

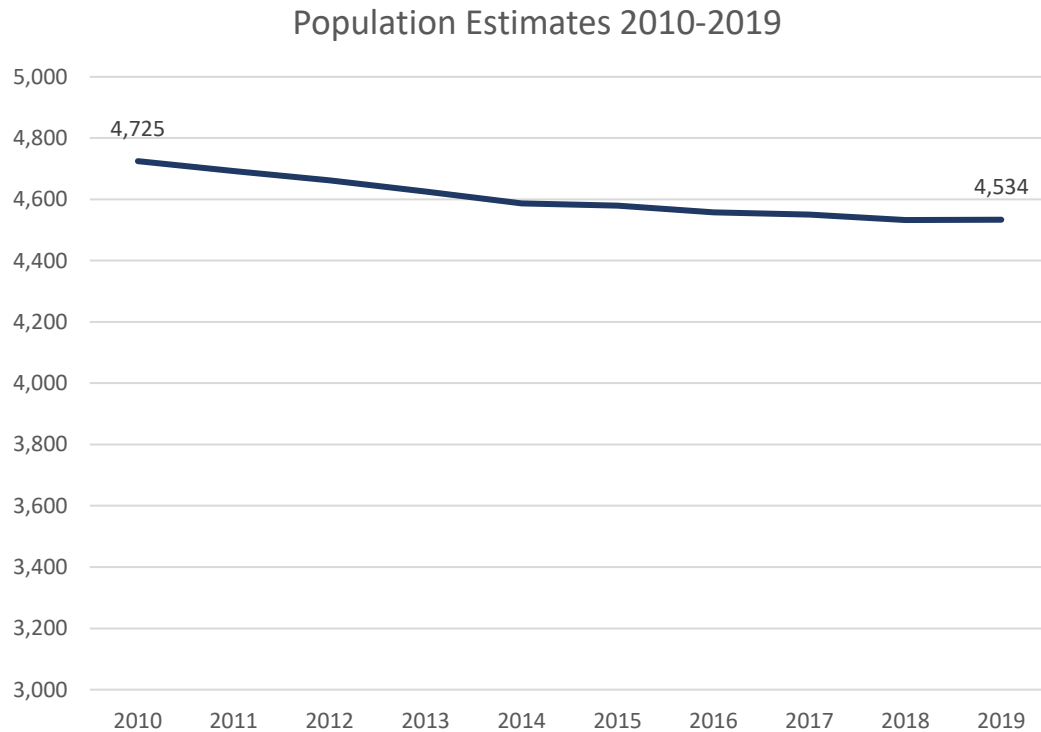
Lexington, Missouri

Data Snapshot

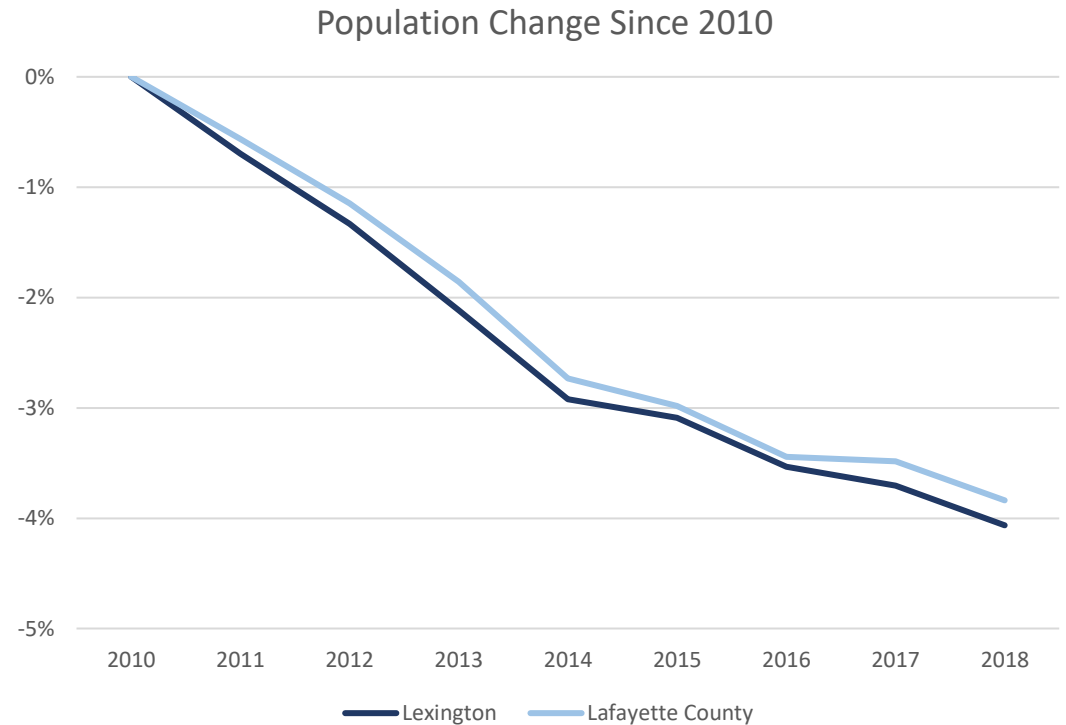
November 2020

Demographic Comparison

Lexington, MO Population Trend



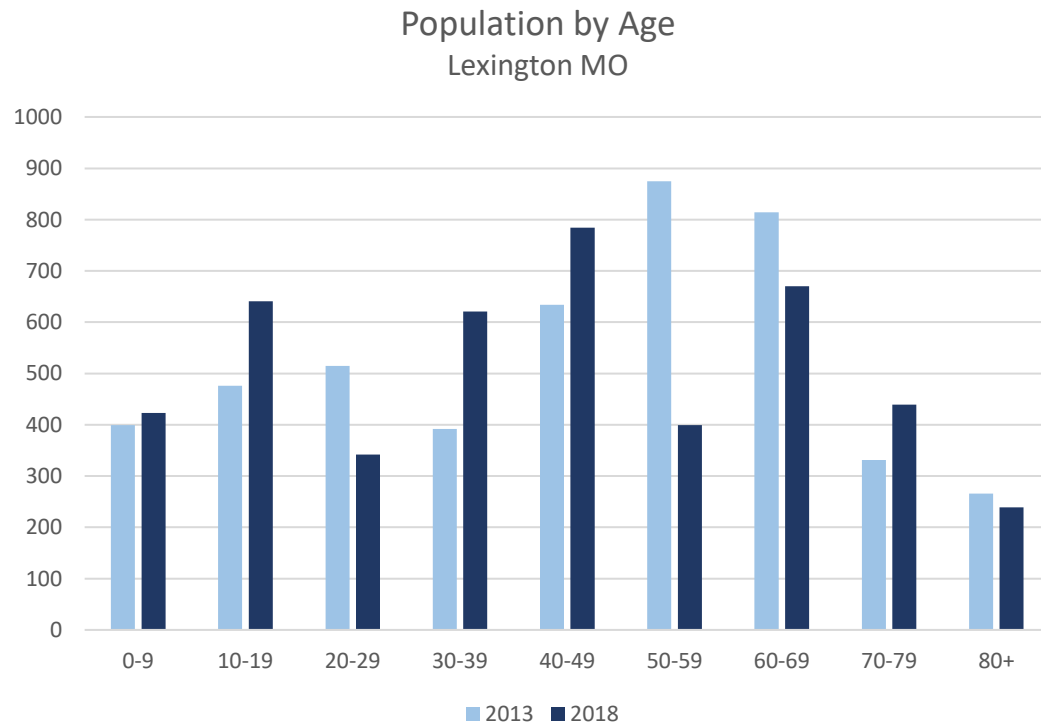
Population Trend Comparison



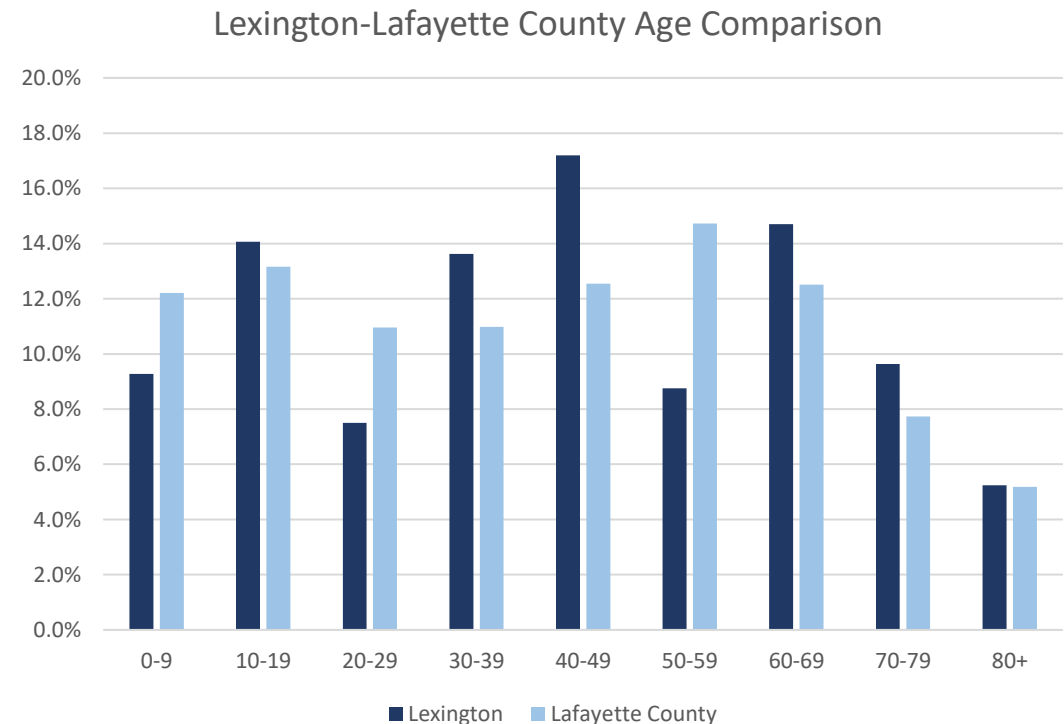
Lexington's 2019 population is 4,534, down about 4% from 2010 (4,725). Lexington's population trend mirrors Lafayette County's, which also declined about 4% since 2010.

Demographic Comparison

Change in Population by Age 2013-2018



