

Table 1. Labor Force and Employment in the St. Louis HMA, 2000 Through December 2012

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 12 Months Ending | |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|---------------|
| | | | | | | | | | | | | | | December 2011 | December 2012 |
| Labor Force | 1,423.7 | 1,432.6 | 1,434.5 | 1,425.5 | 1,424.2 | 1,436.5 | 1,448.3 | 1,452.5 | 1,450.4 | 1,448.8 | 1,448.3 | 1,449.8 | 1,434.4 | 1,449.8 | 1,434.4 |
| Resident employment | 1,373.2 | 1,367.1 | 1,357.2 | 1,342.6 | 1,338.5 | 1,356.1 | 1,374.8 | 1,375.0 | 1,357.3 | 1,304.6 | 1,306.1 | 1,320.7 | 1,324.0 | 1,320.7 | 1,324.0 |
| Unemployment | 50.5 | 65.6 | 77.2 | 82.9 | 85.7 | 80.4 | 73.6 | 77.5 | 93.0 | 144.2 | 142.3 | 129.0 | 110.4 | 129.0 | 110.4 |
| Unemployment rate (%) | 3.5 | 4.6 | 5.4 | 5.8 | 6.0 | 5.6 | 5.1 | 5.3 | 6.4 | 10.0 | 9.8 | 8.9 | 7.7 | 8.9 | 7.7 |
| Total nonfarm payroll jobs | 1,338.3 | 1,339.3 | 1,332.4 | 1,321.2 | 1,320.8 | 1,336.0 | 1,349.7 | 1,358.0 | 1,354.1 | 1,296.8 | 1,286.9 | 1,298.7 | 1,298.8 | 1,298.7 | 1,298.8 |
| Goods-producing sectors | 250.4 | 245.8 | 236.1 | 227.3 | 224.4 | 223.1 | 221.7 | 217.4 | 207.7 | 177.0 | 166.8 | 171.2 | 166.7 | 171.2 | 166.7 |
| Mining, logging, & construction | 77.1 | 79.3 | 78.5 | 78.4 | 80.3 | 81.4 | 82.6 | 82.5 | 78.4 | 65.0 | 59.9 | 61.6 | 56.8 | 61.6 | 56.8 |
| Manufacturing | 173.3 | 166.5 | 157.6 | 148.9 | 144.2 | 141.7 | 139.1 | 134.9 | 129.3 | 112.0 | 106.8 | 109.6 | 109.9 | 109.6 | 109.9 |
| Service-providing sectors | 1,087.9 | 1,093.5 | 1,096.4 | 1,093.9 | 1,096.4 | 1,113.0 | 1,128.0 | 1,140.6 | 1,146.4 | 1,119.9 | 1,120.1 | 1,127.5 | 1,132.1 | 1,127.5 | 1,132.1 |
| Trade | 205.3 | 203.3 | 203.5 | 205.5 | 205.1 | 206.8 | 207.1 | 210.1 | 209.1 | 199.2 | 197.6 | 199.5 | 200.4 | 199.4 | 200.4 |
| Wholesale trade | 58.7 | 58.2 | 56.6 | 57.7 | 59.0 | 59.9 | 60.9 | 62.4 | 63.1 | 59.8 | 59.8 | 60.0 | 60.0 | 60.0 | 60.4 |
| Retail trade | 146.6 | 145.1 | 146.9 | 147.8 | 146.1 | 146.9 | 146.2 | 147.7 | 146.0 | 139.4 | 137.8 | 139.5 | 139.5 | 139.5 | 139.5 |
| Transportation & utilities | 54.6 | 54.0 | 54.3 | 51.8 | 48.4 | 48.2 | 48.1 | 49.1 | 49.7 | 47.5 | 44.6 | 45.1 | 45.5 | 45.1 | 45.5 |
| Information | 31.9 | 31.9 | 30.1 | 29.3 | 29.4 | 29.7 | 30.2 | 30.3 | 30.9 | 30.4 | 30.9 | 31.0 | 30.5 | 31.0 | 30.5 |
| Financial activities | 75.0 | 76.3 | 78.2 | 78.8 | 77.7 | 78.1 | 78.9 | 79.7 | 79.6 | 78.9 | 80.4 | 82.4 | 84.6 | 82.4 | 84.6 |
| Professional & business services | 188.7 | 186.4 | 179.0 | 178.4 | 179.8 | 187.0 | 192.6 | 194.0 | 196.2 | 182.6 | 186.8 | 191.3 | 190.0 | 191.3 | 190.0 |
| Education & health services | 179.4 | 184.5 | 191.6 | 191.7 | 194.0 | 198.1 | 203.1 | 208.3 | 211.6 | 214.9 | 222.7 | 228.6 | 232.7 | 228.6 | 232.7 |
| Leisure & hospitality | 129.6 | 130.5 | 132.3 | 133.0 | 137.4 | 139.7 | 142.2 | 142.7 | 140.8 | 137.8 | 138.3 | 136.7 | 138.3 | 136.7 | 138.3 |
| Other services | 58.2 | 59.3 | 59.4 | 58.4 | 58.1 | 57.6 | 57.6 | 57.5 | 57.5 | 55.4 | 48.1 | 46.3 | 46.4 | 46.3 | 46.4 |
| Government | 165.1 | 167.4 | 168.0 | 167.1 | 166.4 | 167.7 | 168.2 | 168.9 | 171.2 | 173.2 | 170.7 | 166.7 | 163.8 | 166.7 | 163.8 |
| Federal | 27.2 | 27.4 | 27.5 | 27.0 | 26.6 | 26.5 | 26.4 | 25.9 | 26.0 | 26.9 | 27.6 | 26.6 | 26.0 | 26.6 | 26.0 |
| State | 23.3 | 22.9 | 21.6 | 21.5 | 22.2 | 22.2 | 22.4 | 22.4 | 22.2 | 21.6 | 20.5 | 19.5 | 18.4 | 19.5 | 18.4 |
| Local | 114.7 | 117.0 | 118.8 | 118.6 | 117.6 | 119.0 | 119.4 | 120.6 | 123.0 | 124.7 | 122.5 | 120.6 | 119.4 | 120.6 | 119.4 |

