Total Area	**0%**	**0%**	**0%**	**21%**	**Missing Sidewalk**	**0 miles**

Marshall Canyon | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	268	0.3%
Percent Growth 2010-2022	13%	10%
Average People per Household	1.88	2.15
Median Age	40.4	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	52%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.5%	97.1%
Hispanic	4.5%	2.9%

Race	Neighborhood	City-Wide
White	90.1%	84.5%
Black	0%	0.9%
American Indian	2%	2.9%
Asian	1.5%	1.3%
Pacific Islander	0%	0.1%
Other	0.5%	3.0%
Two or More	5.9%	7.2%

Population Age Pyramid

Age	%
75 +	8.8%
65-74	14.9%
55-64	13%
45-54	10.2%
35-44	8.8%
25-34	23.3%
15-24	7%
10-14	4.2%
5-9	4.7%
0-4	5.1%

Age of Residential Buildings

2011-2021
2001-2010
1991-2000
1981-1990
1971-1980
1961-1970
1951-1960
1941-1950
1931-1940
1921-1930
1911-1920
1900-1910
Pre 1900s

0 20 40 60 80 100
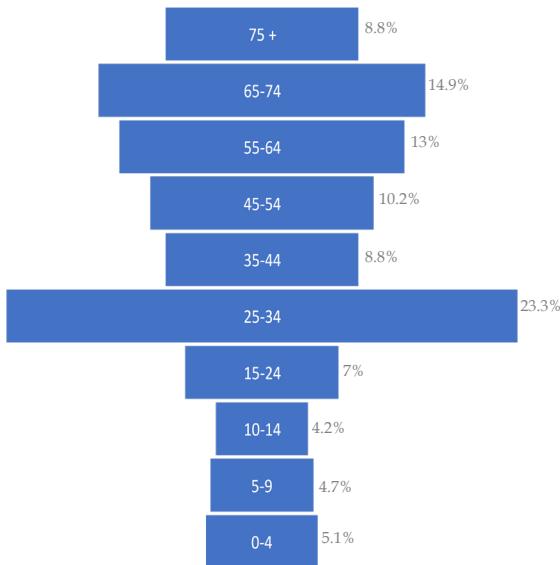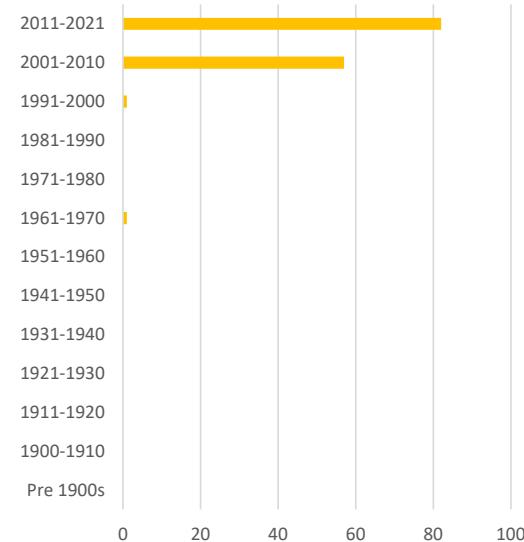
Housing

	Neighborhood	City-Wide
Total Housing Units	136	0.4%
Owner Occupied Household	64%	47%
Renter Occupied Household	36%	53%
Median Household Income	$138,532	$54,820
2022 Median Home Sales Price	$962,500	$519,000
Median Gross Rent	$865	$895
Households without a Vehicle	6%	7.5%
Drove Alone to Work	81%	71%
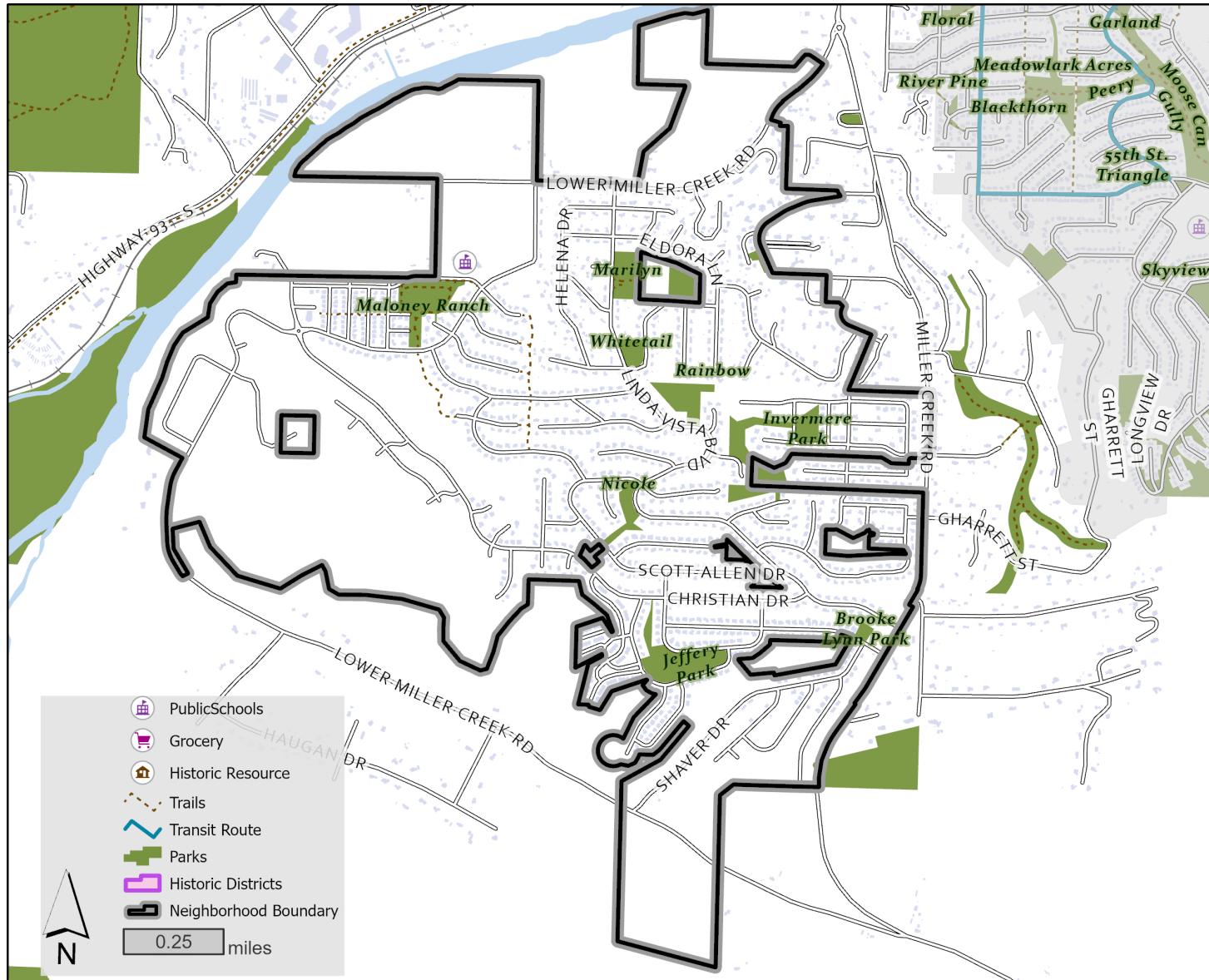
Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Miller Creek | *Neighborhood Profile*

MillerCreek@missoula-neighborhoods.org

Community Assets

- Jeanette Rankin Elementary
- Whitetail Park
- Kelsey Park
- Rainbow Park
- Marilyn Park
- Nicole Park
- Maloney Ranch Park
- Jeffery Park

44.8 acres of open space

3% of total area is public

7% Tree Canopy Covered

Building Type

- Mobile Home- 1%
- Duplex- 1%
- Multi-Dwelling- 19%
- Single Family- 79%

Map labels

Floral, Garland, Meadowlark Acres, River Pine, Blackthorn, Peery, Moose Can Gully, 55th St. Triangle, Skyview, LOWER MILLER CREEK RD, HELENA DR, ELDORA LN, Marilyn, Maloney Ranch, Whitetail, Rainbow, LINDA VISTA BLVD, Invermere Park, Nicole, MILLER CREEK RD, GHARRETT ST, LONGVIEW DR, GHARRETT ST, SCOTT ALLEN DR, CHRISTIAN DR, Brooke Lynn Park, Jeffery Park, HIGHWAY 93 S, HAUGAN DR, LOWER MILLER CREEK RD, SHAVER DR

Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

N

0.25 miles

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	23.7 miles
Percent of Total Area	0%	0%	2%	69%	Missing Sidewalk	11 miles

Miller Creek | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	5,753	7%
Percent Growth 2010-2022	12%	10%
Average People per Household	2.76	2.15
Median Age	34.9	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	61%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	97.1%	97.1%
Hispanic	2.9%	2.9%
Race	**Neighborhood**	**City-Wide**
White	88.8%	84.5%
Black	0.4%	0.9%
American Indian	1.8%	2.9%
Asian	1.8%	1.3%
Pacific Islander	0.1%	0.1%
Other	1%	3.0%
Two or More	6.2%	7.2%

Population Age Pyramid

Age	%
75 +	4.1%
65-74	8.8%
55-64	11.8%
45-54	12.7%
35-44	12.3%
25-34	17.5%
15-24	12%
10-14	6.9%
5-9	7.1%
0-4	6.8%
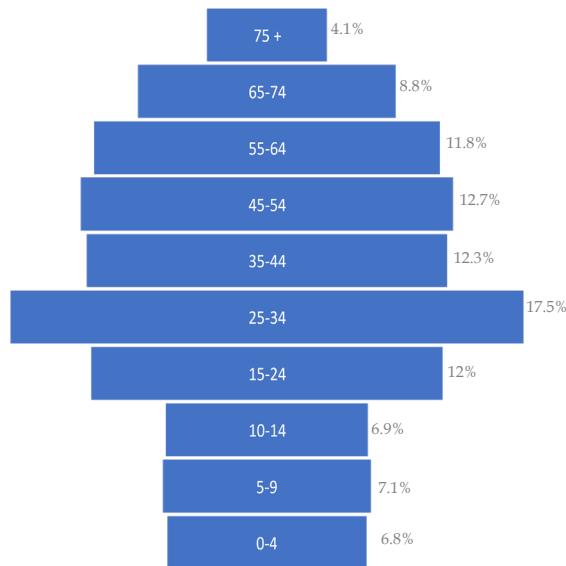
Age of Residential Buildings
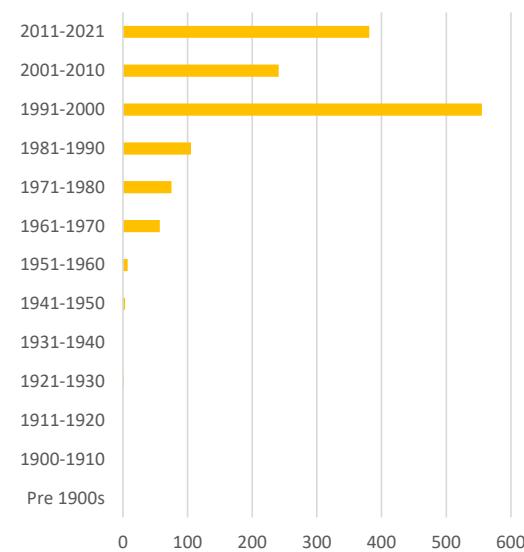
Housing

	Neighborhood	City-Wide
Total Housing Units	1,690	5%
Owner Occupied Household	78%	47%
Renter Occupied Household	22%	53%
Median Household Income	$86,277	$54,820
2022 Median Home Sales Price	$660,000	$519,000
Median Gross Rent	$858	$895
Households without a Vehicle	1%	7.5%
Drove Alone to Work	80%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Moose Can Gully | *Neighborhood Profile*

