

Jorre Dahl

GEOG120, Professor Kimambo

Independent Problem 1

Differences in Median Home Value in St Louis

Spatially Viewed Across Race and Distance from the Central
Business District

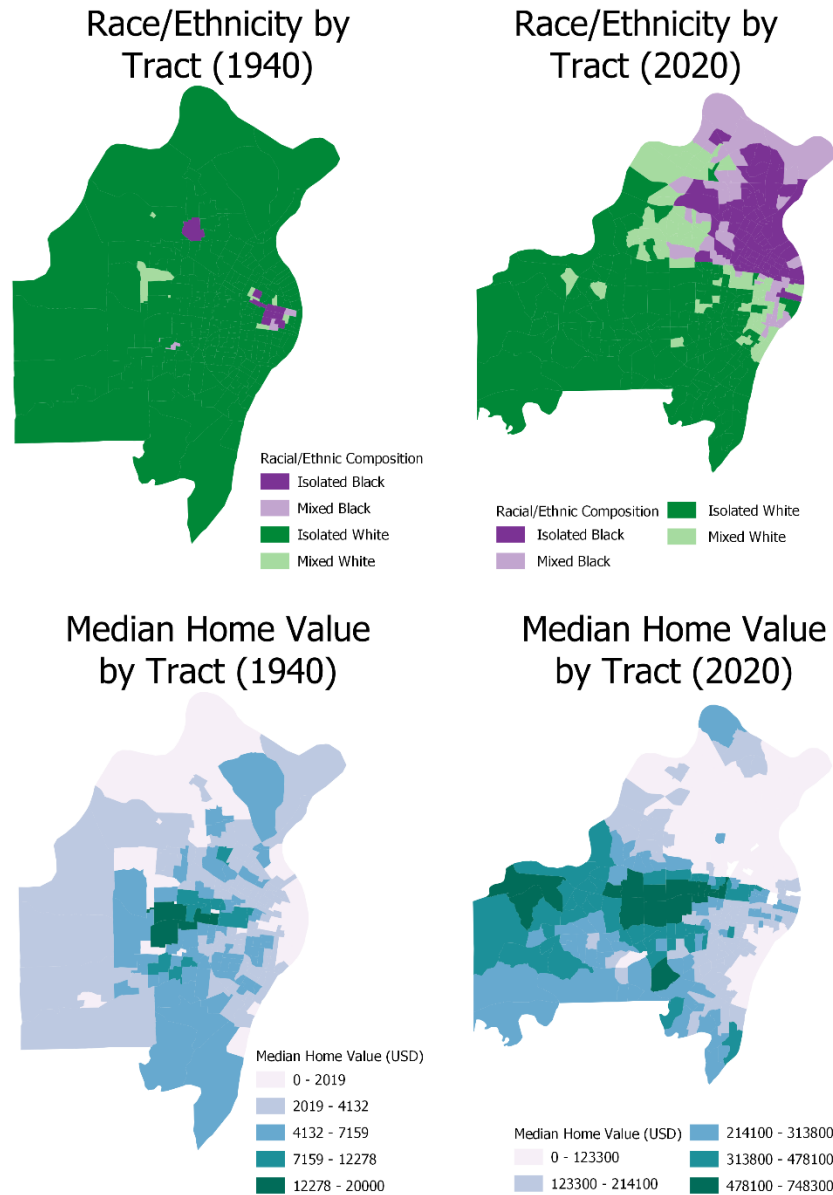
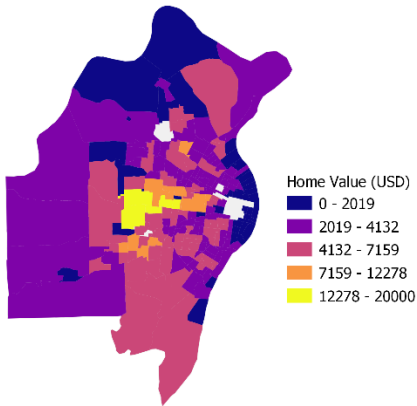


Figure 1: Overview of Race and Median Home Value in St Louis

From 1940 to 2020, St Louis had a large increase in Black population, their spatial distribution moved from being clustered around the central business district to residing in a large group in the north of the city. Home Value patterns remain similar over time, with a narrow band of high-value homes being found opposite to the Mississippi River. Historic redlining has caused a clear correlation to racial majority and median home value, where predominantly black tracts generally have lower home values. For this project Isolated refers to making up 70% or more of the tract population and Mixed refers to otherwise constituting a majority or plurality.