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the St. Louis HMA, 2000 to January 1, 2016

| | 2000 | 2010 | Current | Forecast | Average Annual Change | | | | | |
|-----------------------------|-----------|-----------|-----------|-----------|-----------------------|----------|-----------------|----------|---------------------|----------|
| | | | | | 2000 to 2010 | | 2010 to Current | | Current to Forecast | |
| | | | | | Number | Rate (%) | Number | Rate (%) | Number | Rate (%) |
| Population | | | | | | | | | | |
| St. Louis HMA | 2,698,687 | 2,812,896 | 2,832,000 | 2,863,000 | 11,400 | 0.4 | 6,950 | 0.2 | 10,350 | 0.4 |
| City of St. Louis submarket | 348,189 | 319,294 | 317,900 | 317,800 | -2,900 | -0.9 | -510 | -0.2 | -35 | 0.0 |
| Metro West submarket | 1,678,917 | 1,789,938 | 1,808,000 | 1,832,000 | 11,100 | 0.6 | 6,575 | 0.4 | 8,000 | 0.4 |
| Metro East submarket | 671,581 | 703,664 | 706,600 | 713,400 | 3,200 | 0.5 | 1,075 | 0.2 | 2,275 | 0.3 |
| Households | | | | | | | | | | |
| St. Louis HMA | 1,048,279 | 1,119,020 | 1,126,000 | 1,138,000 | 7,075 | 0.7 | 2,550 | 0.2 | 4,000 | 0.4 |
| City of St. Louis submarket | 147,076 | 142,057 | 141,400 | 141,400 | -500 | -0.3 | -240 | -0.2 | -20 | 0.0 |
| Metro West submarket | 643,861 | 700,509 | 707,200 | 716,700 | 5,675 | 0.8 | 2,425 | 0.3 | 3,175 | 0.4 |
| Metro East submarket | 257,342 | 276,454 | 277,700 | 280,400 | 1,900 | 0.7 | 450 | 0.2 | 900 | 0.3 |

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2013. Forecast date: January 1, 2016. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the St. Louis HMA, 2000, 2010, and Current

| | St. Louis HMA | | | City of St. Louis Submarket | | | Metro West Submarket | | | Metro East Submarket | | |
|-------------------------|---------------|-----------|-----------|-----------------------------|---------|---------|----------------------|---------|---------|----------------------|---------|---------|
| | 2000 | 2010 | Current | 2000 | 2010 | Current | 2000 | 2010 | Current | 2000 | 2010 | Current |
| Total housing inventory | 1,133,277 | 1,236,222 | 1,240,000 | 176,354 | 176,002 | 174,800 | 679,595 | 756,806 | 760,300 | 277,328 | 303,414 | 305,400 |
| Occupied units | 1,048,279 | 1,119,020 | 1,126,000 | 147,076 | 142,057 | 141,400 | 643,861 | 700,509 | 707,200 | 257,342 | 276,454 | 277,700 |
| Owners | 751,037 | 791,029 | 788,500 | 68,939 | 64,425 | 62,800 | 495,462 | 528,652 | 528,300 | 186,636 | 197,952 | 197,400 |
| % | 71.6 | 70.7 | 70.0 | 46.9 | 45.4 | 44.4 | 77.0 | 75.5 | 74.7 | 72.5 | 71.6 | 71.1 |
| Renters | 297,242 | 327,991 | 337,800 | 78,137 | 77,632 | 78,550 | 148,399 | 171,857 | 178,900 | 70,706 | 78,502 | 80,350 |
| % | 28.4 | 29.3 | 30.0 | 53.1 | 54.6 | 55.6 | 23.0 | 24.5 | 25.3 | 27.5 | 28.4 | 28.9 |
| Vacant units | 84,998 | 117,202 | 114,100 | 29,278 | 33,945 | 33,400 | 35,734 | 56,297 | 53,050 | 19,986 | 26,960 | 27,700 |
| Available units | 39,560 | 59,352 | 55,400 | 12,957 | 17,102 | 16,400 | 17,910 | 29,961 | 26,550 | 8,693 | 12,289 | 12,450 |
| For sale | 12,257 | 19,544 | 17,900 | 2,532 | 3,233 | 3,100 | 6,755 | 11,821 | 10,800 | 2,970 | 4,490 | 4,025 |
| Rate (%) | 1.6 | 2.4 | 2.2 | 3.5 | 4.8 | 4.7 | 1.3 | 2.2 | 2.0 | 1.6 | 2.2 | 2.0 |
| For rent | 27,303 | 39,808 | 37,500 | 10,425 | 13,869 | 13,300 | 11,155 | 18,140 | 15,750 | 5,723 | 7,799 | 8,425 |
| Rate (%) | 8.4 | 10.8 | 10.0 | 11.8 | 15.2 | 14.5 | 7.0 | 9.5 | 8.1 | 7.5 | 9.0 | 9.5 |
| Other vacant | 45,438 | 57,850 | 58,750 | 16,321 | 16,843 | 17,000 | 17,824 | 26,336 | 26,500 | 11,293 | 14,671 | 15,250 |