2018 Population by Age Comparison

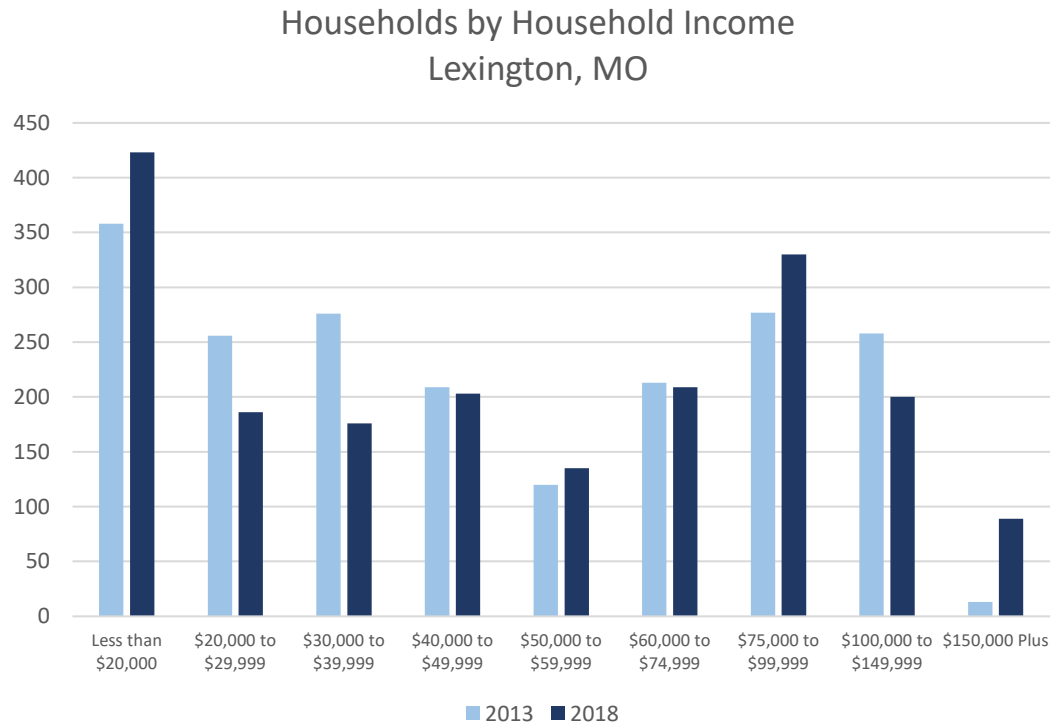


Lexington's median age is 44.1, which is higher than Lafayette County's (42.3) and considerably more than Missouri's (38.5). Between 2013 and 2018, Lexington did see increases in the population age 10-19 as well as those in their 30's and 40's.

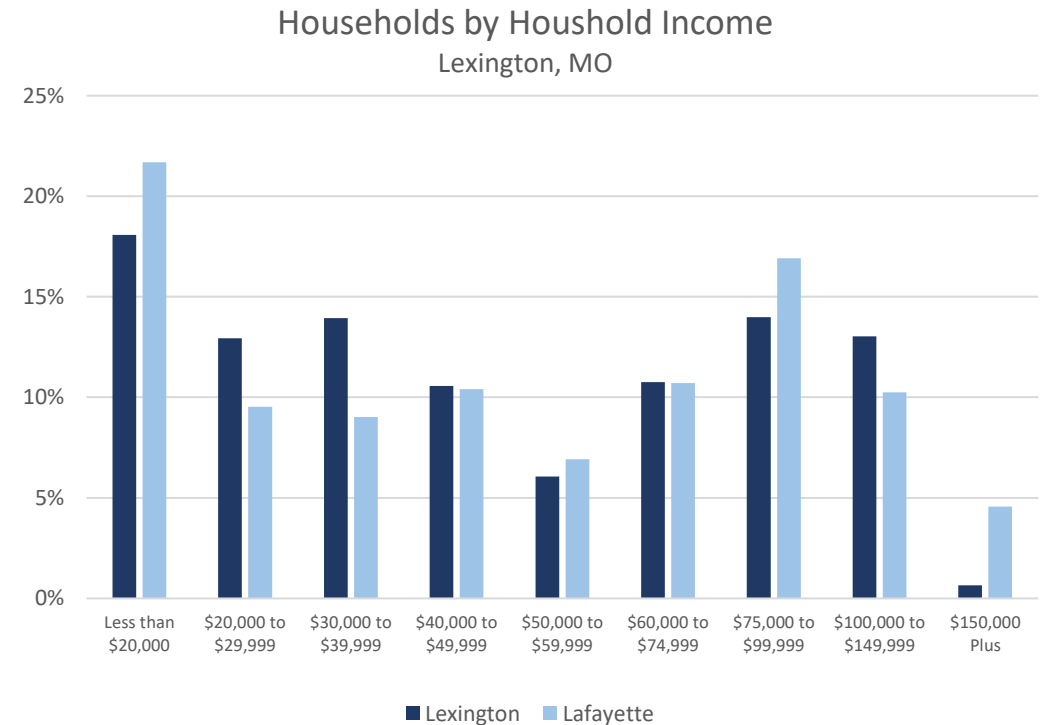
Relative to Lafayette County, Lexington tends to have larger population shares age 60 and up, but it also has higher shares in some younger age groups (10-19 and 30-39).