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MooseCanGully@missoula-neighborhoods.org
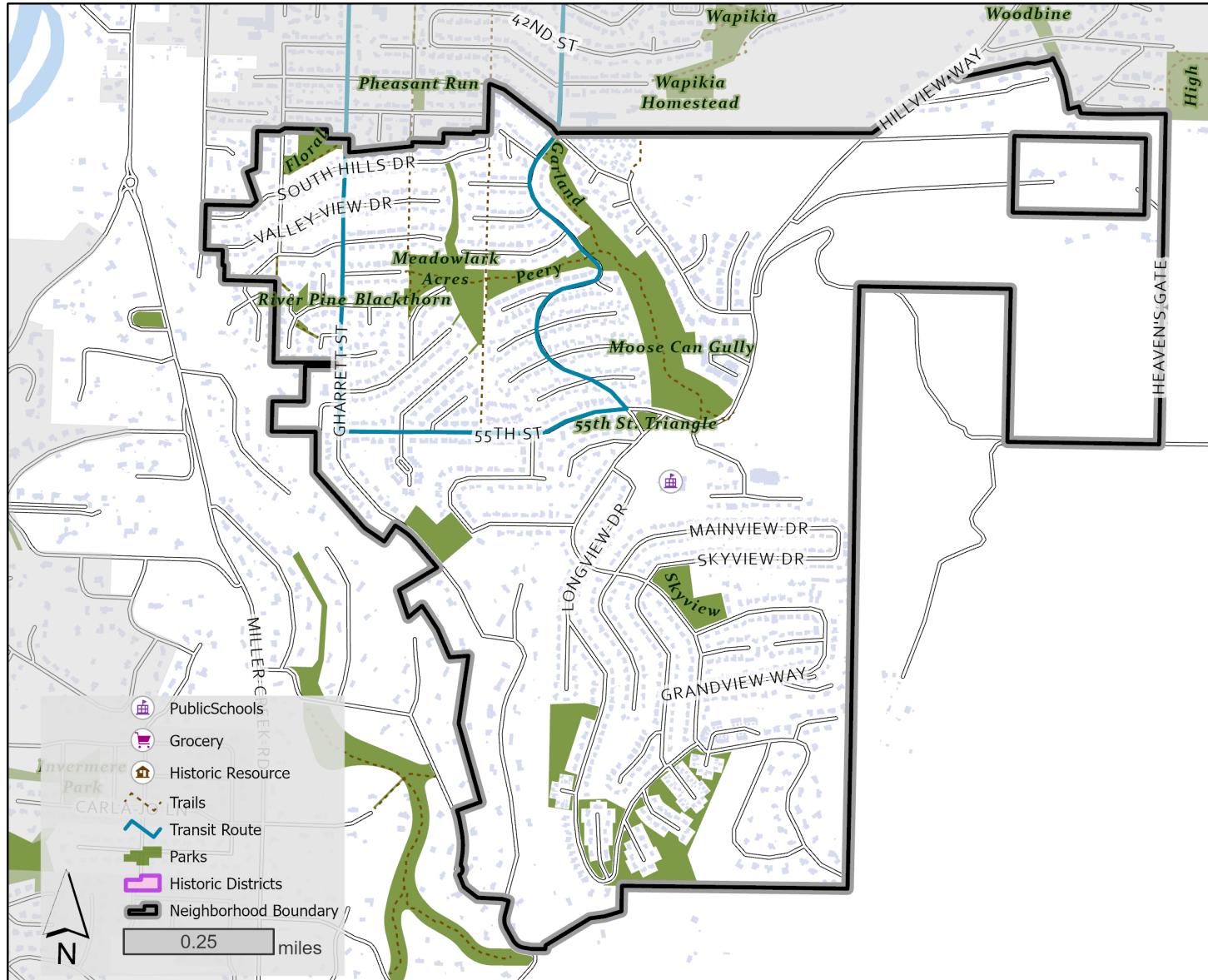
Community Assets

- Skyview Park
- Peery Park Trail
- Garland Park
- Moose Can Gully Park

56.3 acres of open space

7% of total area is public

11% Tree Canopy Covered

Building Type

Group Quarters- <1%
Condominium- 10%

Multi-Dwelling- 10%

Duplex- 13%

Single Family- 68%

Map Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	19.4 miles
Percent of Total Area	0%	42%	1%	93%	Missing Sidewalk	8 miles

Moose Can Gully | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	**3,803**	**4.5%**
Percent Growth 2010-2022	**-1%**	**10%**
Average People per Household	**2.55**	**2.15**
Median Age	**35.6**	**33.8**
High School Diploma or Higher	**96%**	**97%**
Bachelors Degree or Higher	**52%**	**49%**

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	**96.6%**	**97.1%**
Hispanic	**3.4%**	**2.9%**
Race	**Neighborhood**	**City-Wide**
White	**87.6%**	**84.5%**
Black	**0.7%**	**0.9%**
American Indian	**2.7%**	**2.9%**
Asian	**1.3%**	**1.3%**
Pacific Islander	**0.2%**	**0.1%**
Other	**0.8%**	**3.0%**
Two or More	**6.8%**	**7.2%**

Population Age Pyramid

Age Group	Percent
75 +	6.2%
65-74	9.5%
55-64	11.8%
45-54	11.1%
35-44	12.2%
25-34	18.1%
15-24	12.3%
10-14	5.9%
5-9	6.4%
0-4	6.5%

Age of Residential Buildings

Period	
2011-2021	
2001-2010	
1991-2000	
1981-1990	
1971-1980	
1961-1970	
1951-1960	
1941-1950	
1931-1940	
1921-1930	
1911-1920	
1900-1910	
Pre 1900s	
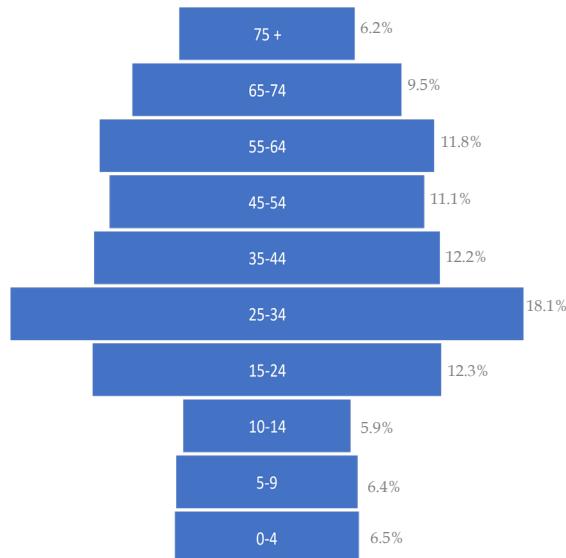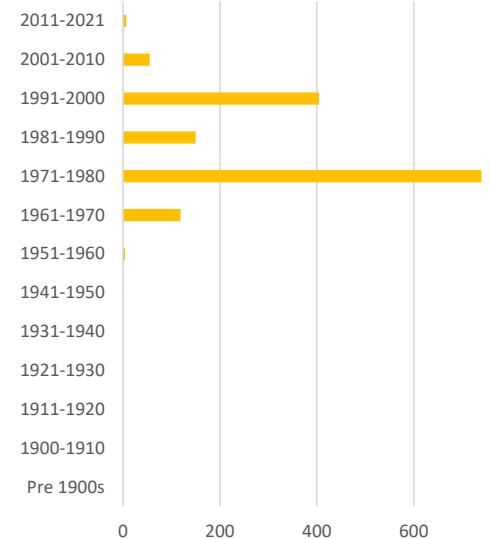
Housing

	Neighborhood	City-Wide
Total Housing Units	**1,653**	**4%**
Owner Occupied Household	**78%**	**47%**
Renter Occupied Household	**22%**	**53%**
Median Household Income	**$78,249**	**$54,820**
2022 Median Home Sales Price	**$495,000**	**$519,000**
Median Gross Rent	**$1,254**	**$895**
Households without a Vehicle	**3%**	**7.5%**
Drove Alone to Work	**74%**	**71%**
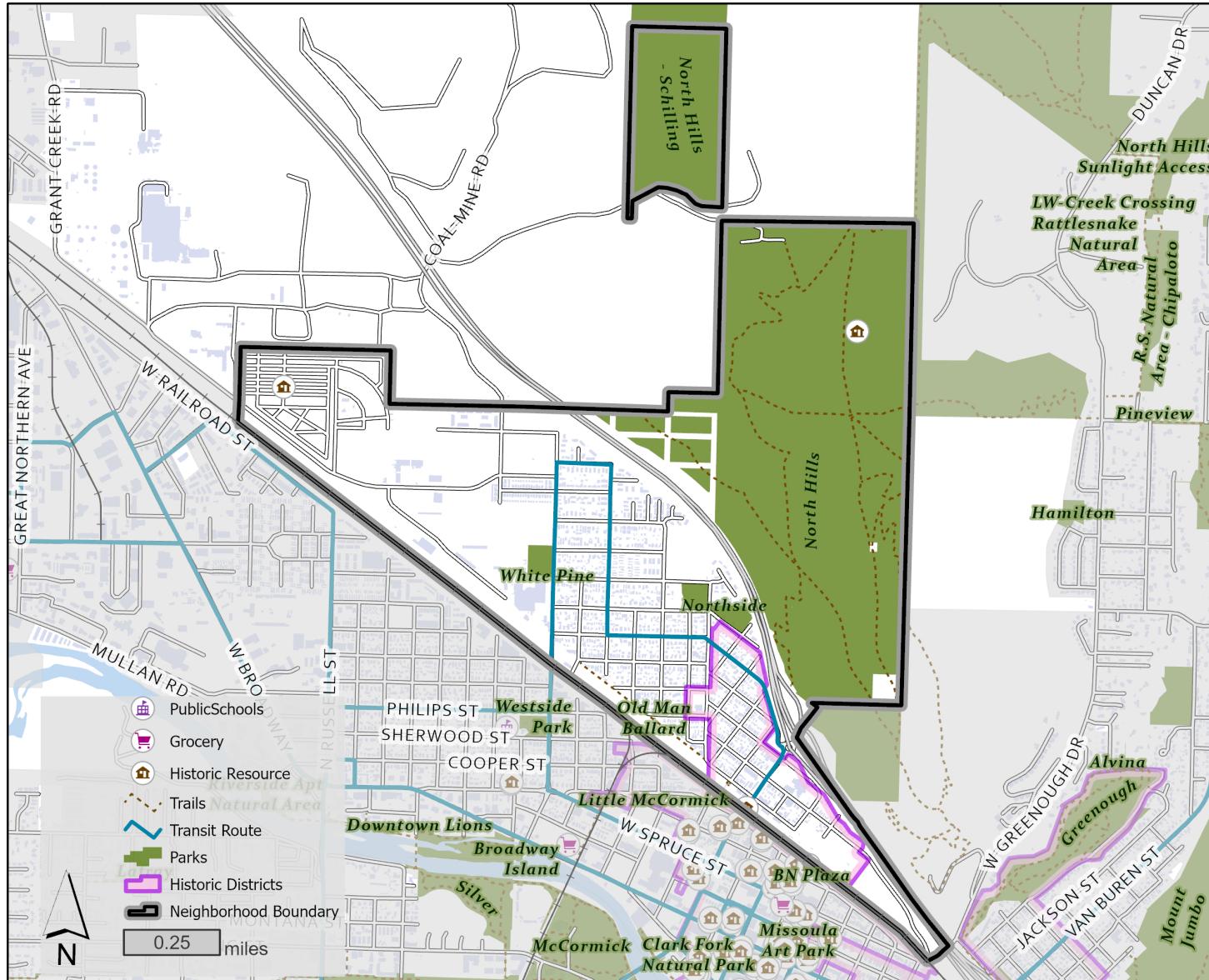
Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Northside | *Neighborhood Profile*

North-Westside@missoula-neighborhoods.org
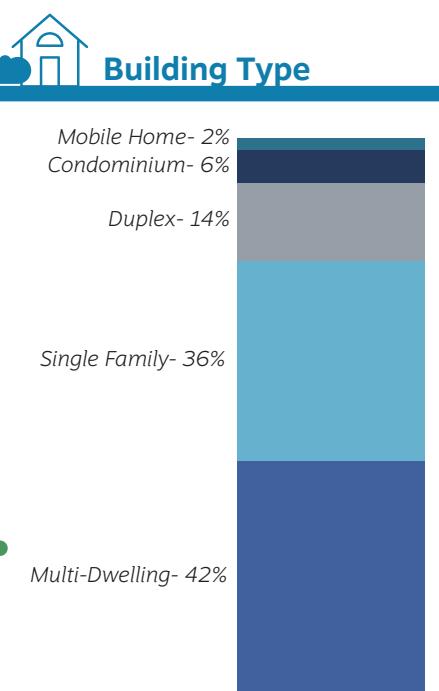
🌲 Community Assets

