FACTS AND FIGURES

Columbia/Boone County
Missouri

redi

Regional Economic Development Inc.

WELCOME *to* COLUMBIA

BOONE COUNTY, MISSOURI

Columbia/Boone County is centrally located in the United States in mid-Missouri, along Interstate 70 between Kansas City and St. Louis. Eleven major cities are located within 500 miles of Columbia. Columbia/Boone County is in the Central Time Zone.

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THANK YOU FOR YOUR INTEREST IN COLUMBIA, MISSOURI.

Columbia is a growing city (population 126,254) with a strong economy rooted in education, research, healthcare, life-sciences, manufacturing and high-tech industry.

Columbia is Boone County's largest population center and has received many recognitions for its quality of life. Columbia is resilient to recession due to its stable economy. Columbia offers opportunities for business, research and manufacturing, and is an ideal location to develop and nurture emerging technology.

Regional Economic Development Inc. (REDI) works to attract new businesses to Columbia and Boone County, to maintain and deepen our economic diversity and assure economic mobility for the residents of our community. REDI also works to assist and expand established legacy companies, as well as foster entrepreneurship and business start-ups.

The University of Missouri in Columbia offers collaboration at the University's Christopher S. Bond Life Sciences Center, the Missouri Innovation Center at the Life Science Business Incubator at Monsanto Place, the MU Research Reactor, and Discovery Ridge Research Park. All of these facilities are available for companies that benefit from close collaboration with world-class University researchers.

Columbia is also home to Columbia Public Schools, Columbia Area Career Center and Moberly Area Community College. These educational institutions collaborate with local employers to provide career and technical education, training the current and future workforce with real-world skills to fill fast-changing jobs within industry and manufacturing.

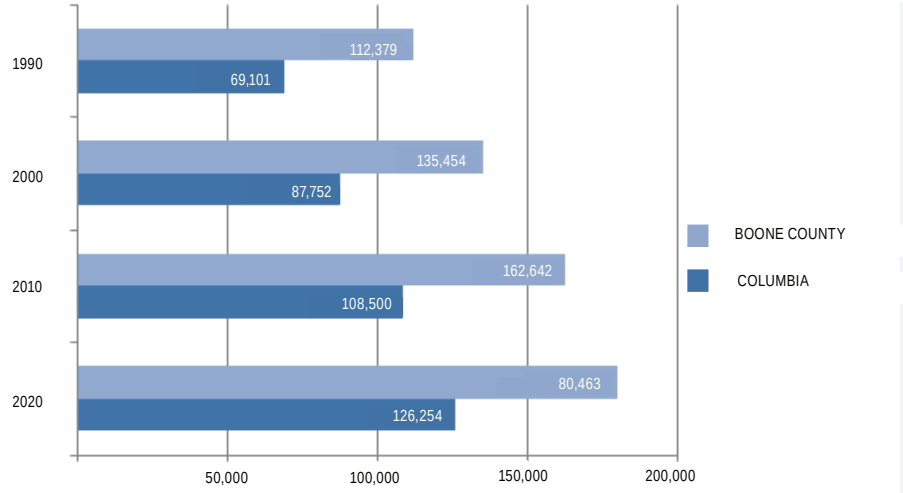
In this Fact Book you will find county-wide data and data specific to the City of Columbia. Whether you locate to Columbia or the Boone County communities of Ashland, Centralia or Hallsville, you will find the amenities and assets that boost prosperity throughout the mid-Missouri region.

POPULATION

BOONE COUNTY AGE BREAKDOWN	
< 5 Years	5.7%
5-9 Years	5.7%
10-14 Years	5.7%
15-19 Years	8.4%
20-24 Years	13.9%
25-39 Years	22.3%
40-44 Years	4.9%
45-49 Years	5.0%
50-54 Years	4.9%
55-59 Years	6.0%
60-64 Years	5.1%
65-84 Years	10.9%
> 85 Years	1.5%
Male	87,477
Female	92,986
Median Age	31.7

Source: American Community Survey, 5-Year Estimates 2020

COUNTY AND CITY POPULATION



Source: U.S. Census Bureau 2020 Population Estimates

BOONE COUNTY POPULATIONS	
Columbia	126,254
Ashland	3,907
Centralia	4,213
Hallsville	1,771

Source: U.S. Census Bureau 2020 Population Estimates

BOONE COUNTY LARGEST
EMPLOYERS

*University of Missouri	8,612
University Hospital and Clinics	5,217
Veterans United Home Loans	3,505
Columbia Public Schools	2,666
~Harry S. Truman Memorial Veterans' Hospital	1,602
Boone Hospital Center	1,517
Shelter Insurance Companies	1,336
City of Columbia	1,299
Joe Machens Dealerships	777
Hubbell Power Systems, Inc.	750
MBS Textbook Exchange	675
Emery Sapp & Sons	550
Boone County Government	531
IBM (now Kyndryl)	510
3M	489
Columbia College	452
Kraft Heinz	440
Midway USA	427
Dana Light Axle Products	380
EquipmentShare	362
Quaker Oats Company	360
State of Missouri (excludes MU)	302
Beyond Meat	300
Central Bank of Boone County	300
Eurofins BioPharma Product Testing Columbia, Inc.	300
Missouri Employers Mutual	296
Watlow	265
MFA, Inc.	253
Burrell Behavioral Health	237
~Woodhaven	231
AAF Flanders	225
~Schneider Electric: Square D	214
U.S. Postal Service	212
~U.S. Dept. of Agriculture	185
~American Outdoor Brands	174
Columbia Insurance Group	145
Aurora Organic Dairy	130
~Columbia Orthopaedic Group	130
~OTSCON	118
U. S. Geological Survey	118
CenturyLink (now Lumen)	105
Miller's Professional Imaging	100
Simmons Bank (formerly Landmark Bank)	100

Source: Individual companies, unless noted
~Figures reported 2020 or prior.
**Includes MU, Extension and System employees*
The above numbers represent the number of full-time benefited employees each company employs in Boone County only.