Basic Demographics

Household Income over Time



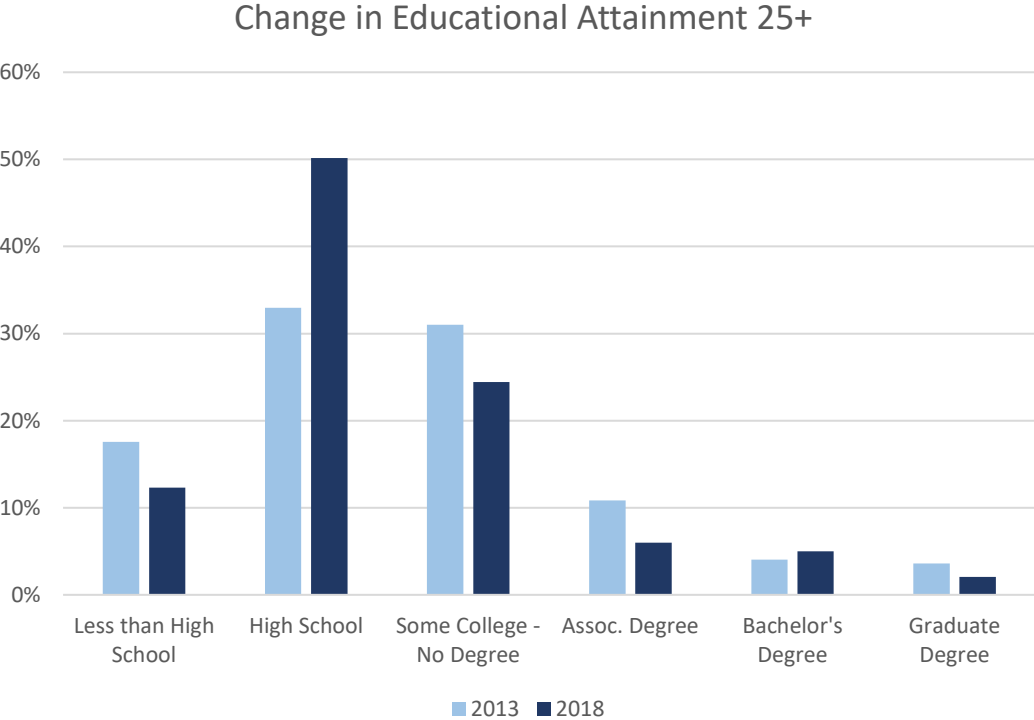
Household Income Comparison



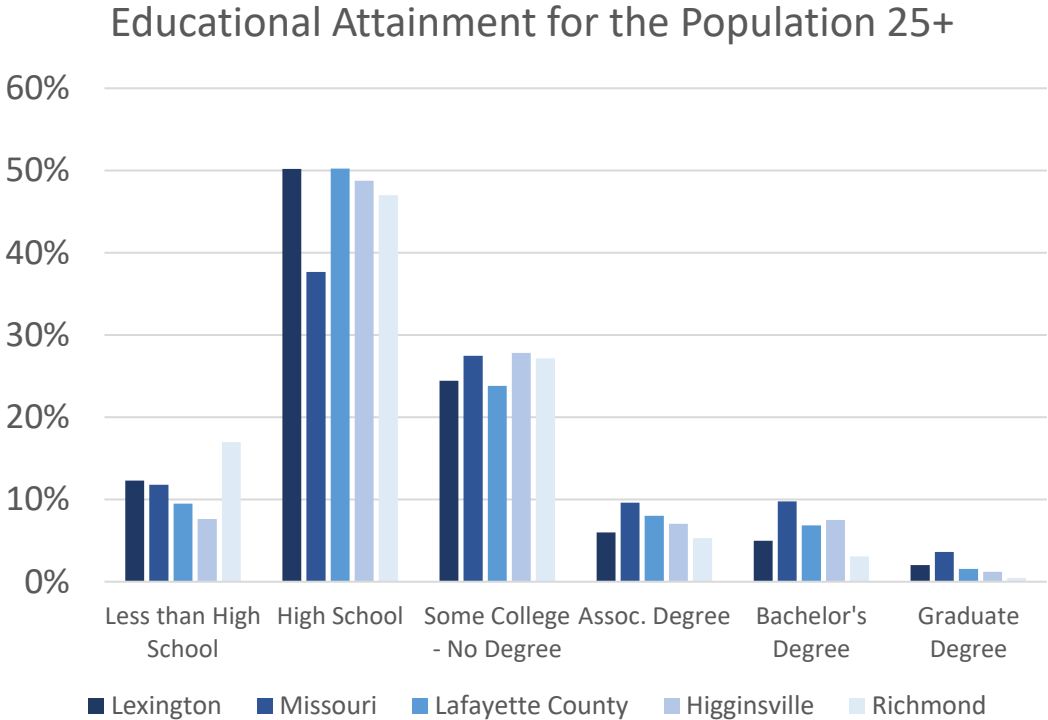
Lexington's median household income (\$49,273) is lower than Lafayette County's (\$54,661) and Missouri's (\$57,409). Interestingly, Lexington saw increases in households on both end of the income spectrum between 2013 and 2018.

Educational Attainment

Lexington Change Educational Attainment



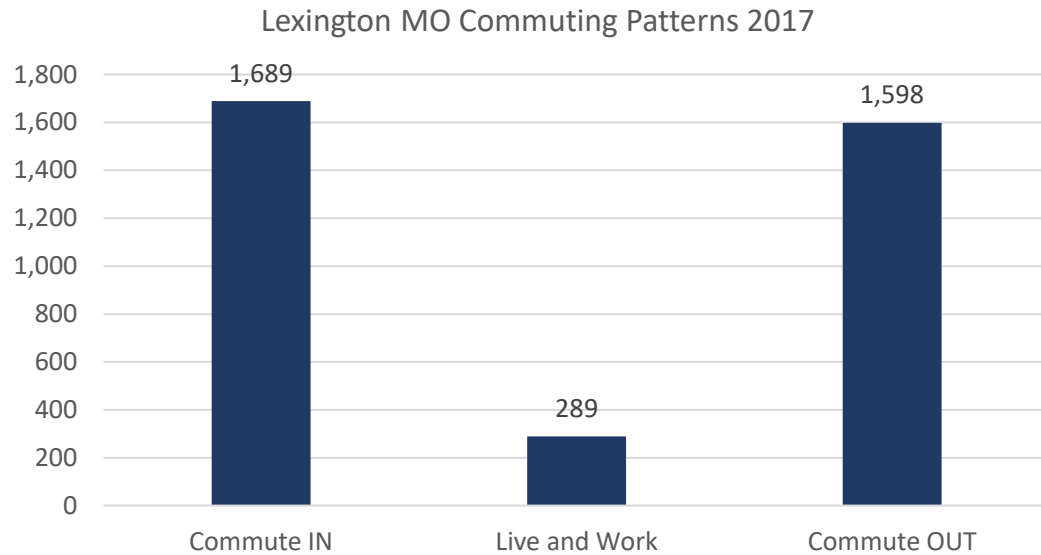
Educational Attainment Comparison



Educational attainment can be an important variable in economic development as it can reflect the skills a local workforce can offer businesses. Lexington saw improvements in the lower levels of educational attainment with a decline in the share of the population 25+ with less than a high school education and a gain in those with a high school diploma. Lexington does not differ greatly from Lafayette County or nearby cities in terms of educational attainment. State-wide, we do see higher shares of the population with college degrees.