- White Pine Park
- Northside Park
- North Hills
- Northside Community Garden
- Moon Randolph Homestead
- Headstart

453 acres of open space

45% of total area is public

6% Tree Canopy Covered

🏠 Building Type

Mobile Home- 2%
Condominium- 6%
Duplex- 14%
Single Family- 36%
Multi-Dwelling- 42%

Map

North Hills - Schilling
North Hills Sunlight Access
LW-Creek Crossing Rattlesnake Natural Area
R.S. Natural Area - Chipaloto
Pineview
Hamilton
North Hills
White Pine
Northside
Old Man Ballard
Westside Park
Little McCormick
Downtown Lions
Broadway Island
Silver
McCormick
Clark Fork Natural Park
Missoula Art Park
BN Plaza
Alvina
Greenough
Mount Jumbo
Riverside Apt Natural Area

DUNCAN DR
GRANT-CREEK-RD
GREAT NORTHERN AVE
COAL-MINE-RD
W RAILROAD ST
MULLAN RD
W BRO
N RUSSELL ST
PHILIPS ST
SHERWOOD ST
COOPER ST
W SPRUCE ST
MONTANA ST
W GREENOUGH DR
JACKSON ST
VAN BUREN ST

Legend:
- 🏫 PublicSchools
- 🛒 Grocery
- 🏛 Historic Resource
- ⋯ Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

N 0.25 miles

🚌 Walkability 🚶

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	11 miles
Percent of Total Area	2%	49%	29%	87%	Missing Sidewalk	9.3 miles

Northside | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	3,323	4%
Percent Growth 2010-2022	9%	10%
Average People per Household	2.06	2.15
Median Age	30.6	33.8
High School Diploma or Higher	95%	97%
Bachelors Degree or Higher	34%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.8%	97.1%
Hispanic	4.2%	2.9%

Race	Neighborhood	City-Wide
White	83.2%	84.5%
Black	1%	0.9%
American Indian	5.4%	2.9%
Asian	1.2%	1.3%
Pacific Islander	0.3%	0.1%
Other	1.1%	3.0%
Two or More	7.9%	7.2%

Population Age Pyramid

Age	%
75 +	2.9%
65-74	6.2%
55-64	7.5%
45-54	10%
35-44	14%
25-34	25%
15-24	19.2%
10-14	4.8%
5-9	5.5%
0-4	7%

Age of Residential Buildings

Period	(approx. count)
2011-2021	~165
2001-2010	~60
1991-2000	~95
1981-1990	~12
1971-1980	~150
1961-1970	~15
1951-1960	~25
1941-1950	~30
1931-1940	~70
1921-1930	~72
1911-1920	~95
1900-1910	~105
Pre 1900s	~10
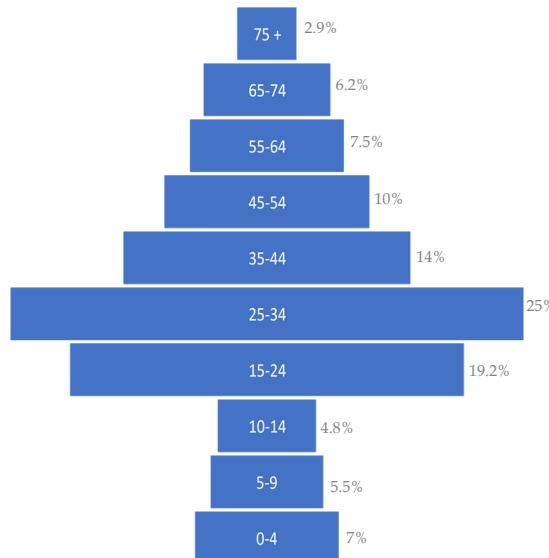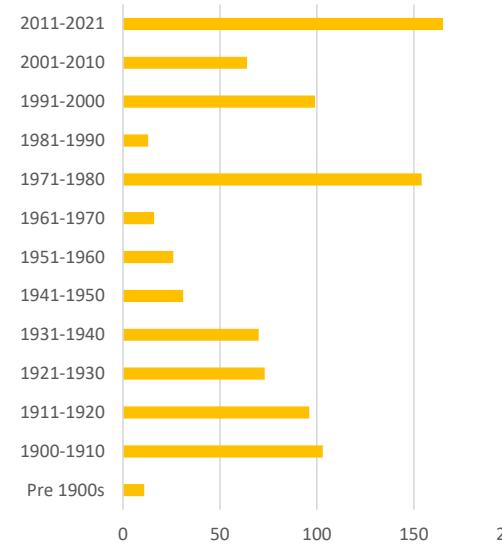
Housing

	Neighborhood	City-Wide
Total Housing Units	1,843	5%
Owner Occupied Household	28%	47%
Renter Occupied Household	72%	53%
Median Household Income	$47,418	$54,820
2022 Median Home Sales Price	$392,000	$519,000
Median Gross Rent	$931	$895
Households without a Vehicle	9%	7.5%
Drove Alone to Work	68%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

River Road | *Neighborhood Profile*
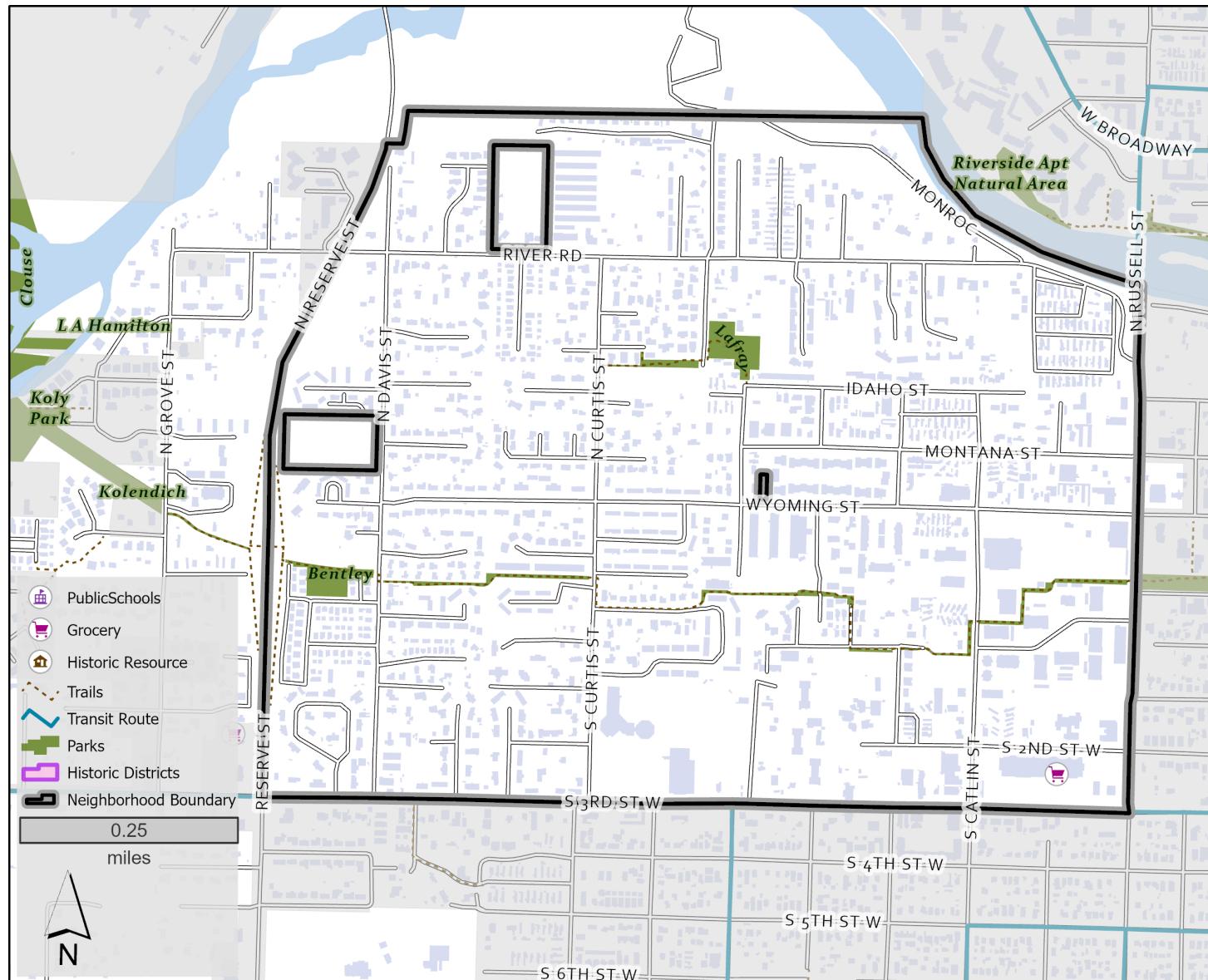
RiverRoad@ci.missoula.mt.us

Community Assets

- Lafray Park
- Bentley Park
- Milwaukee Trail
- Lifelong Learning Center
- YWCA
- Missoula Community Food Bank
- Milwaukee Trail Community Garden

6.32 acres of open space

1% of total area is public

14% Tree Canopy Covered

Building Type

Group Quarters- 3%	
Condominium- 6%	
Duplex- 8%	
Mobile Home- 12%	
Multi-Dwelling- 31%	
Single Family- 41%	

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	12.8 miles
Percent of Total Area	19%	49%	79%	67%	Missing Sidewalk	16.3 miles

Map labels: Clouse, L A Hamilton, Koly Park, Kolendich, Bentley, RESERVE ST, N RESERVE ST, N GROVE ST, N DAVIS ST, N CURTIS ST, RIVER RD, Lafray, IDAHO ST, MONTANA ST, WYOMING ST, MONROE, W BROADWAY, Riverside Apt Natural Area, N RUSSELL ST, S CURTIS ST, S CATLIN ST, S 2ND ST W, S 3RD ST W, S 4TH ST W, S 5TH ST W, S 6TH ST W

Legend: PublicSchools, Grocery, Historic Resource, Trails, Transit Route, Parks, Historic Districts, Neighborhood Boundary, 0.25 miles, N

River Road | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	3,395	4%
Percent Growth 2010-2022	29%	10%
Average People per Household	2.06	2.15
Median Age	31.6	33.8
High School Diploma or Higher	92%	97%
Bachelors Degree or Higher	35%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	94.1%	97.1%
Hispanic	5.9%	2.9%
Race	**Neighborhood**	**City-Wide**
White	82.3%	84.5%
Black	2%	0.9%
American Indian	4.2%	2.9%
Asian	0.9%	1.3%
Pacific Islander	0.1%	0.1%
Other	1.3%	3.0%
Two or More	9.3%	7.2%

Population Age Pyramid

Age	%
75 +	4.8%
65-74	7.3%
55-64	10.9%
45-54	9.6%
35-44	10.8%
25-34	21.8%
15-24	18.9%
10-14	4.7%
5-9	4.9%
0-4	6.3%

Age of Residential Buildings

2011-2021
2001-2010
1991-2000
1981-1990
1971-1980
1961-1970
1951-1960
1941-1950
1931-1940
1921-1930
1911-1920
1900-1910
Pre 1900s