COLUMBIA/BOONE COUNTY SCHOOLS

Columbia and Boone County schools are strong, routinely producing some of the largest numbers of National Merit Scholars among Missouri public and private school districts.

Columbia Public Schools (CPS) is a PK-12 district accredited with distinction by the Missouri Department of Elementary and Secondary Education. The district is the fifth largest in the state and includes 21 elementary schools, seven middle schools, four high schools, the Columbia Area Career Center, and an early childhood program.

CPS high school students consistently achieve ACT test scores above the state and national averages, with the district providing for all high school juniors to take the test. Columbia students' 2020 average composite score is 21.8, higher than the average of Missouri test-takers (20.7) and the national average (20.6).

STAR assessment results indicate 73.1 percent of students are reading on grade level by the end of third grade. Nearly 77 percent of elementary students demonstrate proficiency in math.

More than 1,400 high school students took advanced placement courses, with nearly 70 percent earning college credit.

The district graduation rate is 90.8 percent, with 69.1 percent attending college or post-secondary institution.

BOONE COUNTY PUBLIC SCHOOLS

School	2020 Enrollment	Student-Classroom Teacher Ratio
Columbia Public Schools	**18,283**	**17:1**
Southern Boone Public Schools (Ashland)	**1,790**	**16:1**
Hallsville Public Schools	**1,426**	**17:1**
Centralia Public Schools	**1,358**	**17:1**
Harrisburg Public Schools	**552**	**16:1**
Sturgeon Public Schools	**389**	**13:1**

Source: DESE Missouri Comprehensive Data System

HIGHER EDUCATION

In addition to the University of Missouri flagship campus, Columbia boasts private universities, satellite campuses, and many other higher education opportunities nearby.

The University of Missouri was founded in 1839 in Columbia, representing the birth of public higher education west of the Mississippi River. Today, the 1,262-acre campus improves lives as Missouri's largest public research university and serves citizens statewide as a land-grant institution. MU offers 355 degrees and certificates through 13 colleges and schools. Among Missouri's public universities, Mizzou grants 24 percent of bachelor's degrees, 22 percent of master's degrees and 42 percent of doctoral degrees. MU has 31,412 students from every U.S. state and 113 countries and is a member of the prestigious Association of American Universities. Faculty, staff and students work hard to honor the public trust by upholding four values: respect, responsibility, discovery and excellence. Contact the Office of Visitor Relations at 104 Jesse Hall, Columbia, MO 65211; 573-882-6333 or 800-856-2181, visitus.missouri.edu.

Columbia College was founded in 1851 in Columbia, Missouri, and has helped students advance their lives through higher education for more than 170 years. As a private, nonprofit, liberal arts and sciences institution, the college takes pride in its small classes, experienced faculty, and quality educational programs. The college, accredited by the Higher Learning Commission, has nearly 40 locations, including 20 venues on military installations and offers day, evening, and online classes. Columbia College has more than 95,000 alumni worldwide. Contact Columbia College at 1001 Rogers St., Columbia, MO 65216; 573-875-7352, www.ccis.edu.

Stephens College is a women's college located in Columbia. It is the second-oldest women's college in the country. Founded in 1833, Stephens College offers undergraduate education for women in the performing arts and pre-professional fields with a broad range of majors and minors. Stephens offers graduate, continuing education, online and certificate programs to men as well as women. Contact Stephens College, 1200 East Broadway, Columbia, MO 65215; 573-442-2211, www.stephens.edu.

Moberly Area Community College offers Associate degrees at its specialized facility in Columbia. MACC offers a full range of academic and career technical courses required for various degrees; programs developed with local manufacturers to fill employment demands; and programs in collaboration with four-year universities. Located at Parkade Center, 601 Business Loop 70 West, Columbia, MO 65203; 573-234-2068, www.macc.edu.

Central Methodist University is a four-year private university located in Fayette, with sites across the state including two in Columbia: 1400 Forum Blvd. Columbia, MO 65203, 573-447-3311; and 601 Business Loop 70 West, Columbia, MO 65203; 573-777-5885, www.centralmethodist.edu.

William Woods University is a four-year university offering undergraduate and graduate degrees. Located in Fulton, Missouri, with a Columbia campus at Business Loop 70 West, Columbia, MO 65203; 573-449-8170, www.williamwoods.edu.

Columbia Area Career Center is part of the Columbia Public School District and prepares today's learners for tomorrow's careers. CACC offers career and technical training, adult and continuing education. CACC is located at 4203 S. Providence Road, Columbia, MO 65203; 573-214-3800, www.Career-Center.org.

POST-SECONDARY EDUCATION OPPORTUNITIES WITHIN 50 MILES OF BOONE COUNTY

School	Enrollment
University of Missouri	31,142
Columbia College	12,080
Moberly Area Community College	5,202
Lincoln University	2,478
William Woods University	2,302
State Technical College of Missouri	1,471
Central Methodist University	1,148
Stephens College	756
Westminster College	717
Columbia Area Career Center	57
Metro Business College	48

Source: National Center for Education Statistics

THE UNIVERSITY OF MISSOURI

MISSOURI'S BUSINESS COMMUNITY . . .

. . . has benefited from more than 180 years of public and private investment in the University of Missouri, one of America's leading research universities. MU faculty, staff and students help fuel economic growth and prosperity by generating innovations and original ideas that prepare a highly educated workforce, help businesses succeed and create jobs.