Labor Shed – Commuting Patterns

Daily In-flow and Out-flow



	2002	2010	2017
Commute IN	1,339	1,526	1,689
Live and Work	378	384	289
Commute OUT	1,415	1,552	1,598

Where Residents Work and Where Workers Live

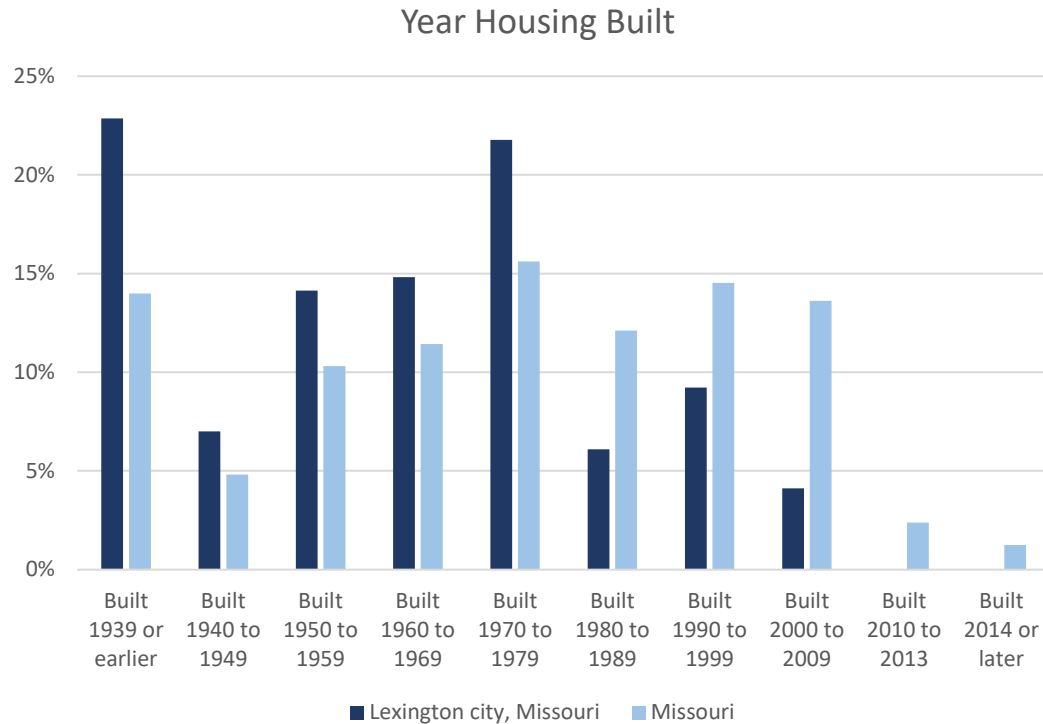
Where Residents Work		Where Workers Live	
Lexington city, MO	289	Lexington city, MO	289
Kansas City city, MO	245	Higginsville city, MO	179
Higginsville city, MO	167	Odessa city, MO	63
Independence city, MO	133	Kansas City city, MO	46
Richmond city, MO	70	Richmond city, MO	46
Liberty city, MO	51	Independence city, MO	41
Blue Springs city, MO	48	Wellington city, MO	41
Lee's Summit city, MO	44	Blue Springs city, MO	30
Odessa city, MO	34	Lee's Summit city, MO	29
Warrensburg city, MO	30	Carrollton city, MO	27
All Other Locations	776	All Other Locations	1187

Source: US Census Bureau (LEHD Data 2017)

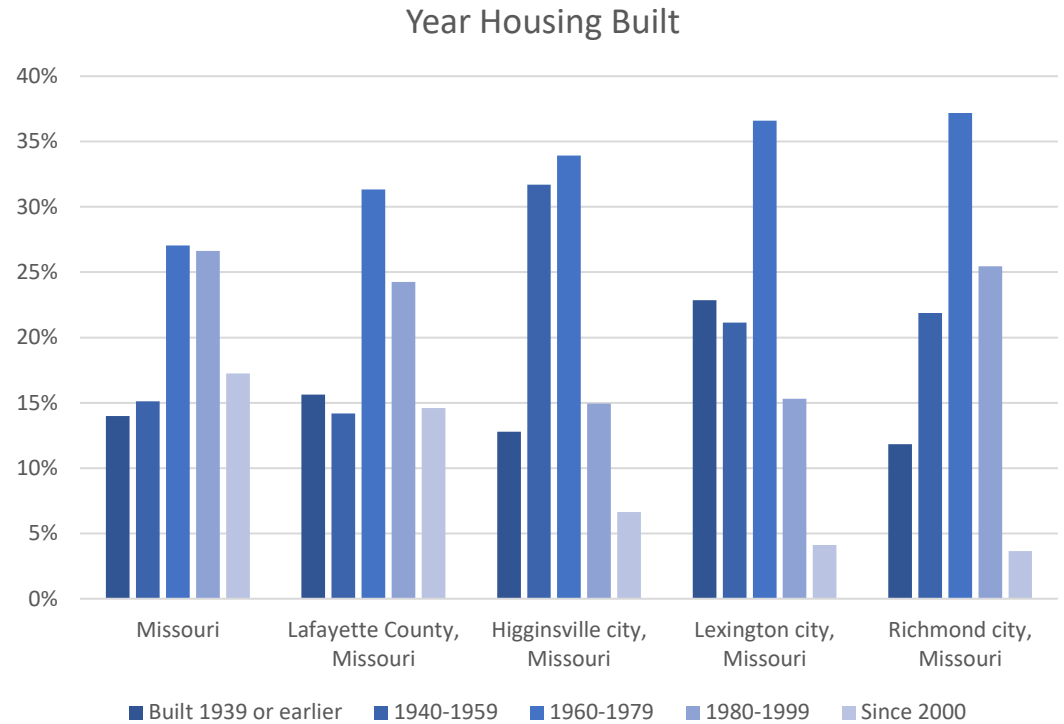
Lexington's labor shed is large and active. Of the nearly 2,000 people who work in Lexington, 1,689 commute in from outside the city. Similarly, most working residents commute out of Lexington to work. Lexington businesses tend to draw workers from elsewhere in the County (Higginsville and Odessa), but they also draw from cities in the Kansas City area. Lexington residents are more likely to commute to the Kansas City area or Higginsville to work.