0   100   200   300   400
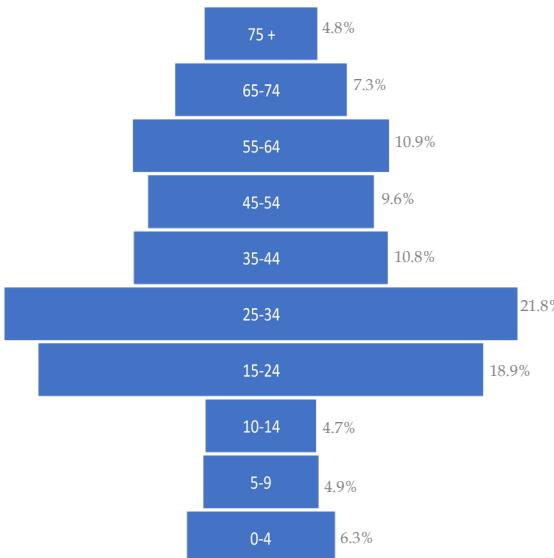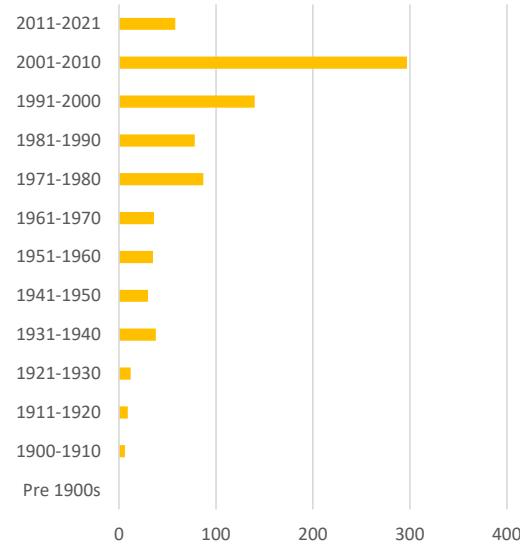
Housing

	Neighborhood	City-Wide
Total Housing Units	1,836	5%
Owner Occupied Household	43%	47%
Renter Occupied Household	57%	53%
Median Household Income	$46,261	$54,820
2022 Median Home Sales Price	$448,000	$519,000
Median Gross Rent	$974	$895
Households without a Vehicle	8%	7.5%
Drove Alone to Work	82%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Riverfront | *Neighborhood Profile*
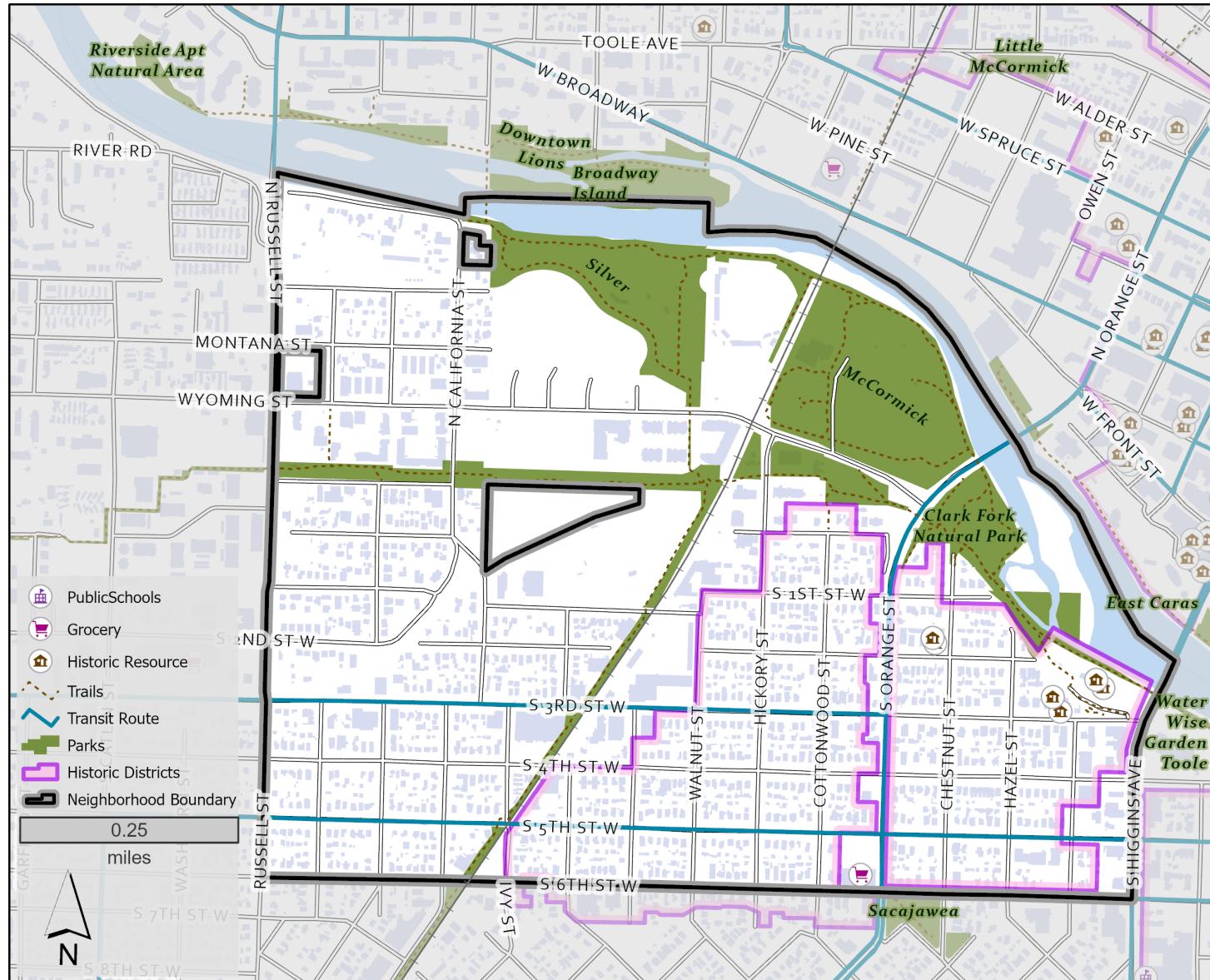
Community Assets

- Silver Park
- McCormick Park
- Silver's Lagoon
- Ogren Park
- Milwaukee Trail
- Currents Aquatic Center
- Montana Natural History Center

52.1 acres of open space

12% of total area is public
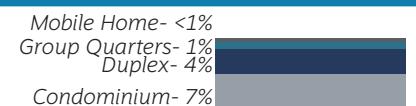
13% Tree Canopy Covered

Building Type

- Mobile Home- <1%
- Group Quarters- 1%
- Duplex- 4%
- Condominium- 7%
- Single Family- 38%
- Multi-Dwelling- 50%

Map Legend
- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	17.9 miles
Percent of Total Area	31%	94%	100%	72%	Missing Sidewalk	6.3 miles

Riverfront | *Neighborhood Profile*

MISSOULA

Missoula Neighborhoods
Engage • Educate • Empower

Demographics

	Neighborhood	City-Wide
Total Population 2022	2,959	3.5%
Percent Growth 2010-2022	19%	10%
Average People per Household	1.87	2.15
Median Age	30.9	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	57%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.6%	97.1%
Hispanic	4.4%	2.9%

Race	Neighborhood	City-Wide
White	87.5%	84.5%
Black	0.6%	0.9%
American Indian	2.7%	2.9%
Asian	0.8%	1.3%
Pacific Islander	0.1%	0.1%
Other	1.5%	3.0%
Two or More	6.8%	7.2%

Population Age Pyramid

Age	Percent
75 +	3.7%
65-74	5.5%
55-64	11.1%
45-54	9.7%
35-44	11.8%
25-34	26.5%
15-24	21.5%
10-14	3%
5-9	3.6%
0-4	3.5%

Age of Residential Buildings

Categories (top to bottom): 2011-2021, 2001-2010, 1991-2000, 1981-1990, 1971-1980, 1961-1970, 1951-1960, 1941-1950, 1931-1940, 1921-1930, 1911-1920, 1900-1910, Pre 1900s. Axis: 0, 50, 100, 150, 200

Housing

	Neighborhood	City-Wide
Total Housing Units	1,727	5%
Owner Occupied Household	26%	47%
Renter Occupied Household	74%	53%
Median Household Income	$49,605	$54,820
2022 Median Home Sales Price	$572,500	$519,000
Median Gross Rent	$861	$895
Households without a Vehicle	7%	7.5%
Drove Alone to Work	68%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Rose Park | *Neighborhood Profile*
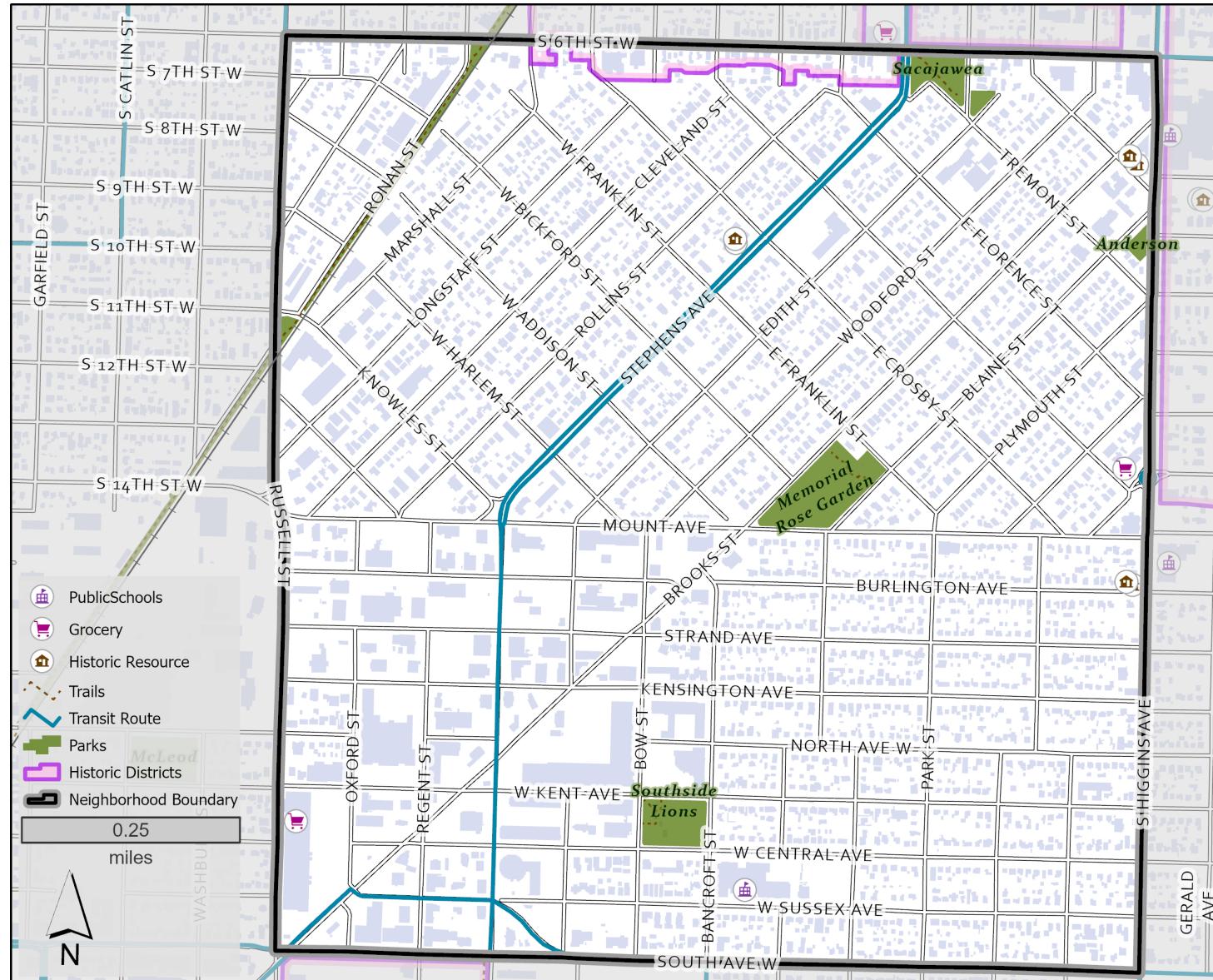
Community Assets

- Anderson Park
- Sacajawea Park
- Bitterroot Trail
- Rose Park Playground
- Sunset Memorial Park
- Ivy Street Community Garden
- Southside Lions Park

9.7 acres of open space

1% of total area is public

17% Tree Canopy Covered

Building Type

Mobile Home- <1%
Condominium- 3%
Duplex- 4%

Multi-Dwelling- 23.7%

Single Family- 69%

Map Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	44 miles
Percent of Total Area	28%	91%	34%	66%	Missing Sidewalk	5.2 miles