DEGREES AWARDED WITHIN SELECTED SCIENCE-RELATED FIELDS 2020-2021					
	BACH	MAST	DOCT	PROF	TOTALS
College of Agriculture, Food and Natural Resources (includes Animal Sciences, Biochemistry, Food Science, Plant Sciences, Environmental Sciences, and Natural Resource Science)	214	22	21	—	257
College of Engineering (includes Bioengineering, Chemical, Civil, Environmental, Electrical, Computer, Industrial, Mechanical, and Informatics)	451	50	56	—	557
College of Veterinary Medicine	—	9	1	114	124
School of Health Professions	626	196	2	105	929
School of Medicine	—	53	6	124	183
School of Nursing	221	8	56	—	285
College of Arts and Science					
Biological Science	195	5	6	—	206
Chemistry	24	1	12	—	37
Geological Sciences	5	4	2	—	11
Mathematics & Statistics	84	17	15	—	116
Physics and Astronomy	17	6	4	—	27
Total	1,837	371	181	343	2,732

MU granted a total of 9,036 degrees in 2020-21. More than 30 percent of degrees awarded were in science, technology, engineering, mathematics or health fields.

MU IS AN IMPORTANT INVESTMENT

- MU's founders established the first public university west of the Mississippi River and the first state university in the Louisiana Purchase territory.
- Many states fund separate research and land-grant universities, but Missouri combines those roles at its flagship institution. As the state's major public research university, MU solves problems and improves lives. As a land-grant institution, MU has a statewide mission of serving the public good.
- Mizzou is a member of the prestigious Association of American Universities (AAU), an organization composed of 66 leading institutions that transform lives through education, research and innovation. AAU members earn the majority of competitively awarded federal grants for research to improve health, address national challenges and contribute significantly to America's economic strength.
- MU is categorized with universities that conduct the most scientific research and offer the highest level of instruction. The Carnegie Classification of Institutions of Higher Education describes MU and only 131 other U.S. schools as "R1 doctoral universities" with "very high research activity."
- Among Missouri's public universities, Mizzou grants 24 percent of bachelor's degrees, 22 percent of master's degrees and 42 percent of doctoral degrees.

MU PROVIDES A FIRST-RATE EDUCATION FOR DIVERSE STUDENTS

- MU has 31,412 students from every U.S. state and 113 countries.
- MU's 2021 freshman class is academically gifted with a strong ACT average of 26.2 compared to the state average of 20.8 and the national average of 20.7. At the same time, the university's overall enrollment grew despite the COVID-19 pandemic, including increases in the number of undergraduates and transfer students.
- Graduate programs, professional schools and the discovery of new knowledge through research add unparalleled value to an MU degree. Mizzou also offers many real-world experiences, including opportunities for civic involvement, humanitarianism, advocacy, leadership and stewardship.
- MU's endowed chairs and professorships help the university recruit nationally prominent scientists and scholars. Mizzou faculty excel at teaching and in their fields. They bring discoveries and creative achievements into the classroom, lead national groups, publish in prestigious journals, attract research grants and win major honors. In 2018, emeritus Professor George Smith won the Nobel Prize in chemistry.
- Hundreds of students each year conduct independent research under the guidance of MU's world-class faculty mentors.
- MU students hold patents and start businesses. They

MISSOURI INNOVATION CENTER

Bright Ideas Becoming Brilliant Companies

The Missouri Innovation Center (MIC) is home to startup companies based on MU faculty and student innovations. MIC recruits other young companies to Columbia to collaborate with MU researchers.

DISCOVERY RIDGE RESEARCH PARK

Where Science Goes to Work

Discovery Ridge is an emerging research park and joint project of the University of Missouri System and MU. The park has two tenants, Analytical Bio-Chemistry Laboratories and IDEXX BioAnalytics, a biomedical diagnostic company.

BOND LIFE SCIENCES CENTER

Teamwork is Key to Addressing Modern Problems

The Bond Life Sciences Center is a state-of-the-art facility housing MU's top life scientists who work together to improve the quality and safety of food, prevent and treat disease and protect the environment.

RESEARCH REACTOR

Providing Quality Nuclear Products & Services

The MU Research Reactor (MURR) is the largest U.S. producer of radioisotopes used in the diagnosis and treatment of cancer.

own their intellectual property, manage an angel investment fund supported by the Kauffman Foundation, participate in business accelerators, and win major venture and pitch competitions.

- Last year, 5,421 undergraduates gained experience and earned credit by volunteering for 456 community and government partners. This service contributed an estimated $6.6 million to the Missouri economy while meeting critical needs of citizens. In the past 13 years, MU students in service-learning courses have served over 2.6 million hours.

- By the time they graduate, 18 percent of undergraduates have studied abroad. Programs are available for every major in more than 40 countries.

- Mizzou has 1,283 international students (4% of total enrollment). According to the annual Open Doors report, international students contribute more than $600 million to the Missouri economy each year.

MU RESEARCH GENERATES SOLUTIONS FOR OUR FUTURE

- MU research generates new knowledge and jobs; yields discoveries with commercial potential; gives students hands-on experience and prepares them to be scientific leaders; and creates a foundation for major advances in health, food, energy, communication and national security.

- MU has medicine, veterinary medicine, agriculture and engineering on the same campus, along with the nation's only NIH-funded university rat and swine centers, and the most powerful university research reactor in the U.S. The university provides industry partners with faculty expertise, licensable innovations, state-of-the-art instrumentation, and research and business infrastructure.

- MU's research enterprise as a whole remains robust. Internal research investments and extramural funding support generated more than $355 million in research expenditures in FY2021. Newly awarded dollars, most coming in the form of highly competitive grants from agencies such as the National Institutes of Health and the National Science Foundation, also saw solid year-over-year gains. MU's goal is to double research grant awards and expenditures over the next decade.

- Examples of first-rate interdisciplinary research environments at MU include the Thompson Center for Autism and Neurodevelopmental Disorders, the Christopher S. Bond Life Sciences Center, the Dalton Cardiovascular Research Center and the Donald W. Reynolds Journalism Institute.