Majority Group	Feature Count (1940)	Average Median Home Value (1940)	Feature Count (2020)	Average Median Home Value (2020)
Isolated Black	9	1357.89	76	77408.33
Isolated White	198	4144.9	157	284534.4
Mixed Black	3	1956.33	38	130743.2
Mixed White	6	1378.67	69	186571

Median Home Value of Tracts Predominantly White (1940)



Median Home Value of Tracts Predominantly Black (1940)

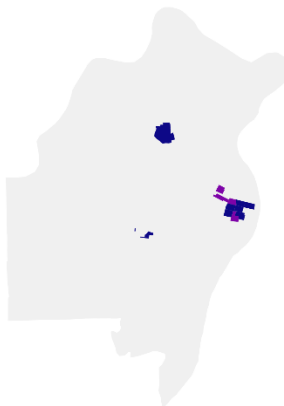
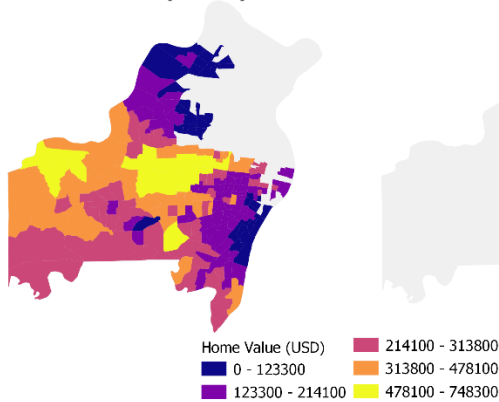


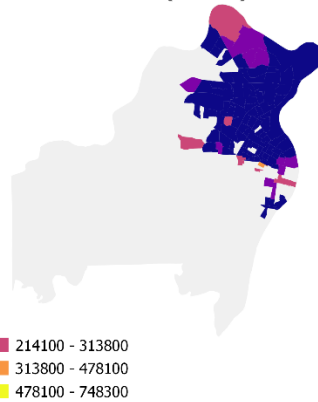
Table 1: Average Median Home Value by Prominent Racial Group in 1940 and 2020.

Figure 2: Median Home Value focused by all tracts that are majority/plurality white and those that are majority/plurality black in 1940 and 2020

Median Home Value of Tracts Predominantly White (2020)



Median Home Value of Tracts Predominantly Black (2020)



Both table 1 and figure 2 show that tracts that are predominantly white have much higher home values on average than tracts that are predominantly black. Over time this trend has remained constant. Due to historic redlining, black families without wealth are kept in neighborhoods with low home values.

