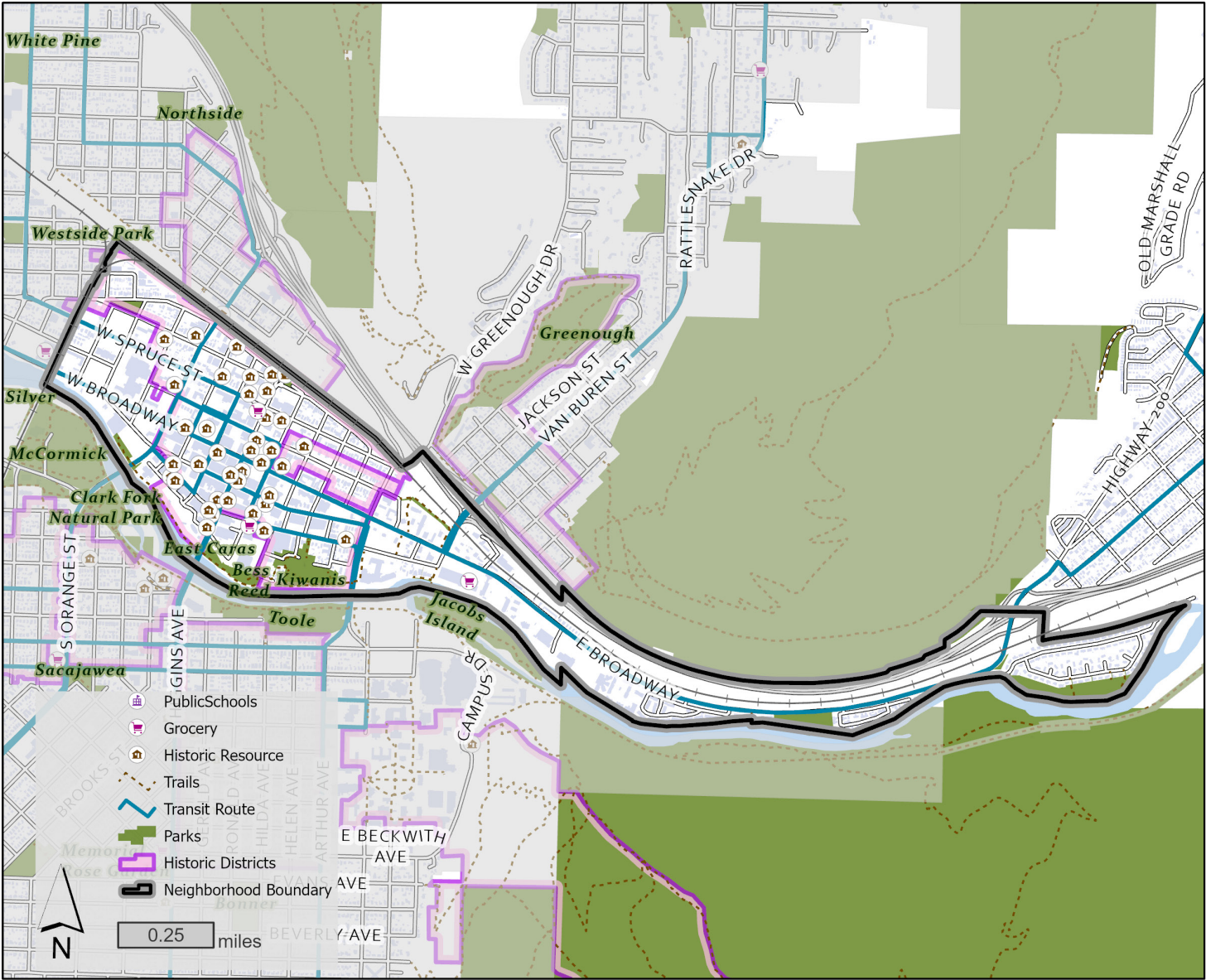


# Heart of Missoula | Neighborhood Profile



## Community Assets

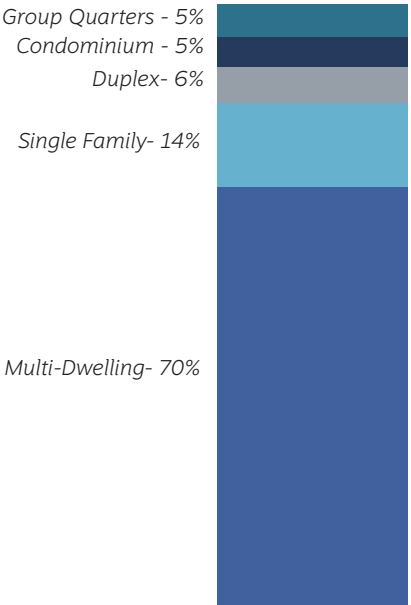
- Caras Park
- Kiwanis Park
- Brennan's Wave
- Missoula Art Museum
- Zootown Community Arts Center
- Missoula Public Library
- Bess Reed Park
- Bear Tracks Bridge

**30.4** acres of open space

**6%** of total area is public

**12%** Tree Canopy Covered

## Building Type



## Walkability

Walking Distance or 1/4 mile from  
Percent of Total Area

Grocery Store	Transit Stop	Commuter Trails	Open Space
39%	96%	92%	100%

Existing Sidewalk **23.5 miles**  
Missing Sidewalk **6.2 miles**

# Heart of Missoula | Neighborhood Profile

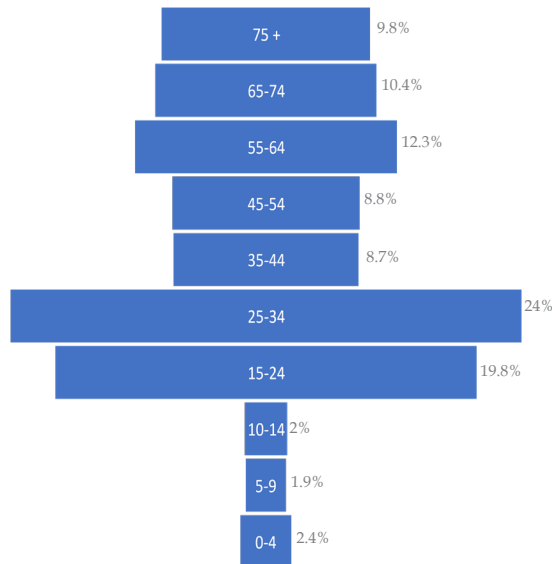


## Demographics

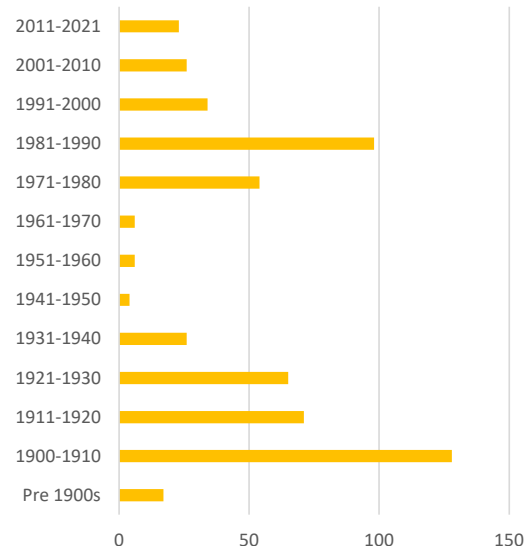
	Neighborhood	City-Wide
Total Population 2022	<b>3,164</b>	<b>3.8%</b>
Percent Growth 2010-2022	<b>29%</b>	<b>10%</b>
Average People per Household	<b>1.71</b>	<b>2.15</b>
Median Age	<b>35</b>	<b>33.8</b>
High School Diploma or Higher	<b>97%</b>	<b>97%</b>
Bachelors Degree or Higher	<b>63%</b>	<b>49%</b>

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	<b>94.7%</b>	<b>97.1%</b>
Hispanic	<b>5.3%</b>	<b>2.9%</b>
Race	Neighborhood	City-Wide
White	<b>85.2%</b>	<b>84.5%</b>
Black	<b>0.9%</b>	<b>0.9%</b>
American Indian	<b>4.6%</b>	<b>2.9%</b>
Asian	<b>1.4%</b>	<b>1.3%</b>
Pacific Islander	<b>0.2%</b>	<b>0.1%</b>
Other	<b>0.8%</b>	<b>3.0%</b>
Two or More	<b>6.8%</b>	<b>7.2%</b>

## Population Age Pyramid



## Age of Residential Buildings



## Housing

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