Housing-Year Structure Built

US – Lexington Comparison



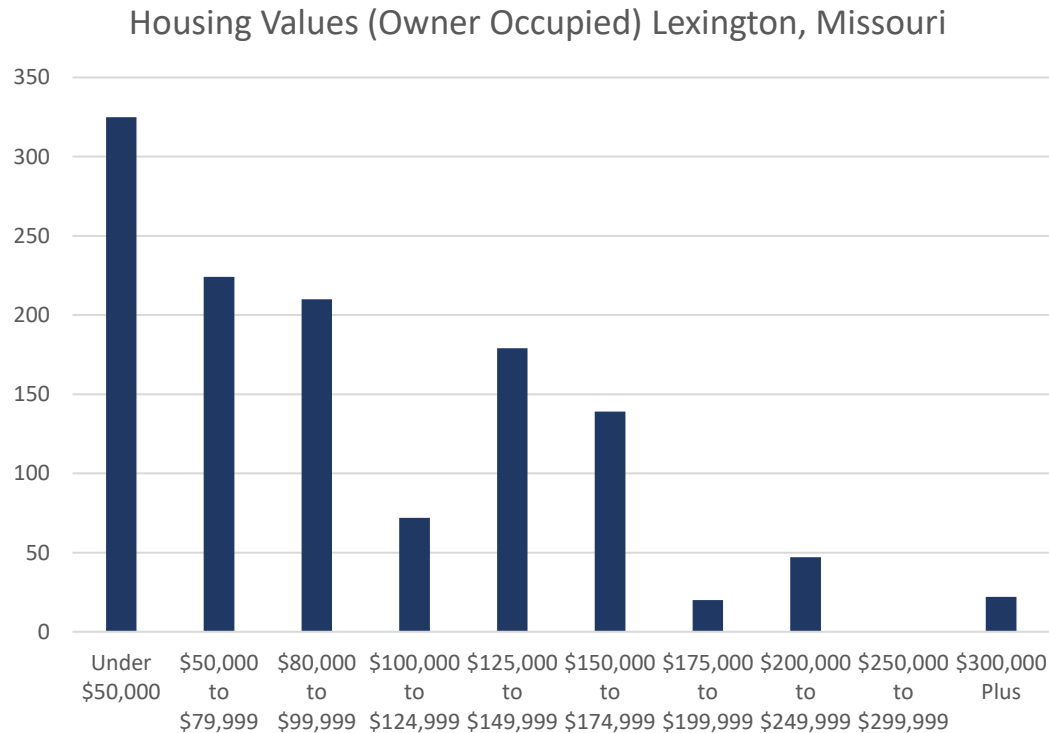
City Comparison



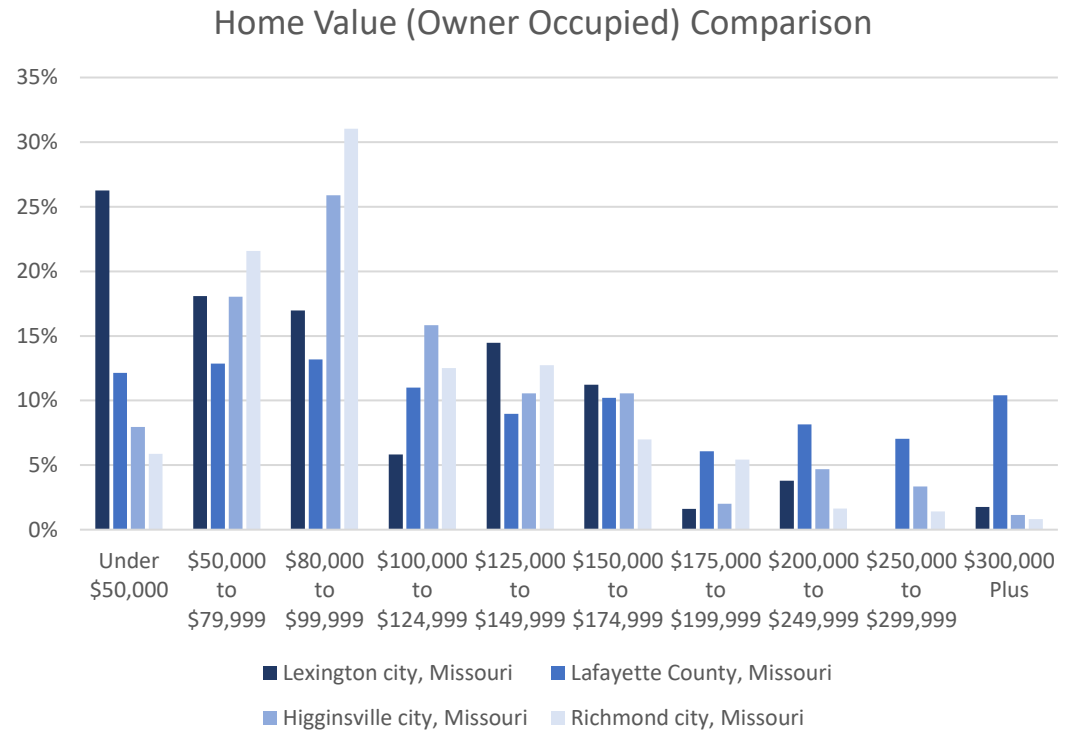
Reflecting its important history, Lexington does have a lot of older housing stock with 23% built before 1939. An additional 22% were built in the 1970's. There has not been much recent building as just 4% of the housing stock was built since 2000.

Housing – Home Values (Occupied)