- The University of Missouri System's NextGen Precision Health Initiative is expected to accelerate medical breakthroughs for patients in Missouri and beyond, increase collaboration among university scientists and industry partners, attract research funding, generate jobs, and train a new generation of health care scientists and practitioners. In October 2021, MU opened the Roy Blunt NextGen Precision Health building, which integrates multidisciplinary laboratory space with advanced analytical instrumentation, computational processing and pilot-scale manufacturing to create a comprehensive research pipeline.

MU POWERS THE ECONOMY

- The Association of Public and Land-Grant Universities designates MU as an "Innovation and Economic Prosperity University" for spurring economic development through innovation, entrepreneurship and workforce development.

- MU's economic impact on Missouri in FY17 was $3.9 billion, according to a study conducted by Tripp Umbach. The university is now in the midst of a new study.

- With about 16,000, MU is one of the state's largest employers.

- Mizzou educates the workforce, granting a record 9,036 degrees in 2020-21. More than 30 percent of degrees awarded were in science, technology, engineering, mathematics and health fields.

- More Missouri physicians have earned medical degrees from MU than from any other university, almost two-thirds of the state's veterinarians are graduates, and law alumni serve at every level of the state judiciary.

- MU has nearly 348,000 alumni worldwide, 187,113 alumni in Missouri, 35,319 alumni in the Kansas City area and 72,232 alumni in St. Louis.

MU CULTIVATES AN ECOSYSTEM FOR ENTREPRENEURSHIP

- Research initiatives and funding generate faculty innovations, some of which are licensed, patented and further developed in commercial settings. In FY19-21, Mizzou signed 177 license and option agreements with companies and was issued 81 U.S. patents. In fact, during the last three years, MU's licensing income totaled more than $28 million.
- MU's Office of Economic Development runs innovation and entrepreneurship programs to help students and faculty, creates meaningful partnerships with industry, and generates revenue via technology advancement and commercialization.
- The Missouri Innovation Center (MIC) helps launch startup companies, many from student and faculty discoveries, providing resources, mentoring and assistance with financing.
- MU's Coulter Translational Partnership Program accelerates the translation of biomedical innovations into products that improve patient care. The program bridges the gap between academic research and industry by providing engineer-clinician teams with the funding and resources needed to de-risk their technology and attract more funding to continue the commercialization process.
- Entrepreneurship education at MU creates economic opportunities for students and teaches them to think unconventionally, problem solve, take risks and persevere. For example, the new Griggs Innovators Nexus in the MU Student Center offers programs like Entrepreneur Quest, which offers students an opportunity to create ventures based on their innovative ideas. EQ provides workshops, tools and mentoring to help students from any degree program transition their ideas into viable business models ready to pitch for up to $15,000 in seed funding.

MU FACULTY EXCEL AT TEACHING AND THEIR FIELDS

- MU's faculty bring discoveries and creative achievements into the classroom, publish more than 2,300 books and scholarly articles each year, and attract millions of dollars from public and private sources.
- Examples from grants received in 2021: $11 million for the Dr. Glenn R. and Nancy A. Linnerson Imaging Center at the College of Veterinary Medicine; $5 million from Pinney Allen to support underrepresented students in the Trulaske College of Business; $4 million from the U.S. Department of Education to advance STEM education in rural schools; $3 million from the U.S. Department of Defense to test a Type 1 diabetes treatment; $2.6 million from the Missouri Department of Higher Education and Workforce Development to develop a clinical engineering certificate program; $1.9 million from the National Eye Institute to investigate how Zika virus can cause glaucoma in babies; and nearly $2 million from the Agency for Healthcare Research and Quality to assess COVID-19 in nursing homes (one of many COVID grants awarded to MU researchers).
- With 16 agricultural research centers, farms and forests across Missouri, and MU Extension innovations for farmers and ranchers, Mizzou is leading the way in improving global food security.
- Of MU's professional faculty, 92.6 percent hold doctorates or the highest terminal degree in their fields.
- The UM System has made the list of "Top 100 Worldwide Universities Granted U.S. Utility Patents" since 2013 when the National Academy of Inventors and the Intellectual Property Owners Association began publishing the ranking to highlight faculty innovation.

MU SERVES THE PUBLIC GOOD

- MU's founders established the first state university in the Louisiana Purchase territory with the belief that a diffusion of knowledge among the people is essential for a free society.
- MU is classified by the Carnegie Foundation for the Advancement of Teaching as a "Community Engaged Campus" for stellar public service.
- MU Health's 6,000+ employees work in one of the state's most comprehensive health care networks, which includes six hospitals, and numerous primary and specialty clinics.
- MU Extension, supported by a partnership with federal, state and local governments, takes university knowledge to Missouri's 114 counties, Kansas City and St. Louis.

ROY BLUNT NEXTGEN PRECISION HEALTH BUILDING

Personalized health Solutions for Missourians and Beyond

As part of the statewide initiative, this world-class facility brings expert health researchers and clinicians together under one roof in search of solutions to the world's greatest health challenges.

DALTON CARDIOVASCULAR RESEARCH CENTER

Center of Excellence in Cardiovascular Research

Dalton Center scientists from biochemistry, engineering, medicine, physiology, veterinary medicine and other areas address health problems like hypertension, cancer, cystic fibrosis and heart disease.

SHARED RESOURCES FOR RESEARCH

MU's advanced technology core facilities provide centralized access to instruments, technologies and expert consultation useful to higher education investigators and external clients from industry and business.

Mizzou Cores:

Advanced Light Microscopy
Animal Modeling
Bioinformatics and Analytics
Cell and Immunobiology Core
Cognitive Neuroscience Systems
Electron Microscopy
Genomics Technology
Laboratory for Infectious Disease Research
Metabolics Center
Molecular Interactions
Nuclear Magnetic Resonance
PET Imaging Center
Plant Transformation
Charles W. Gehrke Proteomics Center
X-Ray Microanalysis Core

This list changes periodically. Visit research.missouri.edu for the latest information.