Rose Park | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	5,373	6.4%
Percent Growth 2010-2022	3%	10%
Average People per Household	2.01	2.15
Median Age	33.4	33.8
High School Diploma or Higher	97%	97%
Bachelors Degree or Higher	61%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	96.5%	97.1%
Hispanic	3.5%	2.9%
Race	**Neighborhood**	**City-Wide**
White	87.5%	84.5%
Black	0.6%	0.9%
American Indian	2.7%	2.9%
Asian	0.8%	1.3%
Pacific Islander	0.1%	0.1%
Other	1.5%	3.0%
Two or More	6.8%	7.2%

Population Age Pyramid

Age	%
75 +	7.1%
65-74	7.1%
55-64	11.4%
45-54	9.4%
35-44	11.7%
25-34	23.9%
15-24	19.2%
10-14	3.5%
5-9	3.4%
0-4	3.4%

Age of Residential Buildings

(bar chart, years vs. count)
- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1971-1980
- 1961-1970
- 1951-1960
- 1941-1950
- 1931-1940
- 1921-1930
- 1911-1920
- 1900-1910
- Pre 1900s

(axis: 0, 100, 200, 300, 400, 500)

Housing

	Neighborhood	City-Wide
Total Housing Units	2,600	7%
Owner Occupied Household	38%	47%
Renter Occupied Household	62%	53%
Median Household Income	$54,679	$54,820
2022 Median Home Sales Price	$526,500	$519,000
Median Gross Rent	$860	$895
Households without a Vehicle	8%	7.5%
Drove Alone to Work	68%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

South 39th Street | *Neighborhood Profile*

South39@missoula-neighborhoods.org
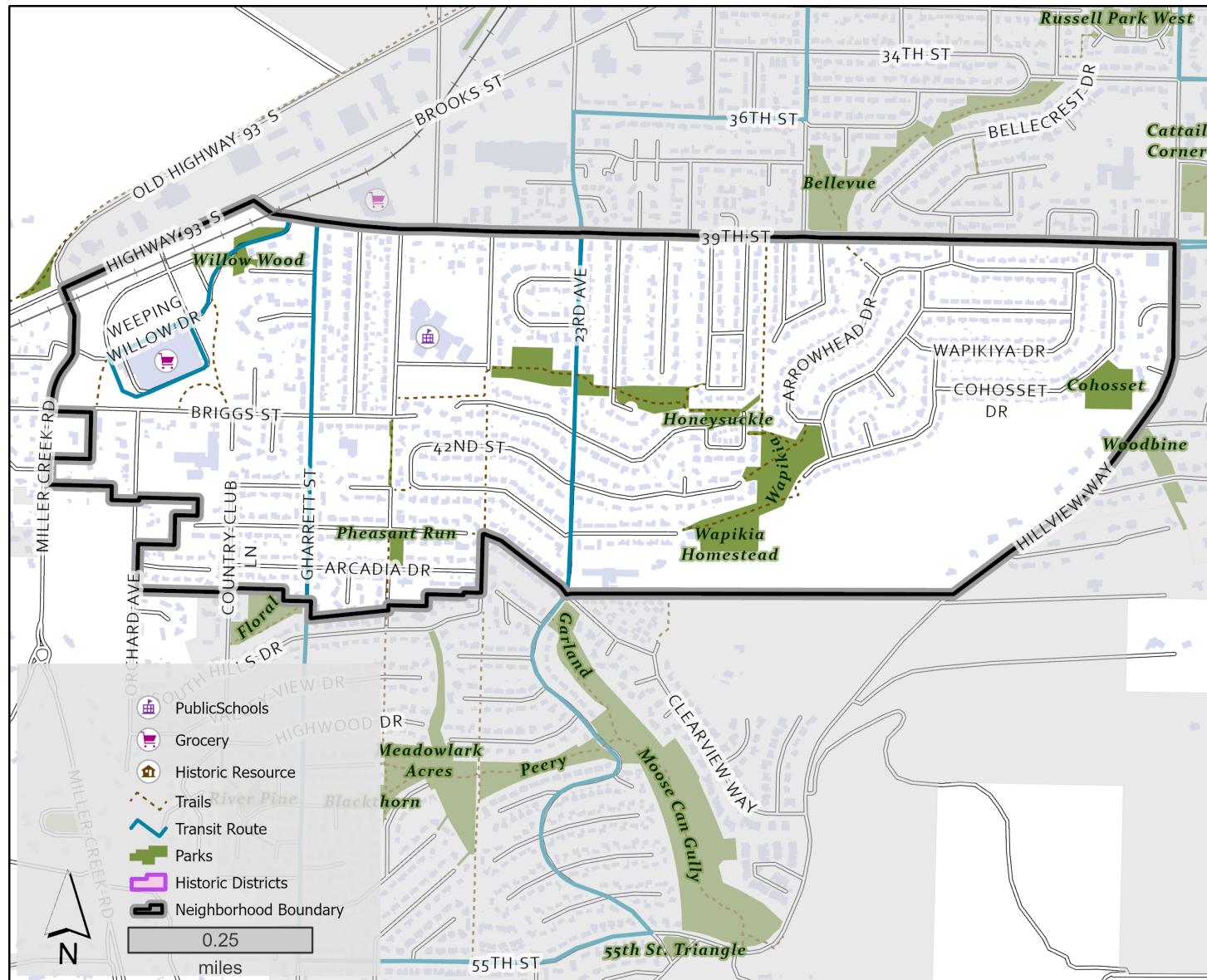
Community Assets

- Cohosset Park
- Honeysuckle Park
- Wapikiya Park
- Meadowhill Middle School
- Meadow Hill Community Garden
- Pheasant Run Park
- Meadow Hills Trail
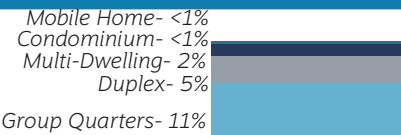
17.1 acres of open space

4% of total area is public

19% Tree Canopy Covered

Map labels:
Russell Park West, 34TH ST, 36TH ST, BELLECREST DR, Cattail Corner, Bellevue, BROOKS ST, OLD HIGHWAY 93 S, HIGHWAY 93 S, 39TH ST, Willow Wood, WEEPING WILLOW DR, 23RD AVE, ARROWHEAD DR, WAPIKIYA DR, COHOSSET DR, Cohosset, Woodbine, HILLVIEW WAY, MILLER CREEK RD, BRIGGS ST, Honeysuckle, 42ND ST, Wapikiya, COUNTRY CLUB LN, GHARRETT ST, Pheasant Run, ARCADIA DR, Wapikia Homestead, ORCHARD AVE, Floral, SOUTH HILLS DR, VIEW DR, HIGHWOOD DR, Meadowlark Acres, Peery, Blackthorn, River Pine, Garland, Moose Can Gully, CLEARVIEW WAY, MILLER CREEK RD, 55TH ST, 55th St. Triangle

Legend:
- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Building Type

- Mobile Home- <1%
- Condominium- <1%
- Multi-Dwelling- 2%
- Duplex- 5%
- Group Quarters- 11%
- *Single Family- 82%*

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	7 miles
Percent of Total Area	28%	85%	77%	99%	Missing Sidewalk	12 miles

South 39th Street | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	**2,467**	**3%**
Percent Growth 2010-2022	**1%**	**10%**
Average People per Household	**2.59**	**2.15**
Median Age	**40.3**	**33.8**
High School Diploma or Higher	**98%**	**97%**
Bachelors Degree or Higher	**54%**	**49%**

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	**96.9%**	**97.1%**
Hispanic	**3.1%**	**2.9%**
Race	**Neighborhood**	**City-Wide**
White	**89%**	**84.5%**
Black	**0.5%**	**0.9%**
American Indian	**2.3%**	**2.9%**
Asian	**1.5%**	**1.3%**
Pacific Islander	**0.1%**	**0.1%**
Other	**0.7%**	**3.0%**
Two or More	**5.8%**	**7.2%**

Population Age Pyramid

Age	Percent
75 +	8.5%
65-74	11.5%
55-64	12.6%
45-54	10.4%
35-44	14.6%
25-34	17%
15-24	9.1%
10-14	5.5%
5-9	5.5%
0-4	5.4%

Age of Residential Buildings

(Chart categories, top to bottom: 2011-2021, 2001-2010, 1991-2000, 1981-1990, 1971-1980, 1961-1970, 1951-1960, 1941-1950, 1931-1940, 1921-1930, 1911-1920, 1900-1910, Pre 1900s; axis 0 to 500)
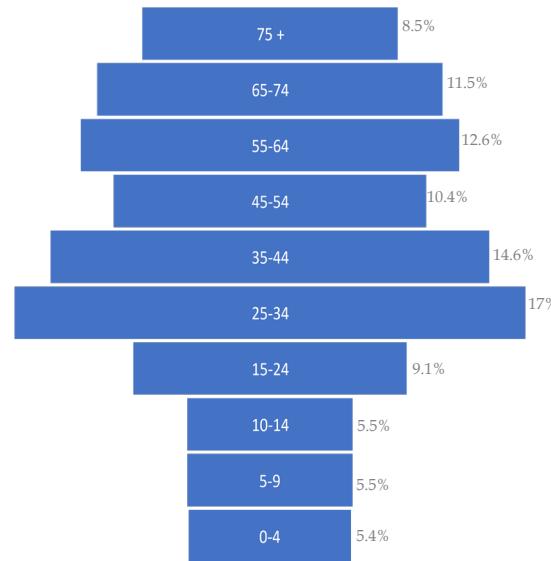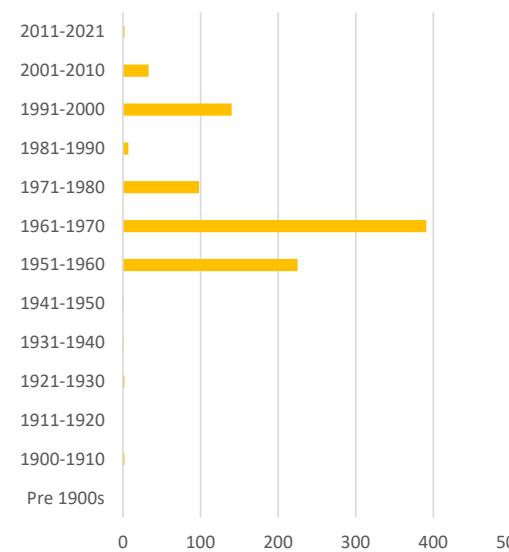
Housing

	Neighborhood	City-Wide
Total Housing Units	**980**	**3%**
Owner Occupied Household	**84%**	**47%**
Renter Occupied Household	**16%**	**53%**
Median Household Income	**$65,866**	**$54,820**
2022 Median Home Sales Price	**$472,500**	**$519,000**
Median Gross Rent	**$1,145**	**$895**
Households without a Vehicle	**0%**	**7.5%**
Drove Alone to Work	**91%**	**71%**

Southgate Triangle | *Neighborhood Profile*

SouthgateTriangle@missoula-neighborhoods.org

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Map Legend

- PublicSchools
- Grocery
- Historic Resource
- Trails
- Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Community Assets

- Bellevue Park
- McLeod Park
- Boyd Park
- Bitterroot Trail
- Opportunity Resources

14.7 acres of open space
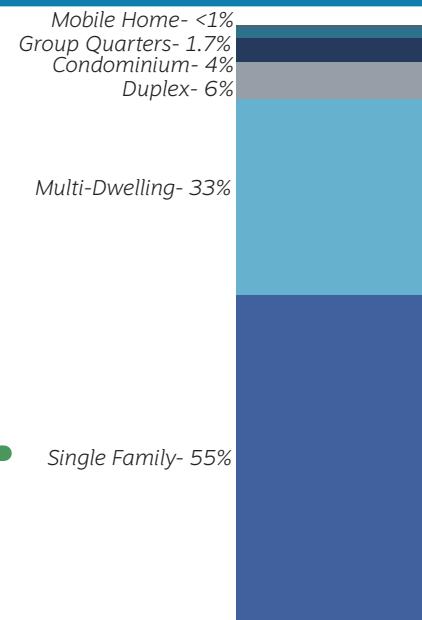
2% of total area is public

14% Tree Canopy Covered

Building Type

Mobile Home- <1%	
Group Quarters- 1.7%	
Condominium- 4%	
Duplex- 6%	
Multi-Dwelling- 33%	
Single Family- 55%	

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	28.4 miles
Percent of Total Area	**37%**	**91%**	**47%**	**74%**	Missing Sidewalk	15.5 miles