Homes by Value



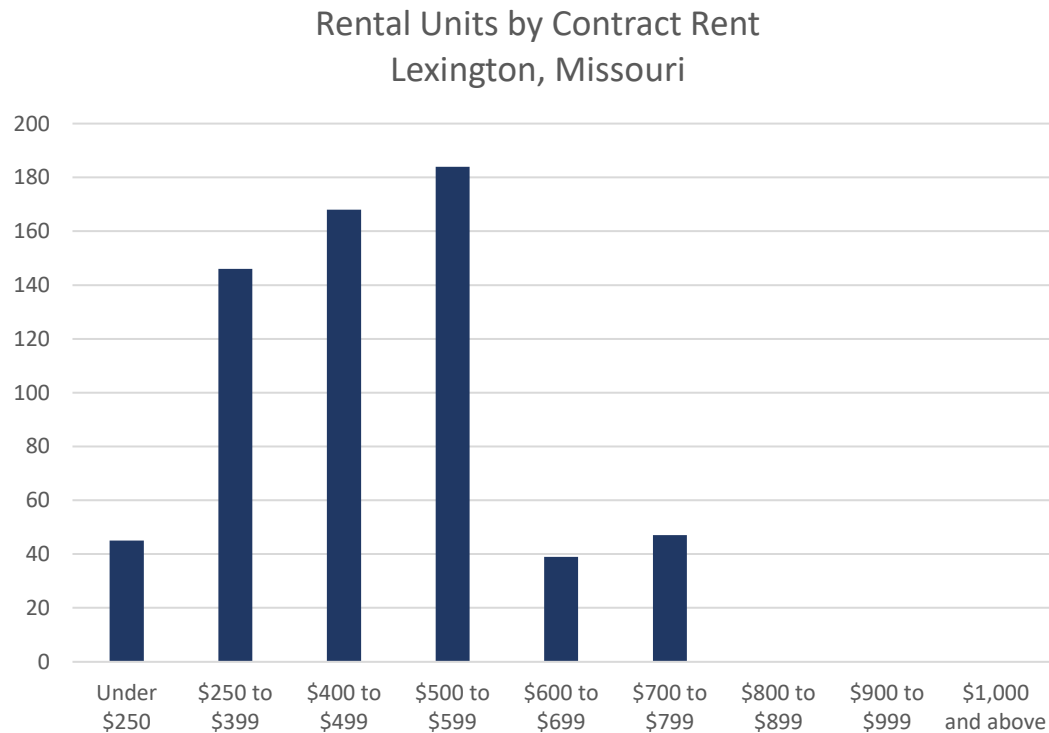
Homes by Value Comparison



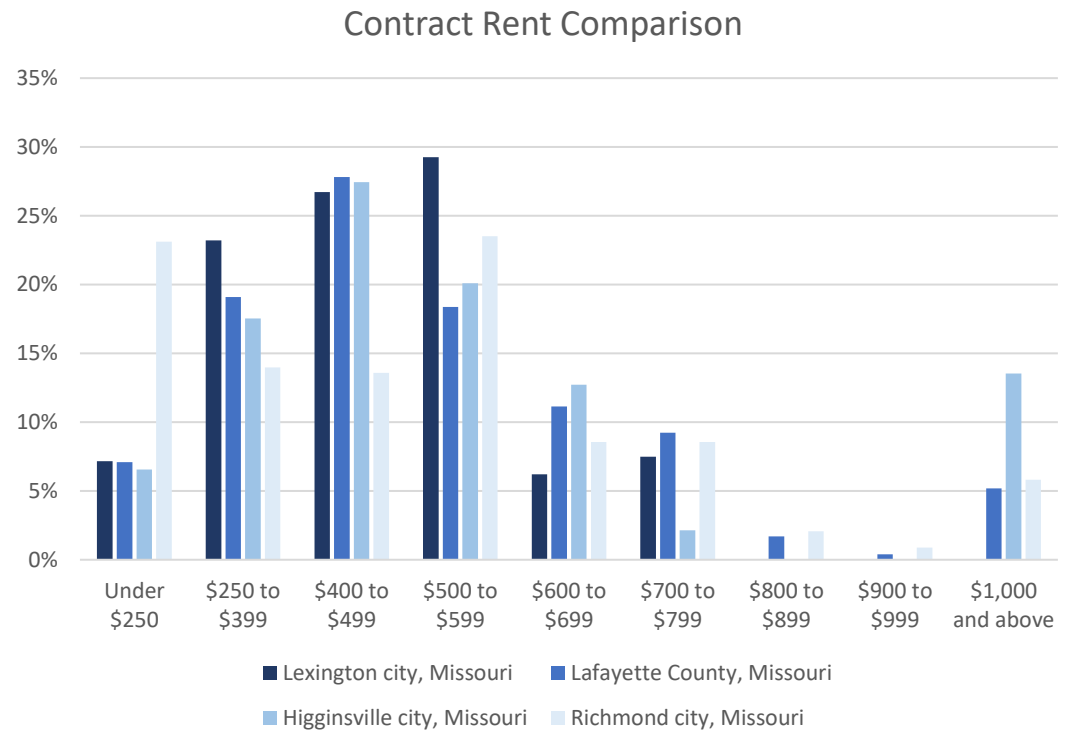
According to the Census, Lexington does have ample affordable housing with over half of occupied homes valued under \$100,000. This is a higher share than Lafayette County's (38%).

Housing – Contract Rent

Units by Monthly Rent



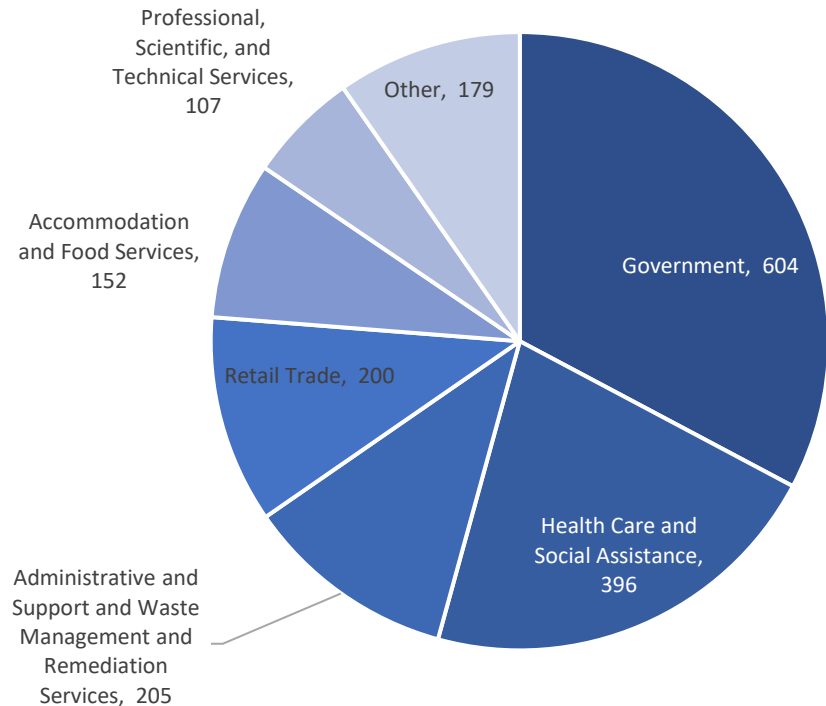
Units by Monthly Rent Comparison



57% of Lexington’s rental units have monthly rents under \$500. This is largely in line with the county and nearby cities. Lexington does not have any higher rent units (\$800 or higher a month).

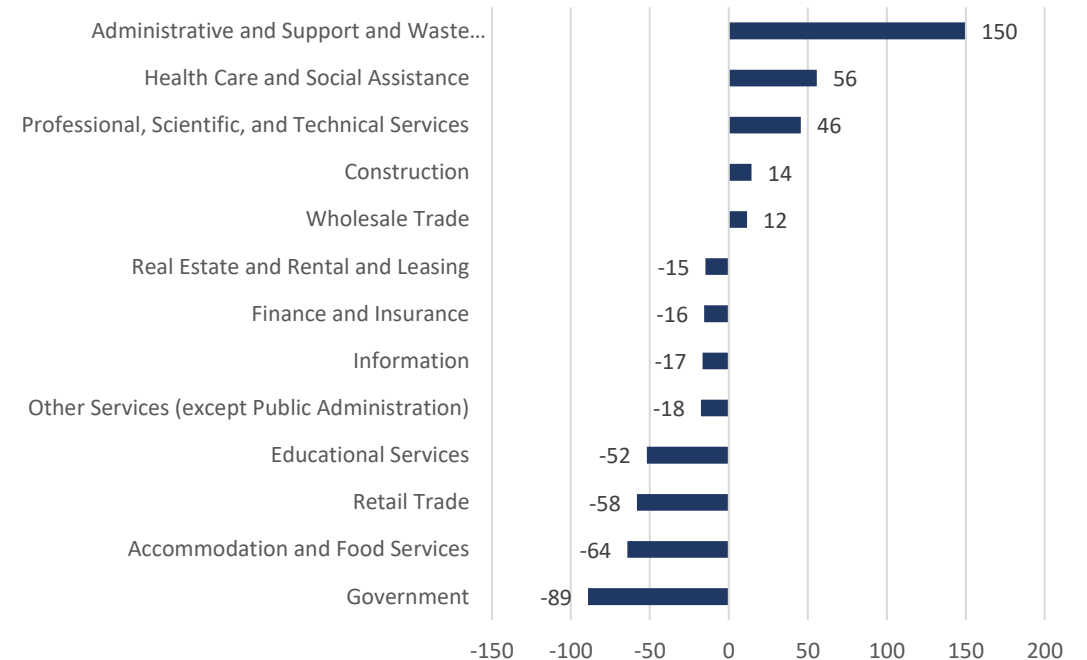
Employment by Industry

Employment by Top Industries



Change in Employment by Industry 2010-2020

Lexington MO Emp Change 2010-20



Government is the largest employing industry in Lexington, likely due to its role as the Lafayette County Seat. Government, health care, administrative and support services and retail account for about 75% of all jobs in Lexington.