COST OF LIVING

COST OF LIVING COMPOSITE INDEX							
Metro	Index	Grocery	Housing	Utilities	Transport.	Health	Misc.
Joplin, MO	**83.9**	91.3	66.9	98.3	92.2	90.4	87.6
St. Louis MO-IL	**87.7**	101.2	76.7	91.4	88.3	91.4	89.4
Springfield, MO	**90.8**	98.9	78.9	92.8	91.3	101.7	94.9
Jefferson City, MO	**91.9**	94.9	80.3	90.6	100.8	99.7	97.0
Columbia, MO	**92.9**	96.5	83.5	97.9	94.1	96.7	96.9
Kansas City, MO-KS	**94.6**	89.5	101.3	97.4	87.4	87.3	93.4
St. Joseph, MO-KS	**96.5**	113.6	86.9	90.7	104.6	104.7	95.6
Missouri	**91.2**	**98.0**	**82.1**	**94.2**	**94.1**	**96.0**	**93.5**
U.S. Average	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
As of 2021, Missouri is ranked 12th Lowest Cost of Living in the United States							
Source; C2ER Cost of Living Index 2021 Third Quarter							

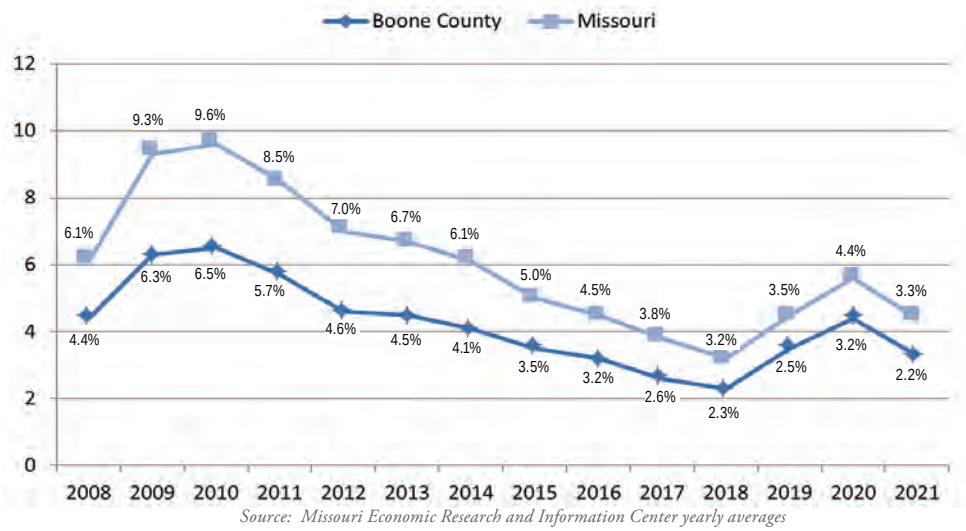
HOUSEHOLD INCOME	
Income	Columbia
<$10,000	**10%**
$10,000 - $14,999	**4.8%**
$15,000 - $24,999	**10.6%**
$25,000 - $34,999	**9.8%**
$35,000 - $49,999	**13.8%**
$50,000 - $74,999	**15.2%**
$75,000 - $99,999	**11.2%**
$100,000 - $149,999	**13.6%**
$150,000 - $199,999	**5.3%**
>$200,000	**5.7%**
Total # of Households	**48,189**
Median	**$51,276**
Mean	**$74,727**
Source: U.S. Census Bureau, 2020 ACS 5 -Year Estimates	

MEAN HOURLY WAGE RATE FOR AREA MSAS

	Columbia	St. Louis	Kansas City
Bookkeeping, Accounting, & Auditing Clerks	$17.87	$21.00	$20.58
Computer Programmers	$30.68	$41.63	$42.04
Database Administrators	$33.69	$42.43	$41.94
First-Line Supervisors of Production & Operating Workers	$30.89	$32.28	$32.78
Industrial Production Managers	$28.01	$29.18	$26.08
Laborers and Freight, Stock & Material Movers, Hand	$14.08	$17.14	$16.16
Office Clerks, General	$16.36	$18.48	$17.65
Receptionists and Information Clerks	$13.80	$15.20	$14.75
Team Assemblers, Misc Assemblers and Fabricators	$17.00	$19.37	$21.11
Truck Drivers, Heavy and Tractor-Trailer	$21.47	$24.37	$24.16

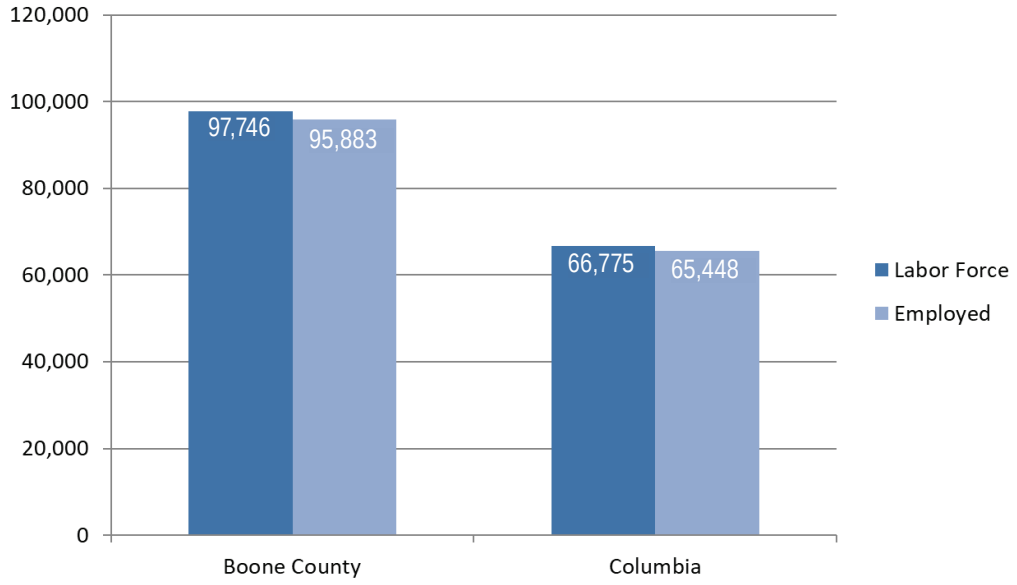
Source: Mo. DED/MERIC, U.S. Dept. of Labor Bureau of Labor Statistics; 2020 Wage Estimates