Notes: Numbers may not add to totals because of rounding. Current date: January 1, 2013.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the St. Louis HMA, 2000 Through December 2012

| Type of Building Permit | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 12 Months Ending | |
|------------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|-------|-------|-------|-------|-------|------------------|---------------|
| | | | | | | | | | | | | | | December 2011 | December 2012 |
| St. Louis HMA | | | | | | | | | | | | | | | |
| Total | 12,398 | 12,184 | 14,392 | 15,159 | 16,261 | 16,811 | 13,673 | 11,353 | 5,816 | 5,162 | 6,091 | 4,650 | 5,879 | 4,650 | 5,879 |
| Single-family | 9,639 | 10,060 | 11,302 | 12,489 | 13,472 | 13,362 | 10,138 | 8,207 | 4,656 | 4,050 | 4,253 | 3,291 | 4,238 | 3,291 | 4,238 |
| Multifamily | 2,759 | 2,124 | 3,090 | 2,670 | 2,789 | 3,449 | 3,535 | 3,146 | 1,160 | 1,112 | 1,838 | 1,359 | 1,641 | 1,359 | 1,641 |
| City of St. Louis submarket | | | | | | | | | | | | | | | |
| Total | 487 | 334 | 340 | 1,304 | 806 | 2,084 | 1,490 | 1,447 | 379 | 254 | 629 | 461 | 605 | 461 | 605 |
| Single-family | 162 | 126 | 150 | 167 | 171 | 360 | 340 | 261 | 157 | 91 | 102 | 41 | 84 | 41 | 84 |
| Multifamily | 325 | 208 | 190 | 1,137 | 635 | 1,724 | 1,150 | 1,186 | 222 | 163 | 527 | 420 | 521 | 420 | 521 |
| Metro West submarket | | | | | | | | | | | | | | | |
| Total | 8,997 | 8,790 | 10,009 | 9,433 | 10,811 | 10,091 | 8,617 | 7,183 | 3,681 | 3,081 | 3,516 | 2,656 | 3,579 | 2,656 | 3,579 |
| Single-family | 7,113 | 7,329 | 7,883 | 8,699 | 9,376 | 8,886 | 6,619 | 5,565 | 3,022 | 2,662 | 2,772 | 2,222 | 2,936 | 2,222 | 2,936 |
| Multifamily | 1,884 | 1,461 | 2,126 | 734 | 1,435 | 1,205 | 1,998 | 1,618 | 659 | 419 | 744 | 434 | 643 | 434 | 643 |
| Metro East submarket | | | | | | | | | | | | | | | |
| Total | 2,914 | 3,060 | 4,043 | 4,422 | 4,644 | 4,636 | 3,566 | 2,723 | 1,756 | 1,827 | 1,946 | 1,533 | 1,695 | 1,533 | 1,695 |
| Single-family | 2,364 | 2,605 | 3,269 | 3,623 | 3,925 | 4,116 | 3,179 | 2,381 | 1,477 | 1,297 | 1,379 | 1,028 | 1,218 | 1,028 | 1,218 |
| Multifamily | 550 | 455 | 774 | 799 | 719 | 520 | 387 | 342 | 279 | 530 | 567 | 505 | 477 | 505 | 477 |

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the St. Louis HMA, 1999, 2009, and 2011

| | Median Income (\$) | | | Average Annual Change (%) | |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
| | 1999 | 2009 | 2011 | 1999 to 2009 | 2009 to 2011 |
| Median Family Income | 56,500 | 68,300 | 70,400 | 1.9 | 1.5 |
| Median household income | NA | 50,900 | 51,164 | NA | 0.3 |

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; Median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data