Over the last 10 years, Lexington has seen employment growth in administrative services, health care and professional-scientific-technical services (legal are a part of this sector and appears to be a key contributor). Job losses were seen in government, accommodations/food services, retail and education.

Employment by Industry (Detailed)

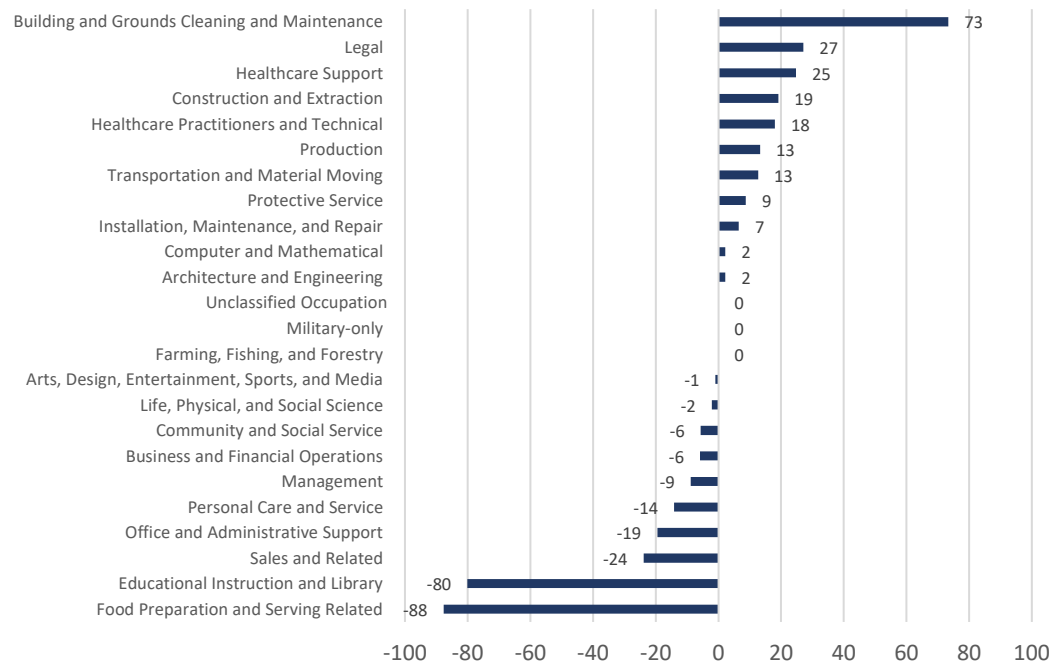
NAICS	Description	2020 Jobs
903	Local Government	334
902	State Government	242
561	Administrative and Support Services	205
622	Hospitals	200
722	Food Services and Drinking Places	152
541	Professional, Scientific, and Technical Services	107
445	Food and Beverage Stores	104
621	Ambulatory Health Care Services	74
623	Nursing and Residential Care Facilities	65
624	Social Assistance	57
611	Educational Services	38
444	Building Material and Garden Equipment and Supplies Dealers	31
901	Federal Government	28
522	Credit Intermediation and Related Activities	26
447	Gasoline Stations	26
238	Specialty Trade Contractors	21
424	Merchant Wholesalers, Nondurable Goods	19
236	Construction of Buildings	18
452	General Merchandise Stores	13
453	Miscellaneous Store Retailers	12
812	Personal and Laundry Services	12
323	Printing and Related Support Activities	<10
325	Chemical Manufacturing	<10
332	Fabricated Metal Product Manufacturing	<10
339	Miscellaneous Manufacturing	<10
423	Merchant Wholesalers, Durable Goods	<10
443	Electronics and Appliance Stores	<10
446	Health and Personal Care Stores	<10
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores	<10
484	Truck Transportation	<10
511	Publishing Industries (except Internet)	<10
512	Motion Picture and Sound Recording Industries	<10
517	Telecommunications	<10
	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	<10
523	Insurance Carriers and Related Activities	<10
531	Real Estate	<10
532	Rental and Leasing Services	<10
811	Repair and Maintenance	<10
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	<10
814	Private Households	<10

Employment by Occupation

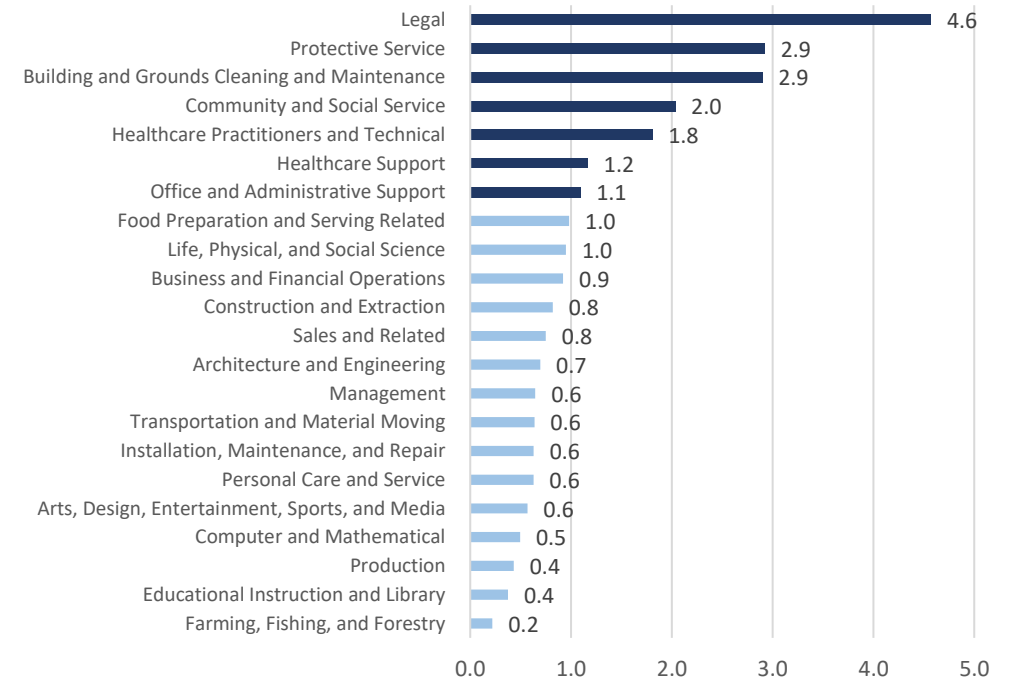
Change in Employment by Occupation 2010-2020

Occupation Specializations (Location Quotient)

Change in Employment by Occupation



Occupation Specializations (Location Quotient)