STATE AND COUNTY AVERAGE UNEMPLOYMENT RATES



Source: Missouri Economic Research and Information Center yearly averages

LABOR FORCE

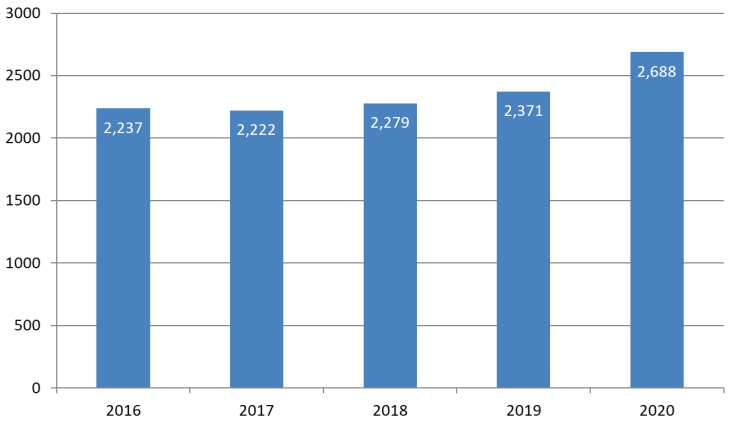


Source: Missouri Economic Research and Information Center, November 2021, not seasonally adjusted

HOUSING

Columbia and Boone County offer a lot of house for the money.

NUMBER OF SINGLE FAMILY HOMES SOLD



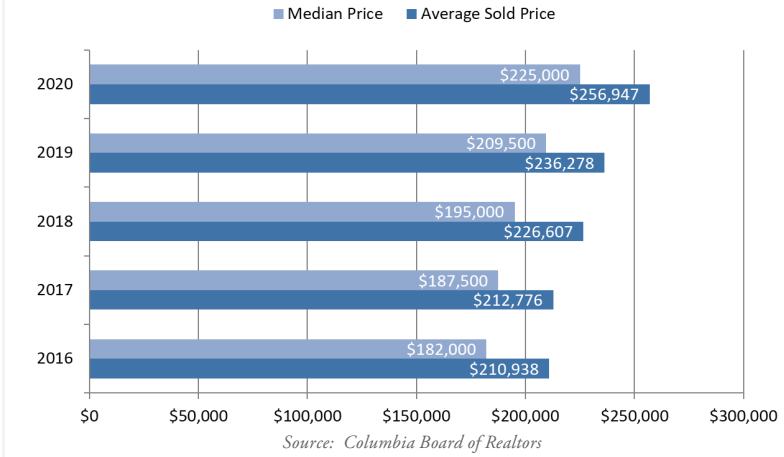
Source: Columbia Board of Realtors

BOONE COUNTY HOME SALES

	2016	2017	2018	2019	2020
Under $49K	36	28	20	20	18
$50K - $79K	73	64	56	46	34
$80K-$99K	77	70	65	71	44
$100K-$159K	648	638	547	510	441
$160K-$349K	1,155	1,195	1,311	1,380	1,678
>$350K	248	227	280	344	473
Totals	2,237	2,222	2,279	2,371	2,688

Source: Columbia Board of Realtors

SINGLE FAMILY MEDIAN PRICE AND AVERAGE SOLD PRICE



Source: Columbia Board of Realtors

COMMUNITY

COLUMBIA RACE DISTRIBUTION

White	77.1%
African American	10.9%
Asian	6.2%
Hispanic/Latino	3.6%
American Indian/Alaskan Native	0.4%
Native Hawaiian/Pacific Islander	0.1%
Two or more races	4.4%

Source: U.S. Census Bureau, Population Estimates, July 1, 2020

CLIMATE

Average Temperature	54.5°F
Annual High Temperature	64.7°F
Annual Low Temperature	44.3°F
Average Annual Precipitation - Rainfall	42.64 in
Average Annual Snow Fall	19 in

Source: U.S. Climate Data 2021

Boone County, Missouri, with its interior continental location, experiences moderately cold winters and warm summers that are often humid. There are usually a few days of temperatures below zero during the winter months, and above 100 in the summer months, but there are some years when the temperatures do not reach these extremes. Some snow usually falls each winter, but typically stays on the ground for less than a week. The late spring and early summer months produce more frequent and larger amounts of rain than the other months of the year.

TOTAL CONSTRUCTION

	City of Columbia		Boone County	
	Permits	Valuation	Permits	Valuation
2020	860	$214,650,234	1186	$145,725,723
2019	844	$200,094,117	969	$107,443,865
2018	1,022	$159,726,394	967	$93,105,197
2017	1,152	$356,274,974	1,160	$136,170,578
2016	1,314	$271,463,598	985	$99,771,483
2015	1,510	$324,120,088	902	$86,956,960
2014	1,375	$347,555,392	886	$66,669,294
Single Family Construction				
2020	374	$121,151,061	378	$85,265,141
2019	335	$105,965,257	274	$63,547,642
2018	195	$44,877,388	269	$64,030,422
2017	377	$92,176,606	356	$75,971,227
2016	469	$111,593,095	291	$69,502,995
2015	431	$107,785,695	248	$56,230,969

Source: showmeboone.com, City of Columbia

HEALTHCARE

Hospital Name	Bed Count
University Hospital and Clinics	614
Boone Hospital Center	392
Harry S. Truman Memorial Veterans' Hospital	126
Women's and Children's Hospital	98
Missouri Psychiatric Center	61
Howard A. Rusk Rehabilitation Center	60
Landmark Hospital of Columbia	23
TOTAL	1,374

