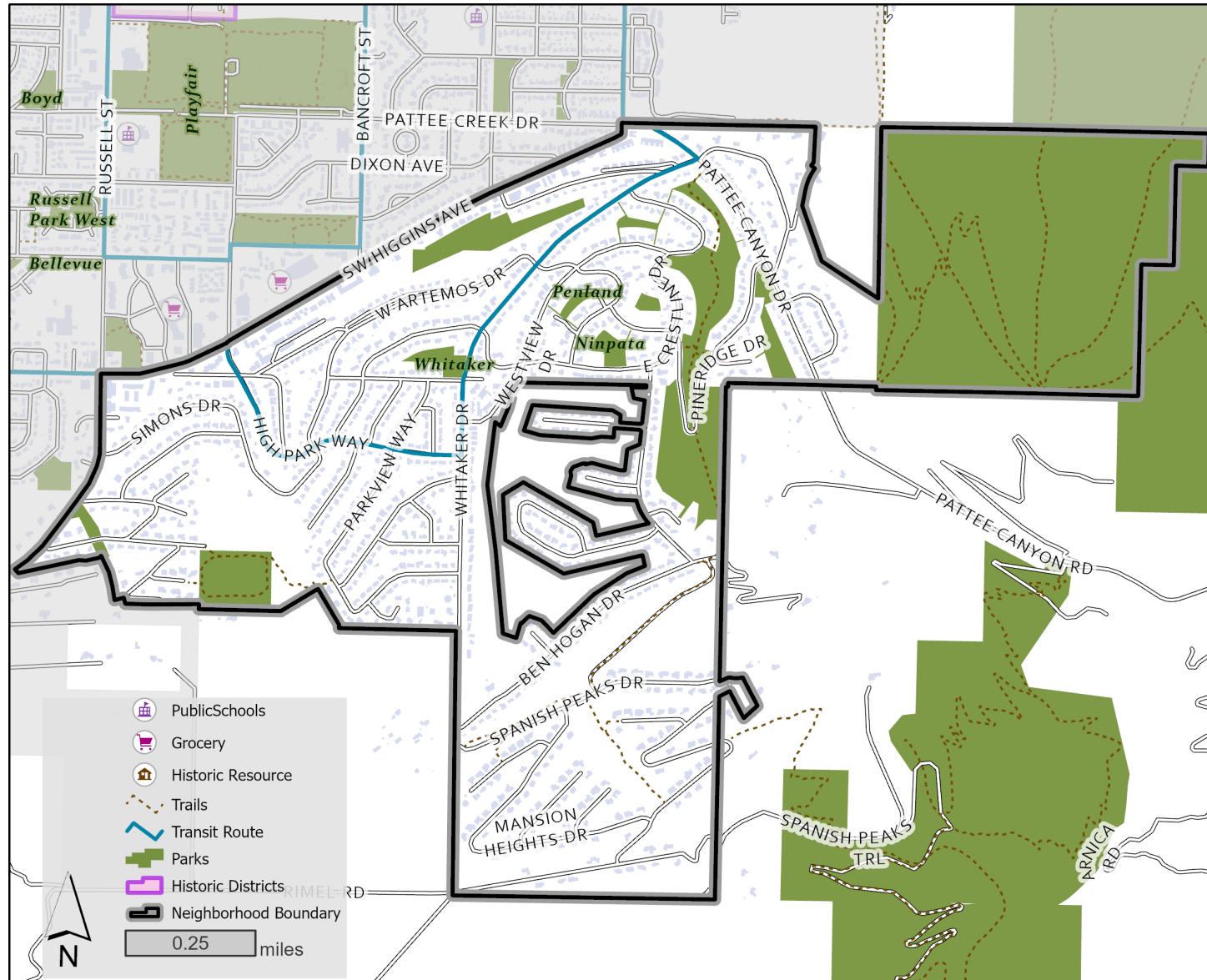


# Farviews-Pattee Canyon | Neighborhood Profile



## Walkability

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



Farviews@ci.missoula.mt.us



## Community Assets

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

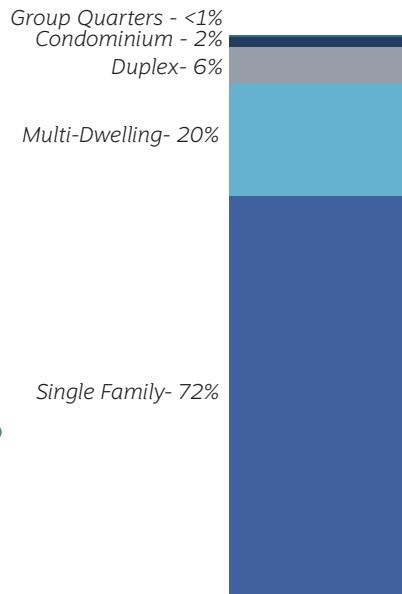
**240** acres of open space

**26%** of total area is public

**17%** Tree Canopy Covered



## Building Type



# Farviews-Pattee Canyon | Neighborhood Profile

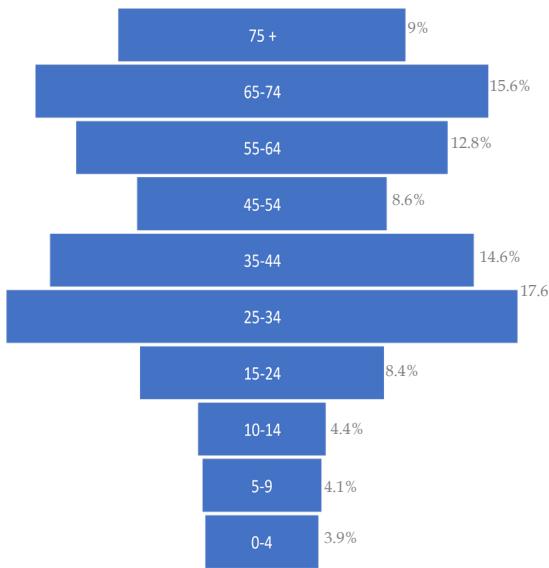


## Demographics

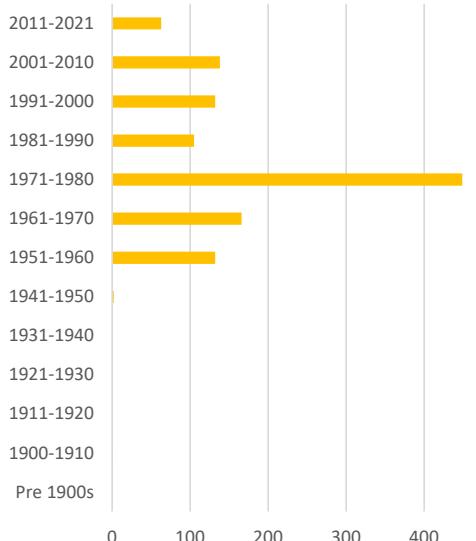
	Neighborhood	City-Wide
Total Population 2022	<b>3,457</b>	<b>4.1%</b>
Percent Growth 2010-2022	<b>10%</b>	<b>10%</b>
Average People per Household	<b>2.32</b>	<b>2.15</b>
Median Age	<b>42.4</b>	<b>33.8</b>
High School Diploma or Higher	<b>100%</b>	<b>97%</b>
Bachelors Degree or Higher	<b>63%</b>	<b>49%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

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	<b>96.1%</b>	<b>97.1%</b>
Hispanic	<b>3.9%</b>	<b>2.9%</b>
Race	Neighborhood	City-Wide
White	<b>89.3%</b>	<b>84.5%</b>
Black	<b>0.5%</b>	<b>0.9%</b>
American Indian	<b>1.2%</b>	<b>2.9%</b>
Asian	<b>1.6%</b>	<b>1.3%</b>
Pacific Islander	<b>0.1%</b>	<b>0.1%</b>
Other	<b>0.9%</b>	<b>3.0%</b>
Two or More	<b>6.4%</b>	<b>7.2%</b>

## Population Age Pyramid



## Age of Residential Buildings



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

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