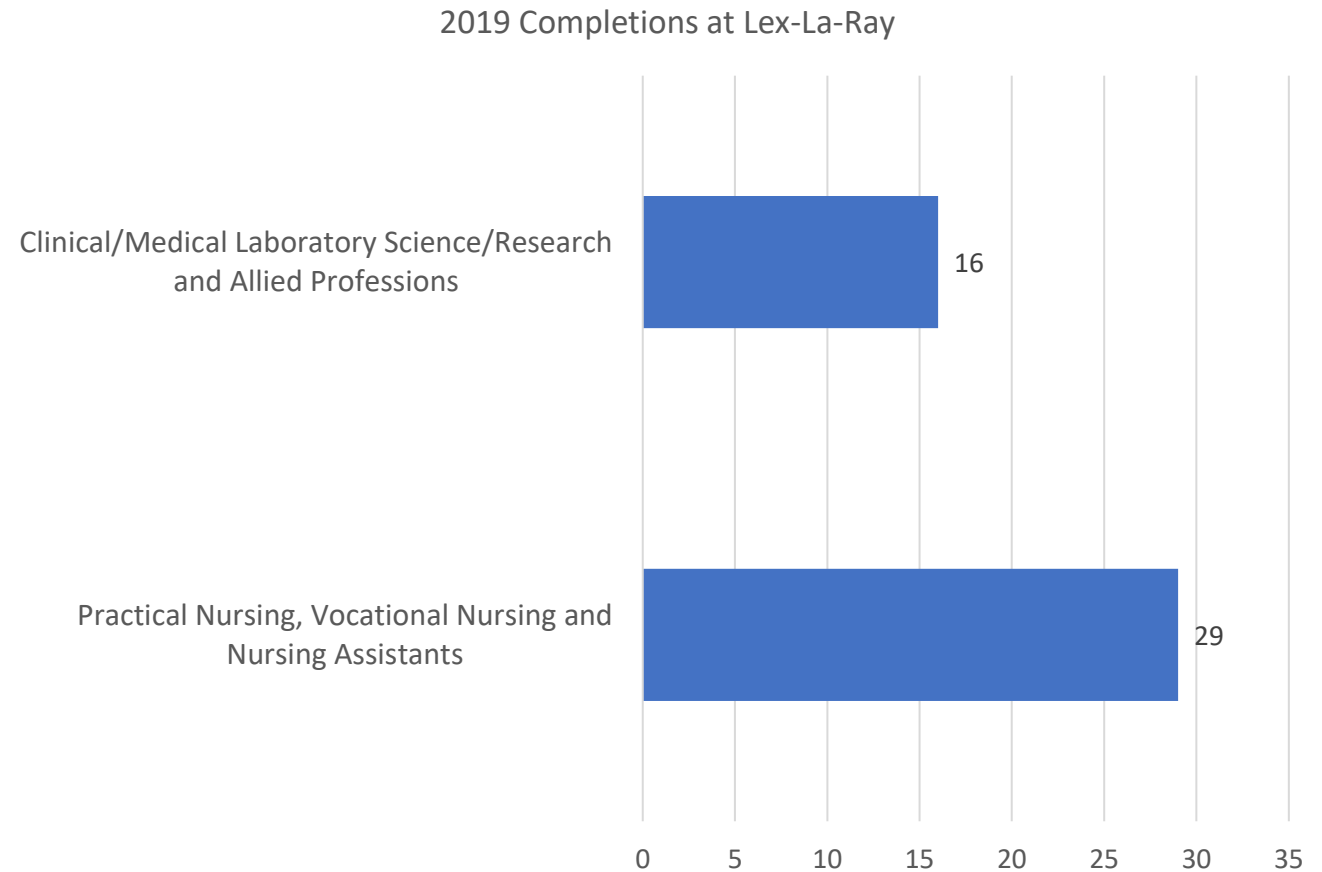
It is sometimes constructive to look at employment at the occupation level (rather than the industry level) because we can better understand the actual type of work workers in Lexington are doing. The chart on the right looks at occupation specializations by occupation. A location quotient of 1 indicates this occupation is as prevalent in Lexington as it is nationally. A location quotient over 1 shows which occupations are more uniquely concentrated in Lexington. Again, perhaps reflecting to its role as County Seat, Lexington has a high level of specialization in legal, protective services and grounds maintenance, which could all be boosted by county government employment. On the opposite end of the chart, Lexington does not appear to have many jobs in production (think manufacturing) or computers and math.

Employment by Occupation (Detailed)

SOC	Description	2020 Jobs
37-2000	Building Cleaning and Pest Control Workers	144
29-1000	Healthcare Diagnosing or Treating Practitioners	132
41-2000	Retail Sales Workers	104
43-4000	Information and Record Clerks	97
35-3000	Food and Beverage Serving Workers	92
31-1100	Home Health and Personal Care Aides; and Nursing Assistants, Orderlies, and Psychiatric Aides	79
33-3000	Law Enforcement Workers	77
29-2000	Health Technologists and Technicians	66
43-6000	Secretaries and Administrative Assistants	62
53-7000	Material Moving Workers	61
21-1000	Counselors, Social Workers, and Other Community and Social Service Specialists	57
13-2000	Financial Specialists	53
35-2000	Cooks and Food Preparation Workers	51
43-9000	Other Office and Administrative Support Workers	48
13-1000	Business Operations Specialists	44
23-1000	Lawyers, Judges, and Related Workers	43
47-2000	Construction Trades Workers	39
53-3000	Motor Vehicle Operators	34
11-1000	Top Executives	30
49-9000	Other Installation, Maintenance, and Repair Occupations	29
15-1200	Computer Occupations	27
43-3000	Financial Clerks	25
23-2000	Legal Support Workers	24
33-2000	Firefighting and Prevention Workers	23
11-9000	Other Management Occupations	23
43-5000	Material Recording, Scheduling, Dispatching, and Distributing Workers	20
47-4000	Other Construction and Related Workers	18
31-9000	Other Healthcare Support Occupations	18
25-2000	Preschool, Elementary, Middle, Secondary, and Special Education Teachers	18
33-1000	Supervisors of Protective Service Workers	17
39-9000	Other Personal Care and Service Workers	15
35-1000	Supervisors of Food Preparation and Serving Workers	14
51-3000	Food Processing Workers	14
43-1000	Supervisors of Office and Administrative Support Workers	14
11-3000	Operations Specialties Managers	12
41-3000	Sales Representatives, Services	12
33-9000	Other Protective Service Workers	12
37-3000	Grounds Maintenance Workers	12
49-3000	Vehicle and Mobile Equipment Mechanics, Installers, and Repairers	11
41-1000	Supervisors of Sales Workers	11
17-2000	Engineers	10

Education Programs (Lex-La-Ray)

- According to IPEDS, there were 45 completions at Lex-La-Ray Technical Center.
- The completions were in practical nursing and in clinical/medical/laboratory science.
- The Lex-La-Ray does offer other programs (automotive, building trades, computer) but these programs are apparently being counted by IPEDS.



Key Takeaways

- Lexington (and Lafayette County) have been experiencing slow population decline over the past 10 years.
 - This decline is occurring despite being located near a large and growing metro area in Kansas City.
 - Commuter data shows that there is already a fair amount of commuting (in and out) that connects Lexington and the more immediate Kansas City area.
 - There could be an opportunity for Lexington to reverse the decline by selling the community as a viable option for people who may need to work in the Kansas City area, but may like living in a smaller, historic city.
- The median age in Lexington (44.1) is higher than the county and state median, but Lexington has seen increases in the population age 10-19 and 30-39 (suggesting families with children).
- Overall incomes are lower in Lexington which is also reflected in lower costs of housing.
- Lexington's role as the seat of County Government along with the Lafayette Regional Health Center are unique assets that could spur future job growth.
 - Lexington's role as County Seat is reflected in the employment numbers as it has a large location quotient (specialization) in legal, protective services and grounds maintenance.
 - Lexington also has a unique opportunity in the potential reuse of the Wentworth Military Academy by Jubilee World.
 - Jubilee could also be an education asset for Lexington residents if they are offering courses that could boost the overall skillset of the local labor force.