Sources: American Hospital Directory, Inc.; VA

TAXES

BOONE COUNTY COMMERCIAL PROPERTY TAX RATE*						
	2020	2019	2018	2017	2016	2015
State	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
County	0.2836	0.2836	0.2846	0.2846	0.2846	0.2846
City	0.4078	0.4075	0.4100	0.4100	0.4100	0.4100
Columbia Public Schools	6.0984	6.0988	6.1425	6.0555	6.0430	5.4656
Columbia/Boone County Library District	0.3064	0.3064	0.3091	0.3091	0.3091	0.3091
Surtax*	0.6100	0.6100	0.6100	0.6100	0.6100	0.6100
TOTAL	7.7362	7.7363	7.7862	7.6992	7.6867	7.1093

Source: Boone County Collector's Office

Tax rates are representative -- actual rates may vary upon location
Real property is assessed at 32% of fair market value
Residential Property Tax Rate is assessed at 19% of fair market value
The tax rate is applied to each $100 of assessed value
Personal property equipment is assessed at 33 1/3% of fair market value.
**County-wide Surtax on Subclass III Real Property. County includes General Revenue, Family Resources, Common Road and Bridge*

SALES TAX

Sales tax for 2021 in Columbia is 7.975%, except in TDD designated areas which may have a tax rate as high as 8.475%. Boone County's combined state and county sales tax rate is 5.975%. An additional sales tax, up to 1%, may apply within Transportation Development Districts (TDDs). Missouri has responded to the needs of industry by providing eighteen major exemptions from sales/use taxes. Some of those exemptions include:

- Machinery and equipment used in a manufacturing facility
- Machinery that abates air or water pollution
- Materials and supplies used to install the above
- Electricity consumed in the manufacturing process; provided the cost of the electricity exceeds ten percent of total production costs.

MISSOURI CORPORATE INCOME TAX

Starting January 1, 2020, Missouri's corporate income tax rate dropped to 4%, making it one of the most tax-friendly states in the U.S. Missouri also moved to a single factor, market-based corporate income tax apportionment model based only on sales. In addition, it is important to note that Missouri has not adopted worldwide or nationwide unitary tax assessment in computing multinational corporate income tax liability. For more information, visit www.MissouriPartnership.com.

PROPERTY TAX

Personal property equipment is assessed at 33 1/3% of fair market value.

- The inventories of manufacturers, retailers, distributors and wholesalers are exempt from property tax.
- Agricultural Property is assessed at 12% of fair or true market value.
- Residential Property is assessed at 19% of fair or true market value.
- Real property (land and building) classified as commercial or industrial is assessed at 32% of fair market value.

Assessed Value is a percentage of the market value as determined by the Assessor's Office. In order to calculate the assessed value, multiply the market value (or appraised value) by the appropriate assessment rate for the type of property.

For example, residential property assessed at $100,000 x 19% = $19,000 then $19,000 divided by $100 = $190 then $190 x $6.59 = $1,252.10 taxes owed. For more information, contact the Boone County Assesor's Office at 573-886-4251.

UNEMPLOYMENT INSURANCE

Missouri unemployment benefits provide temporary compensation to those workers meeting the eligibility requirements of Missouri law. The value and duration of unemployment benefits vary from state to state because each state unemployment office applies its own formulas and limits within federal guidelines when calculating the level of unemployment compensation. For more information, visit the Missouri Department of Labor and Industrial Relations Division of Employment Security at https://labor.mo.gov/DES.

GROSS RECEIPTS

Like most Missouri cities, the City of Columbia levies an in lieu of gross receipts tax payment on monthly utility services within the City of Columbia. The current rate is 7.5268%.

INCENTIVE

An incentive program, based on Chapter 100 Revenue Bonds, is available in Boone County for large capital investment projects. Contact REDI staff for more information at 573-442-8303.

TRANSPORTATION AND UTILITIES

Access to major highways, a regional airport and rail service increases delivery speed of goods and services to and from mid-Missouri. The central location also minimizes shipping costs.

AIR TRANSPORTATION

American Airlines offers round trips between Columbia Regional Airport (COU), Chicago O'Hare International Airport (ORD), and Dallas/Fort Worth International Airport (DFW). Columbia Regional Airport is located 10 minutes south of Columbia off U.S. Highway 63. The airport's primary runway (2-20) is 7,400 ft long. The crosswind runway (13-31) is 5,500 ft long. Visit www.flycou.com.

General Aviation Services provided by Columbia Jet Center (www.ColumbiaJet.aero) include: fuel services, aircraft management, aircraft sales, hangar space, pilot services, flight instruction, light twin aircraft charter service, and professional charter handling. Aircraft maintenance services are provided by Blackhawk Aero. Visit www.blackhawk.aero.

Kansas City International Airport (two hours west) and Lambert St. Louis International Airport (90 min. east) are each served by multiple major airlines.

COLUMBIA WATER

Source: 18 wells in the McBaine bottoms and two emergency deep wells

Plant Design Capacity:
32 million gallons per day (MGD)

Average Daily Consumption:
12.0 MGD

Peak Consumption:
25.3 MGD (7-25-2012)

SEWER

The City of Columbia owns and operates the Columbia Regional Wastewater Treatment Plant and Constructed Wetland Treatment Units. The plant is currently permitted with a design capacity of 20.6 MGD with an average daily flow of 17.4 MGD during FY19. A plant expansion project was recently completed and upon issuance of a new operating permit, the plant will have an increased design capacity of 25.2 MGD.

BOONE COUNTY WATER

Consolidated Public Water Supply District #1
Public Water Districts #4, #9 and #10.

ROADWAYS

Interstate 70-- East/West
U.S. Highway 63-- North/South

BUS SERVICES

Columbia Public Transit, Greyhound, airport shuttle and charter services

RAILROADS

COLT (Columbia Terminal) includes a local transload facility with shipping services and rail service from the Norfolk Southern main line in Centralia.