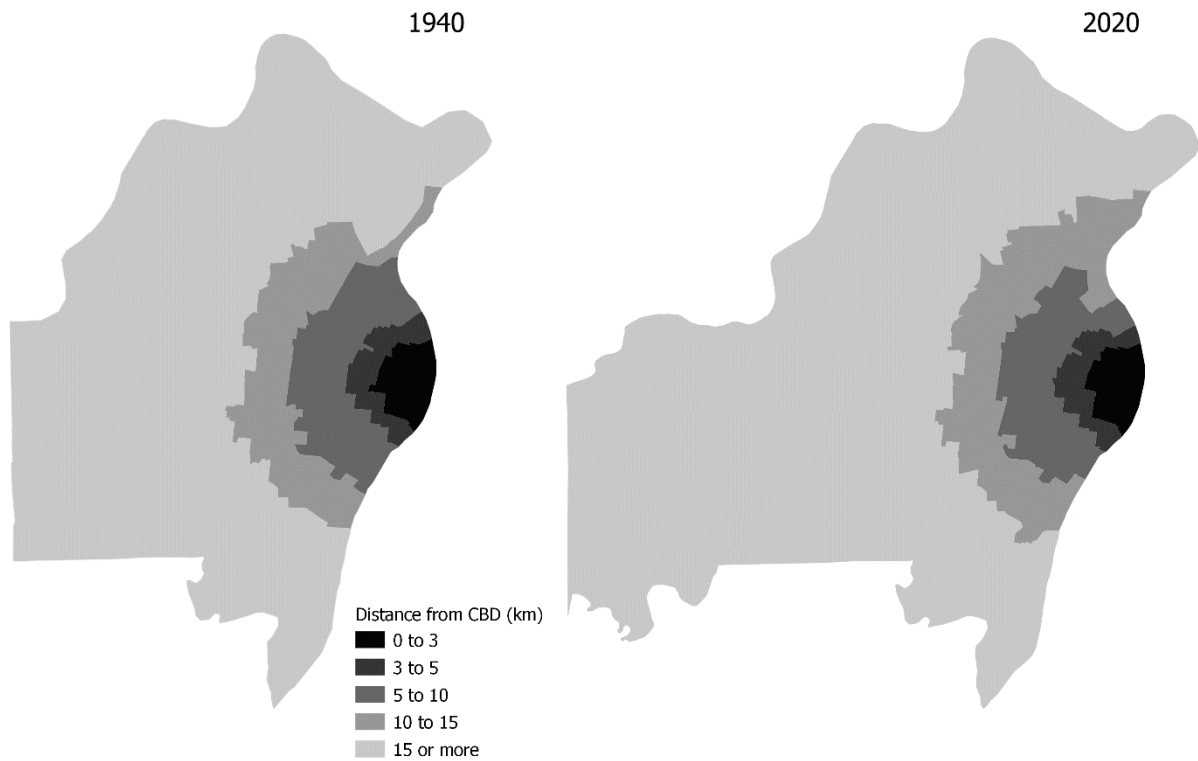


Figure 3: Distances from CBD visualized

In figure 4 and 5 (pictured on the previous page), it becomes clear that although there are still disparities between racial groups in each category of distance from the Central Business District, the largest disparity comes in tracts further from the CBD, where Isolated White tracts experience much higher Home Values than any other group.