Southgate Triangle | *Neighborhood Profile*

MISSOULA

MN Missoula Neighborhoods
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Demographics

	Neighborhood	City-Wide
Total Population 2022	3,362	4%
Percent Growth 2010-2022	1%	10%
Average People per Household	2.24	2.15
Median Age	34.7	33.8
High School Diploma or Higher	99%	97%
Bachelors Degree or Higher	40%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95.5%	97.1%
Hispanic	4.5%	2.9%
Race	Neighborhood	City-Wide
White	83.4%	84.5%
Black	1.1%	0.9%
American Indian	3.8%	2.9%
Asian	1.7%	1.3%
Pacific Islander	0.2%	0.1%
Other	1%	3.0%
Two or More	8.9%	7.2%

Population Age Pyramid

Age	%
75 +	7.8%
65-74	10.1%
55-64	11.6%
45-54	9.8%
35-44	10.1%
25-34	21.4%
15-24	15.5%
10-14	4.3%
5-9	4.4%
0-4	5%

Age of Residential Buildings

(bar chart, buildings by construction period)

- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1971-1980
- 1961-1970
- 1951-1960
- 1941-1950
- 1931-1940
- 1921-1930
- 1911-1920
- 1900-1910
- Pre 1900s

axis: 0 100 200 300 400 500
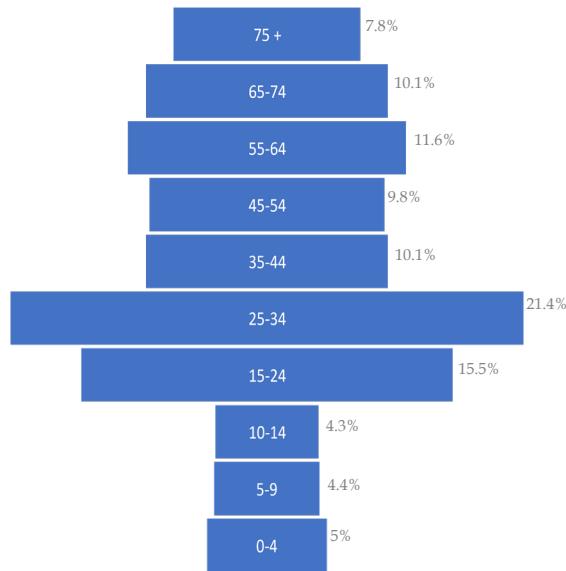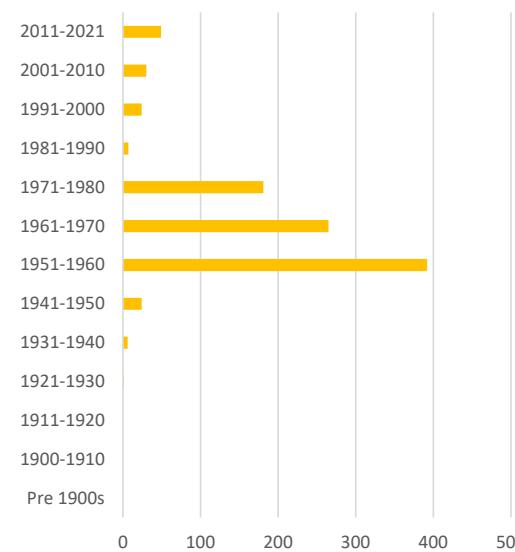
Housing

	Neighborhood	City-Wide
Total Housing Units	1,537	4%
Owner Occupied Household	40%	47%
Renter Occupied Household	60%	53%
Median Household Income	$53,214	$54,820
2022 Median Home Sales Price	$535,000	$519,000
Median Gross Rent	$1,017	$895
Households without a Vehicle	11%	7.5%
Drove Alone to Work	64%	71%
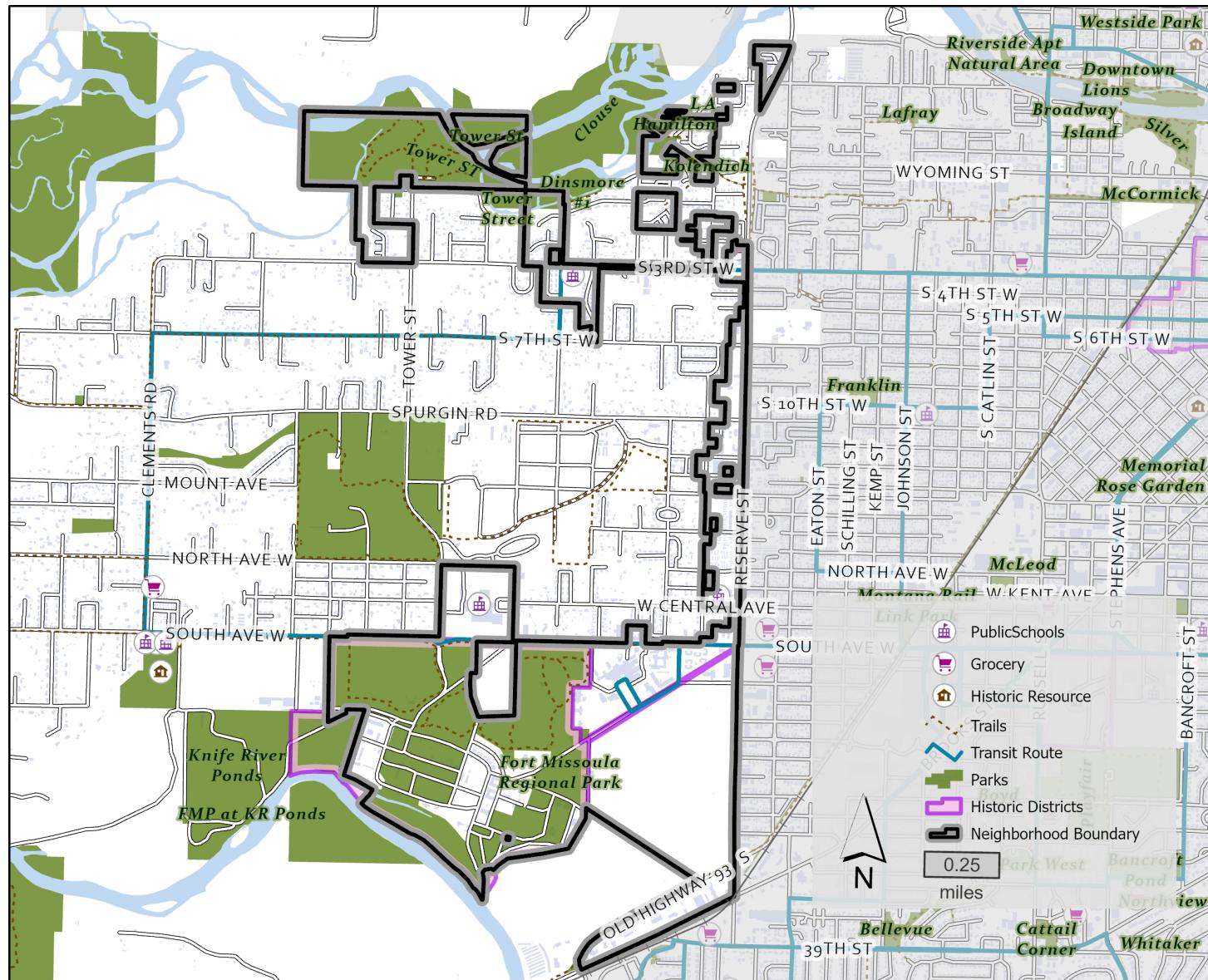
Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Two Rivers | *Neighborhood Profile*

TwoRivers@missoula-neighborhoods.org

🌲 Community Assets

- Fort Missoula
- Tower Street Park
- Big Sky High School
- CS Porter Middle School
- Orchard Homes Community Garden
- Milwaukee Trail
- Northern Rockies Heritage Center

381 acres of open space

41% of total area is public

10% Tree Canopy Covered

Map Legend

- 🏫 PublicSchools
- 🛒 Grocery
- 🏠 Historic Resource
- ⋯ Trails
- 〰 Transit Route
- 🟩 Parks
- 🟪 Historic Districts
- ▬ Neighborhood Boundary

0.25 miles

N

🏠 Building Type

- *Mobile Home- 3%*
- *Condominium- 4%*
- *Duplex- 6%*
- *Group Quarters- 24%*
- *Multi-Dwelling- 31%*
- *Single Family- 33%*

🚌 Walkability 🚶

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	12.8 miles
Percent of Total Area	**10%**	**40%**	**24%**	**77%**	**Missing Sidewalk**	**9.6 miles**

Map labels: Westside Park, Riverside Apt Natural Area, Downtown Lions, Broadway Island, Silver, Lafray, WYOMING ST, McCormick, LA, Hamilton, Clouse, Tower St, Tower ST, Kolendich, Dinsmore #1, Tower Street, S 3RD ST W, S 4TH ST W, S 5TH ST W, S 6TH ST W, Franklin, S 10TH ST W, TOWER ST, S 7TH ST W, SPURGIN RD, CLEMENTS RD, MOUNT AVE, RESERVE ST, SCHILLING ST, KEMP ST, JOHNSON ST, S CATLIN ST, EATON ST, Memorial Rose Garden, STEPHENS AVE, NORTH AVE W, McLeod, Montana Rail, W KENT AVE, BANCROFT ST, W CENTRAL AVE, SOUTH AVE W, Link Park, Knife River Ponds, FMP at KR Ponds, Fort Missoula Regional Park, OLD HIGHWAY 93 S, 39TH ST, Bellevue, Cattail Corner, Whitaker, Park West, Bancroft Pond, Northview

Two Rivers | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	1,470	1.8%
Percent Growth 2010-2022	10%	10%
Average People per Household	2.68	2.15
Median Age	48.3	33.8
High School Diploma or Higher	96%	97%
Bachelors Degree or Higher	39%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	97.2%	97.1%
Hispanic	2.8%	2.9%
Race	**Neighborhood**	**City-Wide**
White	88.2%	84.5%
Black	0.4%	0.9%
American Indian	2.8%	2.9%
Asian	2.6%	1.3%
Pacific Islander	0.1%	0.1%
Other	0.9%	3.0%
Two or More	5.2%	7.2%

Population Age Pyramid

Age	%
75 +	14.3%
65-74	14.5%
55-64	14.5%
45-54	9.7%
35-44	10.6%
25-34	11.8%
15-24	10.8%
10-14	4.6%
5-9	4.5%
0-4	4.5%

Age of Residential Buildings

Categories (with scale 0 to 200):
- 2011-2021
- 2001-2010
- 1991-2000
- 1981-1990
- 1971-1980
- 1961-1970
- 1951-1960
- 1941-1950
- 1931-1940
- 1921-1930
- 1911-1920
- 1900-1910
- Pre 1900s
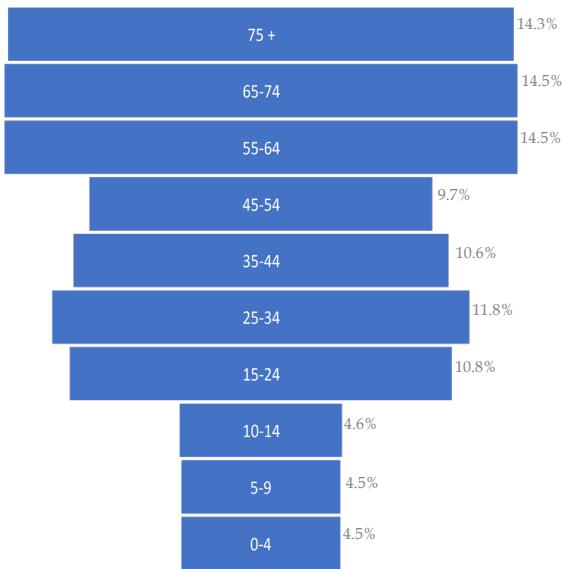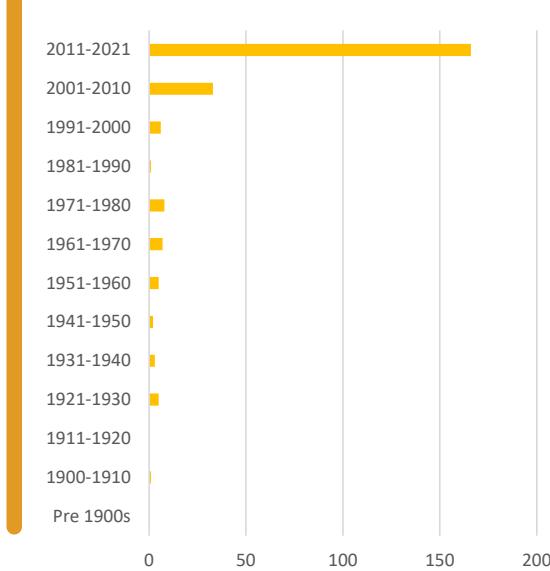
Housing