ELECTRICITY

AmerenUE, Columbia Water & Light, Boone Electric Cooperative and Centralia Municipal Water & Light

NATURAL GAS

Ameren Missouri

LOCAL BROADBAND AND TELEPHONE

There are multiple broadband providers throughout Boone County.

BOONE COUNTY COMMUNITIES

ASHLAND

Ashland, Missouri, is located in southern Boone County and is one of the region's fastest growing communities along the Highway 63 corridor. As the population continues to grow, residents still enjoy the quaint, small-town ambiance along with the excellent Southern Boone County School District, thriving churches and impressive residential developments.

Ashland's location is a treasure for Boone County. Many residents enjoy the easy commute to Columbia or Jefferson City both less than 15 minutes away on U.S. Highway 63, a four lane divided highway. The regional airport on the northern edge of the city is just minutes from downtown Ashland. It is a prime development site for the mid-Missouri region and is home to the new Cartwright Business and Technology Park. Also located within a ten minute drive of city limits is access to the Katy Trail State Park system that stretches across the state and runs along the Missouri River bluffs.

The City of Ashland website, www.ashlandmo.us, has additional details about city government, city services, city staff and Southern Boone Schools.

HALLSVILLE

Hallsville, Missouri is 10 miles north of I-70 and it offers the ambiance of a quaint community with an excellent school district.

Hallsville has an Industrial Park, and a 120-acre zoned industrial site. With many service businesses, a charming restaurant and a bed and breakfast, Hallsville makes a great day trip to visit its unique gift shops.

Find more information at www.hallsvillemissouri.com or on the City's Facebook page at City of Hallsville, Missouri.

CENTRALIA

Centralia, Missouri is located approximately 25 miles northeast of Columbia. Centralia was founded in 1857 as a station on a new railroad approximately half-way or central to the railroad from St. Louis to Ottumwa, Iowa. Today, Centralia is served by the Norfolk Southern and Kansas City Southern national rail lines and by the COLT Railroad.

Centralia is the home of Hubbell Power Systems, the largest manufacturer in Boone County and an internationally recognized leader in manufacturing and distribution facility of equipment for electrical distribution systems. Centralia has established an Enhanced Enterprise Zone (EEZ) that offers aggressive tax benefits for new or expanding industrial employers. The City of Centralia website, www.centraliamo.org, has information about city services and government, with links to other community and regional organizations.

REDI INVESTORS

The following businesses have demonstrated their commitment to economic development in Columbia and Boone County, Missouri, through investment in Regional Economic Development Inc. (REDI).

COUNCIL OF 10 INVESTORS

City of Columbia, Missouri
Boone County, Missouri
University of Missouri-Columbia
Boone Electric Cooperative
Boone Hospital Center
Central Bank of Boone County
Commerce Bank
Hawthorn Bank
Simmons Bank
Veterans United Home Loans
Williams-Keepers

LEADER INVESTORS

3M Columbia
Discovery Ridge Research Park
First State Community Bank
Huebert Builders, Inc.
Joe Machens Dealerships
Mediacom Business
Shelter Insurance Companies

SUSTAINING INVESTORS

Aurora Organic Dairy
C&C Construction, Inc.
Crockett Engineering
First Mid Bank and Trust
Hulett Heating & Air Conditioning
Missouri Innovation Center
Simon Oswald Architecture
The Bank of Missouri
The Callaway Bank
Victory Finances, LLC

ASSOCIATE INVESTORS

Addison's and Sophia's
Alliance of Realtors
Allstate Consultants
Ameren Missouri
Atkins Companies
Burrell Behavioral Health
City of Ashland
City of Centralia
Columbia Area Career Center
Columbia Board of Realtors
Columbia College
Columbia Insurance Group
Columbia Mall
Columbia Orthopaedic Group
Columbia Public Schools
Crawford Construction
The District - Downtown CID
Emery Sapp & Sons, Inc.
Engineering Surveys & Services
Fechtel Beverage
House of Brokers Realty
Klingner & Associates
KOMU 8 & Missouri CW
Lathrop GPM LLP
Lindner Properties
Logboat Brewing Company
Maly Commercial Realty, Inc.
McClure Engineering Company
Miller's Professional Imaging
Missouri Employers Mutual Insurance
Moberly Area Community College (MACC)
N.H. Scheppers Distributing Co.
Nabholz Construction
Nanova, Inc.
Plaza Commercial Realty
Professional Contractors & Engineers
PTC Laboratories, Inc.
Reinhardt Construction
River City Construction
SilverTree Companies
Socket Telecom
The LOOP
The Whiting-Turner Contracting Company
Winter-Dent & Company

AFFILIATE INVESTORS

Chris and Ann Bouchard
Dave Griggs, Past REDI Chair
John John, Real Estate Agent

redi

Regional Economic Development Inc.

IEDC ACCREDITED

IF YOUR BUSINESS REQUIRES A STRONG WORKFORCE IN A BUSINESS-FRIENDLY ENVIRONMENT, COLUMBIA/BOONE COUNTY, MISSOURI, IS THE RIGHT LOCATION FOR YOU.

Companies benefit from our highly-skilled workforce and collaboration with the University of Missouri, the state's premier research institution. Columbia and Boone County have been chosen by international companies such as Swift Prepared Foods to locate their U.S. facilities. Aurora Organic Dairy and American Outdoor Brands also chose Columbia/Boone County for their new state-of-the-art facilities, and long-time manufacturers like 3M and Kraft Heinz have found Columbia to be an ideal location. Many employers agree with what our residents know to be true: Columbia and Boone County offer a low cost of living with a superior quality of life that employees enjoy.

We look forward to hearing from you.

REGIONAL ECONOMIC DEVELOPMENT INC.

500 East Walnut, Suite 102
Columbia, MO 65201

573.442.8303 | COLUMBIAREDI.COM