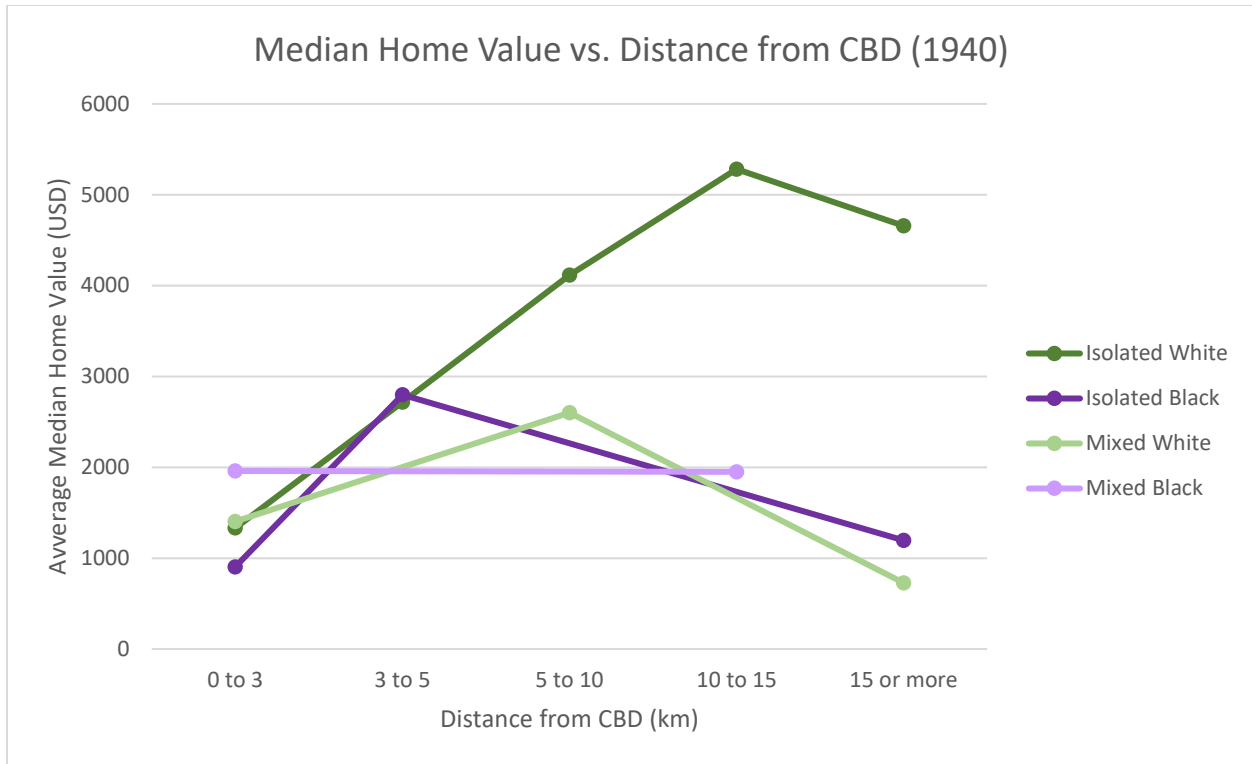


Figure 4: Median Home Value by Distance from CBD Separated by Racial Group (1940)

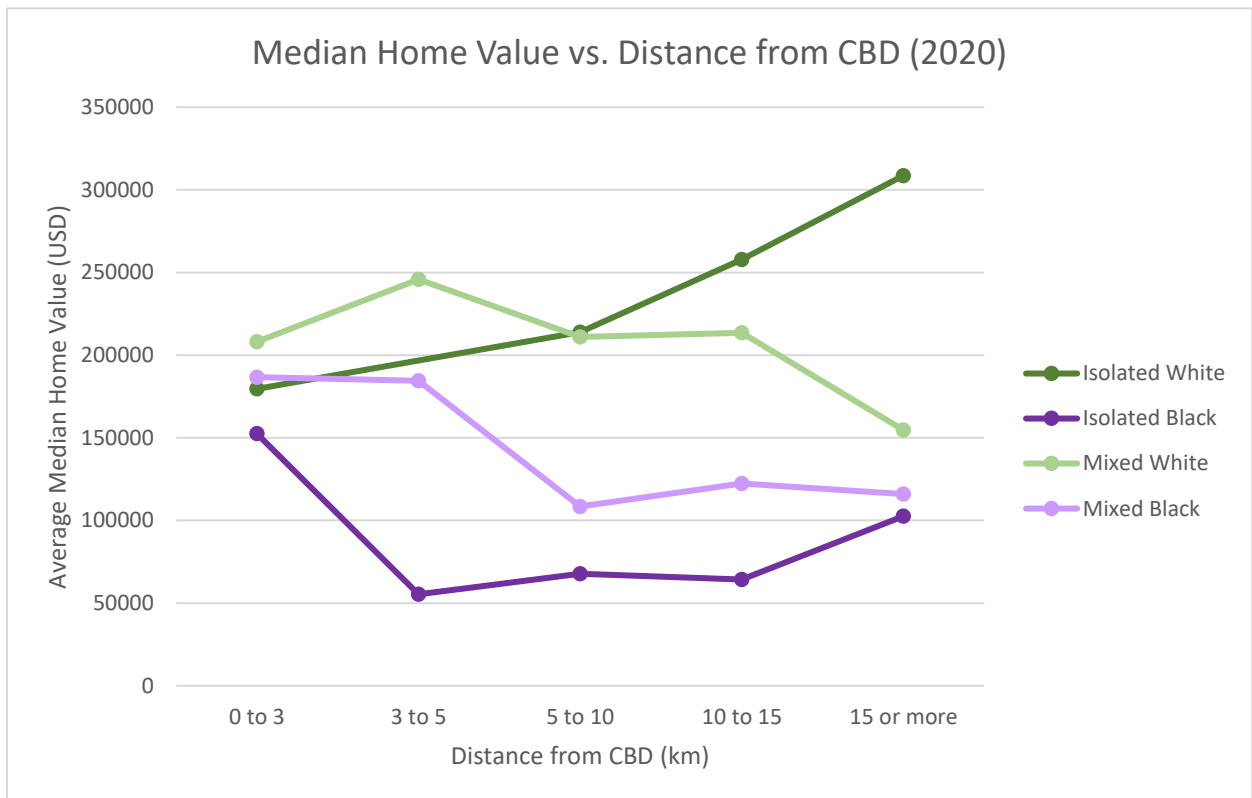


Figure 5: Median Home Value by Distance from CBD Separated by Racial Group (2020)

Data

https://geography.middlebury.edu/GEOG120/data/StLouisMOAVGH_givens.zip :

- Census tracts for 1940 and 2020
- Demographic census data for 1940 and 2020
- A .shp file for the CBD location