	Neighborhood	City-Wide
Total Housing Units	501	1%
Owner Occupied Household	56%	47%
Renter Occupied Household	44%	53%
Median Household Income	$66,500	$54,820
2022 Median Home Sales Price	$615,000	$519,000
Median Gross Rent	$1,129	$895
Households without a Vehicle	5%	7.5%
Drove Alone to Work	78%	71%
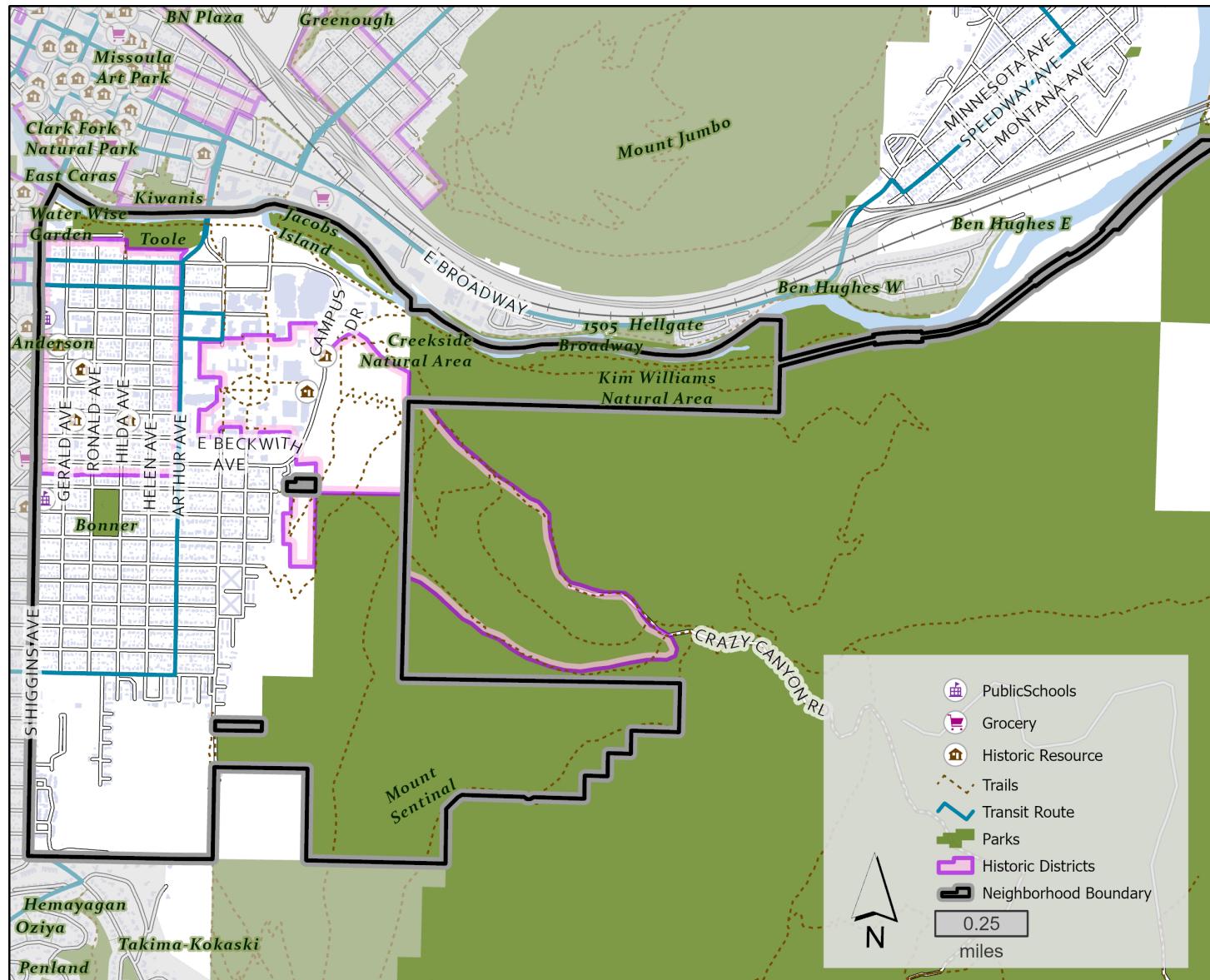
Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

# University District | *Neighborhood Profile*
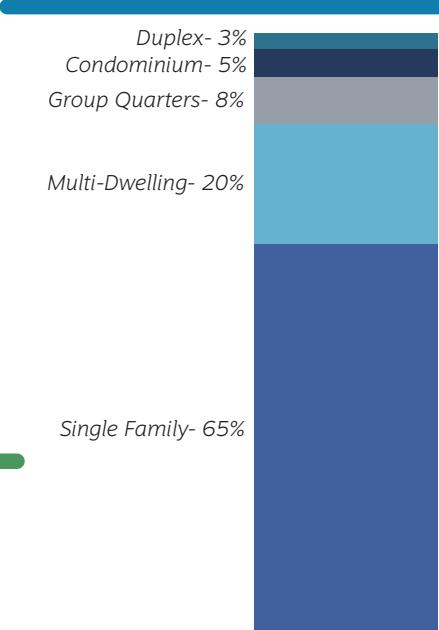
Community Assets

- Kim Williams Trail
- Bonner Park
- Water Wise Garden
- Jacobs Island Dog Park
- University of Montana
- Hellgate High School
- Toole Park
- Paxon Elementary School
- The M Trail

498 acres of open space

37% of total area is public

21% Tree Canopy Covered

Map Legend

- 🏛 PublicSchools
- 🛒 Grocery
- 🏠 Historic Resource
- ⋯ Trails
- 〜 Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Building Type

- Duplex- 3%
- Condominium- 5%
- Group Quarters- 8%
- Multi-Dwelling- 20%
- Single Family- 65%

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	34 miles
Percent of Total Area	7%	59%	50%	88%	Missing Sidewalk	1.5 miles

University District | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	7,051	8.5%
Percent Growth 2010-2022	-6%	10%
Average People per Household	2.14	2.15
Median Age	23.6	33.8
High School Diploma or Higher	100%	97%
Bachelors Degree or Higher	69%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	72%	97.1%
Hispanic	28%	2.9%
Race	Neighborhood	City-Wide
White	63.9%	84.5%
Black	0.8%	0.9%
American Indian	3.6%	2.9%
Asian	1.7%	1.3%
Pacific Islander	0.2%	0.1%
Other	24%	3.0%
Two or More	5.9%	7.2%

Population Age Pyramid

Age	%
75 +	3.4%
65-74	4.6%
55-64	7.4%
45-54	4.5%
35-44	5.7%
25-34	15.5%
15-24	49.9%
10-14	2.4%
5-9	3%
0-4	3.5%

Age of Residential Buildings

Period	Count (approx.)
2011-2021	~20
2001-2010	~20
1991-2000	~5
1981-1990	~5
1971-1980	~20
1961-1970	~30
1951-1960	~90
1941-1950	~250
1931-1940	~320
1921-1930	~220
1911-1920	~100
1900-1910	~60
Pre 1900s	~5
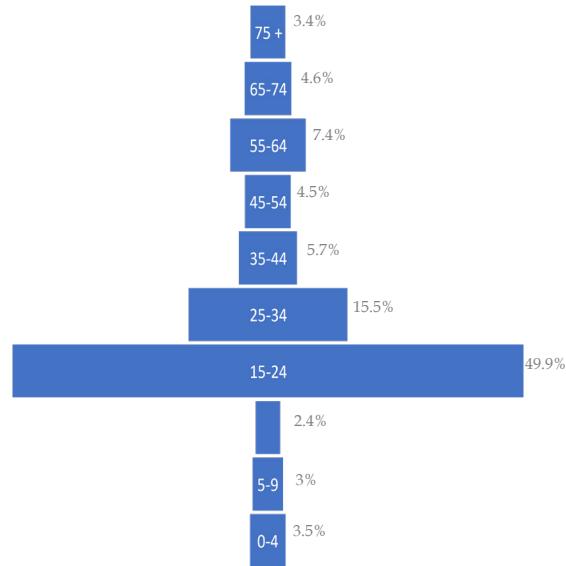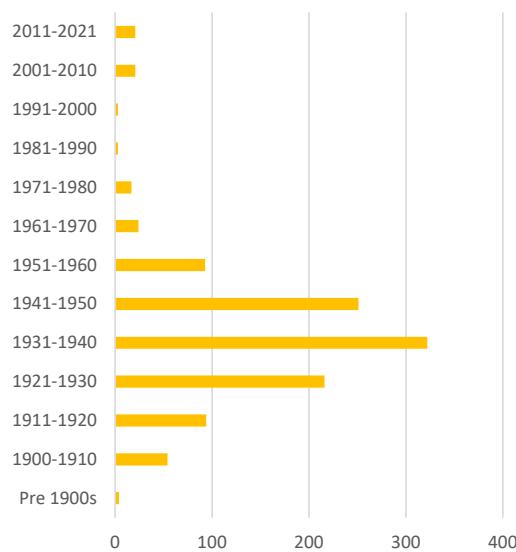
Housing

	Neighborhood	City-Wide
Total Housing Units	2,490	7%
Owner Occupied Household	30%	47%
Renter Occupied Household	70%	53%
Median Household Income	$49,621	$54,820
2022 Median Home Sales Price	$726,874	$519,000
Median Gross Rent	$801	$895
Households without a Vehicle	9%	7.5%
Drove Alone to Work	53%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Upper Rattlesnake | *Neighborhood Profile*
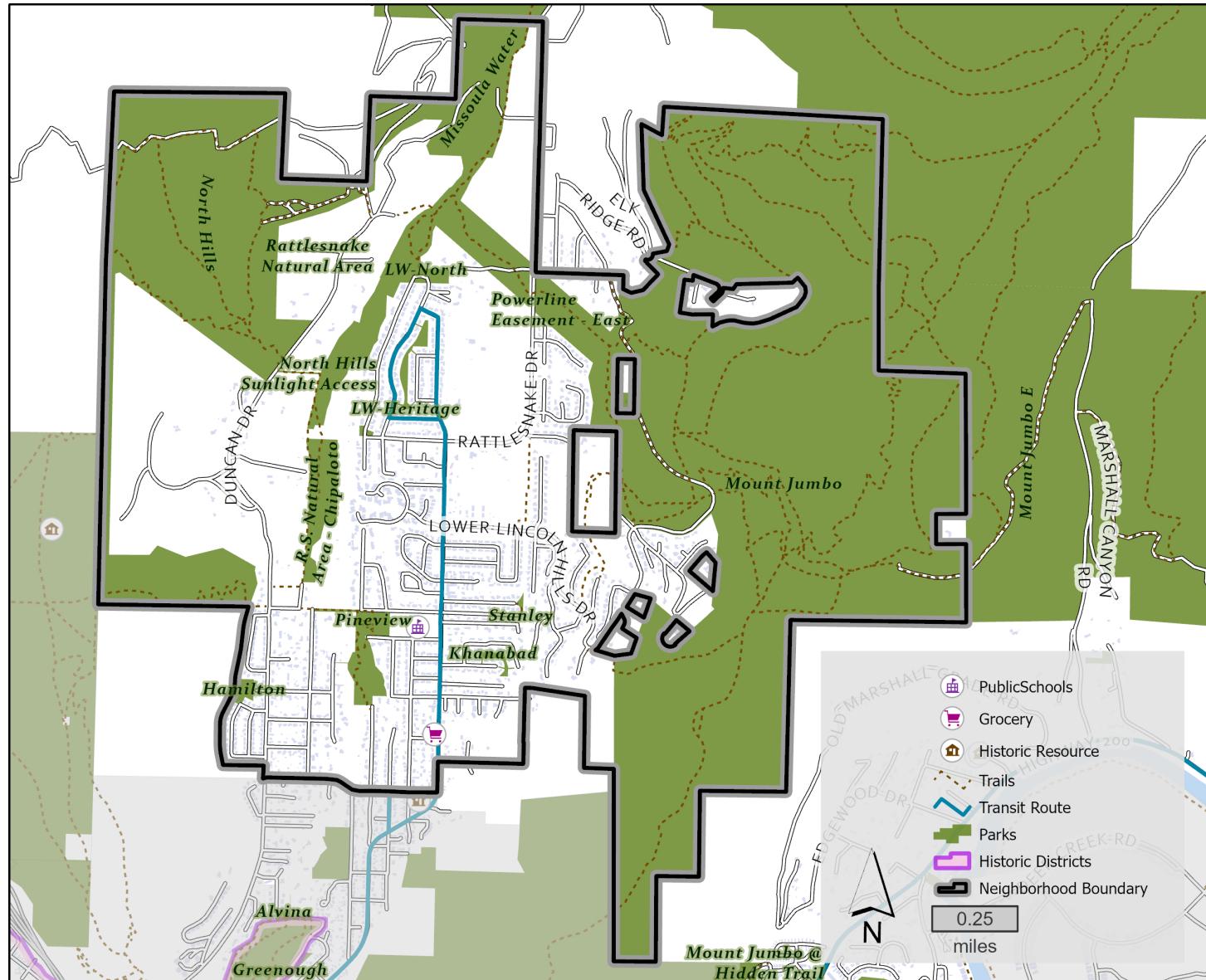
UpperRattlesnake@missoula-neighborhoods.org

