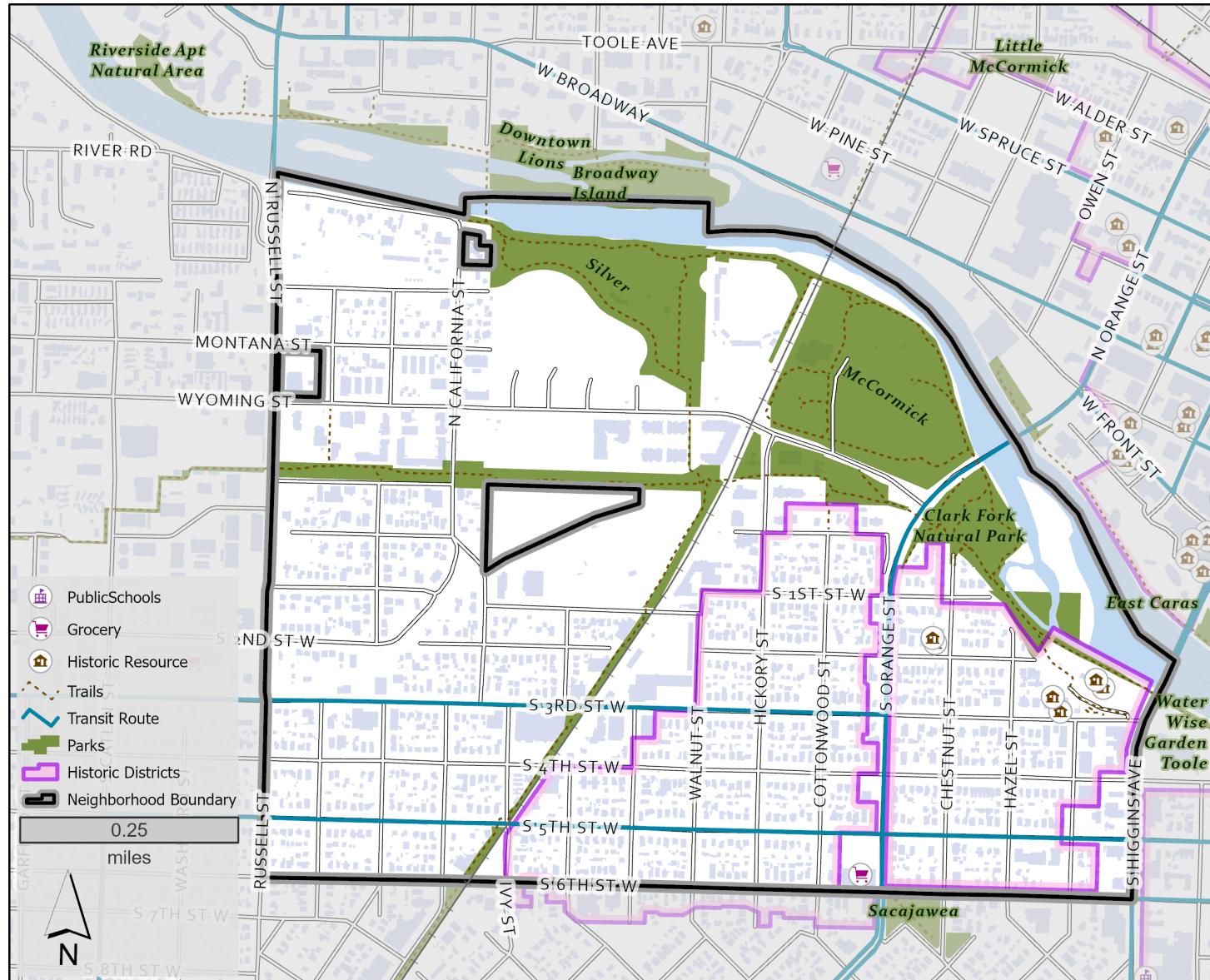


Riverfront | Neighborhood Profile



Walkability

Walking Distance or 1/4 mile from Percent of Total Area	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	17.9 miles
31%	94%	100%	72%	Missing Sidewalk	6.3 miles	Multi-Dwelling- 50%

Community Assets

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

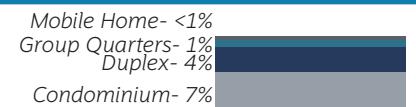
52.1 acres of open space

12% of total area is public

13% Tree Canopy Covered



Building Type



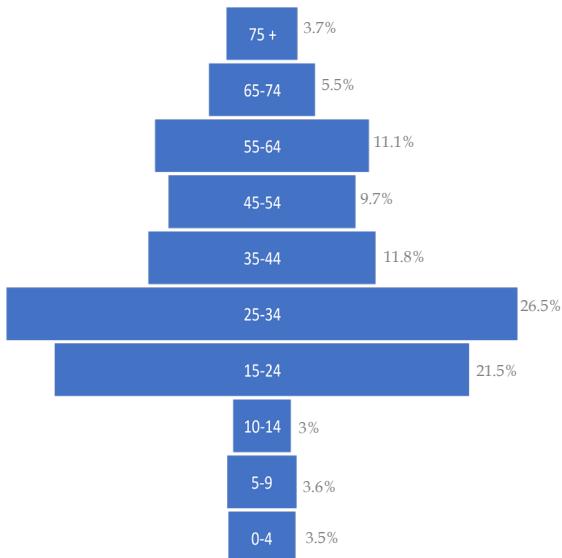
Riverfront | Neighborhood Profile



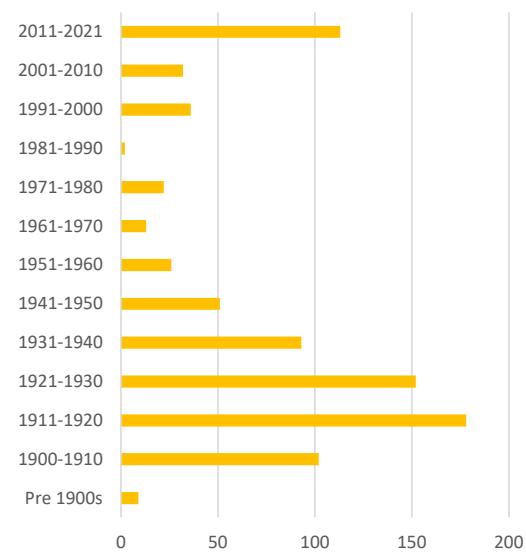
Demographics

	Neighborhood	City-Wide		Ethnicity	Neighborhood	City-Wide
Total Population 2022	2,959	3.5%		Non-Hispanic	95.6%	97.1%
Percent Growth 2010-2022	19%	10%		Hispanic	4.4%	2.9%
Average People per Household	1.87	2.15		Race	Neighborhood	City-Wide
Median Age	30.9	33.8		White	87.5%	84.5%
High School Diploma or Higher	97%	97%		Black	0.6%	0.9%
Bachelors Degree or Higher	57%	49%		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 of Residential Buildings



	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