Community Assets

- North Hills
- Rattlesnake Recreation Area
- Mount Jumbo
- Pineview Park
- Peas Farm
- Tom Greene Memorial Park

1,441 acres of open space

54% of total area is public

21% Tree Canopy Covered

Building Type

Multi-Dwelling- <1%
Condominium- 2%
Group Quarters- 3%
Duplex- 10%

Single Family- 85%

Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	28 miles
Percent of Total Area	4%	21%	9%	99%	Missing Sidewalk	9.5 miles

Upper Rattlesnake | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	**4,489**	**5.4%**
Percent Growth 2010-2022	**6%**	**10%**
Average People per Household	**2.54**	**2.15**
Median Age	**45.3**	**33.8**
High School Diploma or Higher	**100%**	**97%**
Bachelors Degree or Higher	**72%**	**49%**

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	**96.7%**	**97.1%**
Hispanic	**3.3%**	**2.9%**
Race	**Neighborhood**	**City-Wide**
White	**92.5%**	**84.5%**
Black	**0.2%**	**0.9%**
American Indian	**0.5%**	**2.9%**
Asian	**0.5%**	**1.3%**
Pacific Islander	**0%**	**0.1%**
Other	**0.6%**	**3.0%**
Two or More	**5.8%**	**7.2%**

Population Age Pyramid

Age Group	Percent
75 +	10.6%
65-74	14.7%
55-64	13.9%
45-54	11.1%
35-44	12.9%
25-34	13.2%
15-24	10%
10-14	4.8%
5-9	4.5%
0-4	4.3%

Age of Residential Buildings

Categories (with axis 0 to 500): 2011-2021, 2001-2010, 1991-2000, 1981-1990, 1971-1980, 1961-1970, 1951-1960, 1941-1950, 1931-1940, 1921-1930, 1911-1920, 1900-1910, Pre 1900s
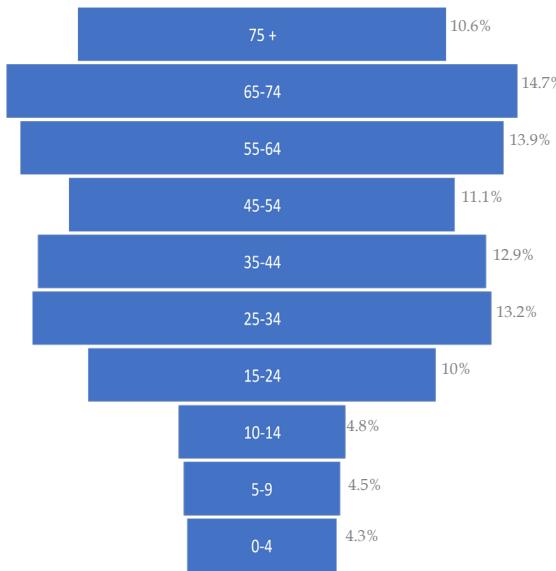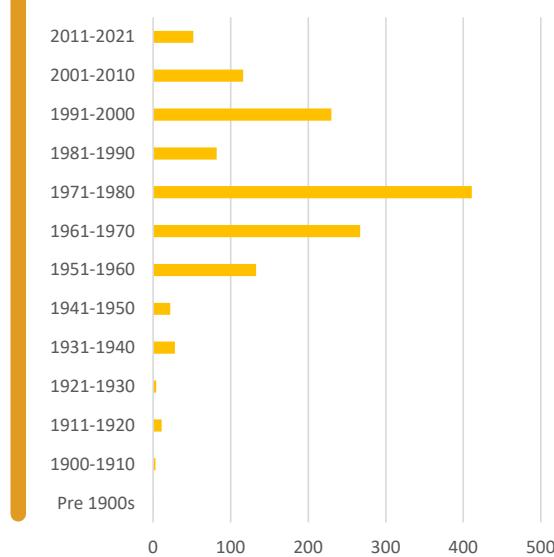
Housing

	Neighborhood	City-Wide
Total Housing Units	**1,612**	**4%**
Owner Occupied Household	**63%**	**47%**
Renter Occupied Household	**37%**	**53%**
Median Household Income	**$87,459**	**$54,820**
2022 Median Home Sales Price	**$793,700**	**$519,000**
Median Gross Rent	**$1,069**	**$895**
Households without a Vehicle	**1%**	**7.5%**
Drove Alone to Work	**62%**	**71%**

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health

Westside | *Neighborhood Profile*

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MN Missoula Neighborhoods
Engage • Educate • Empower

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Map Legend:
- 🏛 PublicSchools
- 🛒 Grocery
- 🏠 Historic Resource
- ⋯ Trails
- ∿ Transit Route
- Parks
- Historic Districts
- Neighborhood Boundary

0.25 miles

N

Map labels: SPURLOCK RD, North Hills – Schilling, North Hills, W RAILROAD ST, GREAT NORTHERN AVE, N RESERVE ST, PALMER ST, RODGERS ST, COAL MINE, White Pine, Northside, W BROADWAY, MULLAN RD, DEFOE ST, HOWELL ST, PHILIPS ST, N RUSSELL ST, BYRON ST, BURNS ST, COWPER ST, BULWER ST, BURTON ST, DICKENS ST, HOLMES ST, WORDEN AVE, Westside Park, SHERWOOD ST, COOPER ST, W SPRUCE ST, Riverside Apt Natural Area, Downtown Lions, RIVER RD, LA Hamilton, Lafray, Silver, Broadway Island, McCormick

🌲 Community Assets

- Lowell School
- Westside Park
- Downtown Lions Park
- Riverfront Trail
- W Broadway Island Natural Area
- Povorello Center

14 acres of open space
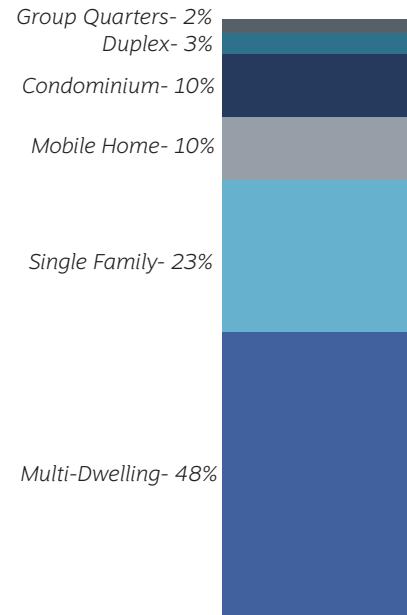
2% of total area is public

6% Tree Canopy Covered

🏠 Building Type

- Group Quarters- 2%
- Duplex- 3%
- Condominium- 10%
- Mobile Home- 10%
- Single Family- 23%
- Multi-Dwelling- 48%

🚌 Walkability 🚶

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	34.5 miles
Percent of Total Area	**17%**	**94%**	**30%**	**32%**	**Missing Sidewalk**	**13 miles**

Westside | *Neighborhood Profile*

Demographics

	Neighborhood	City-Wide
Total Population 2022	5,873	7%
Percent Growth 2010-2022	5%	10%
Average People per Household	1.8	2.15
Median Age	31.9	33.8
High School Diploma or Higher	95%	97%
Bachelors Degree or Higher	34%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	95%	97.1%
Hispanic	5%	2.9%
Race	Neighborhood	City-Wide
White	83.2%	84.5%
Black	1%	0.9%
American Indian	5.4%	2.9%
Asian	1.2%	1.3%
Pacific Islander	0.3%	0.1%
Other	1.1%	3.0%
Two or More	7.9%	7.2%

Population Age Pyramid

Age	%
75 +	4.5%
65-74	6%
55-64	8.6%
45-54	10%
35-44	13.7%
25-34	27.6%
15-24	16.1%
10-14	3.3%
5-9	4.5%
0-4	5.6%

Age of Residential Buildings

(bar chart showing building counts by period: 2011-2021, 2001-2010 (~265), 1991-2000, 1981-1990, 1971-1980, 1961-1970, 1951-1960, 1941-1950, 1931-1940, 1921-1930, 1911-1920, 1900-1910, Pre 1900s; x-axis 0 to 300)
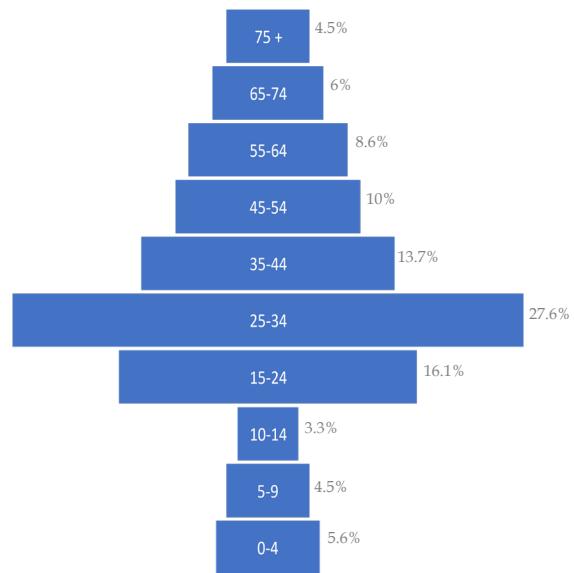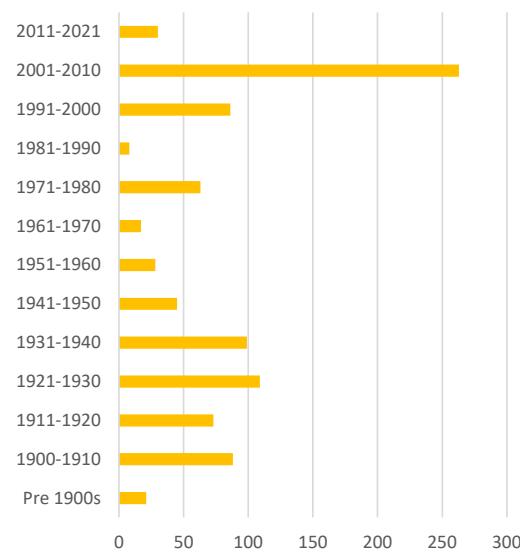
Housing

	Neighborhood	City-Wide
Total Housing Units	3,043	8%
Owner Occupied Household	28%	47%
Renter Occupied Household	72%	53%
Median Household Income	$41,890	$54,820
2022 Median Home Sales Price	$394,000	$519,000
Median Gross Rent	$798	$895
Households without a Vehicle	9%	7.5%
Drove Alone to Work	72%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health