

As of June 1, 2022.

Table 1. Labor Force and Employment in the St. Louis HMA, 2000 Through May 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							May 2021	May 2022
Labor Force	1,414.2	1,416.1	1,421.4	1,417.4	1,418.7	1,429.2	1,440.0	1,447.1	1,445.1	1,433.9	1,472.4	1,469.6	1,446.3	1,441.0	1,450.6	1,460.8	1,471.3	1,458.0	1,460.4	1,478.7	1,448.5	1,457.2	1,456.8	1,463.4
Resident Employment	1,363.8	1,351.9	1,345.4	1,334.3	1,333.0	1,349.9	1,367.7	1,370.6	1,349.9	1,295.1	1,332.0	1,343.4	1,337.9	1,337.9	1,359.3	1,385.9	1,403.5	1,403.1	1,411.2	1,432.5	1,351.1	1,390.0	1,366.3	1,405.9
Unemployment	50.3	64.3	76.0	83.1	85.7	79.2	72.3	76.5	95.2	138.8	140.4	126.2	108.4	103.1	91.3	74.9	67.9	54.9	49.2	46.2	97.4	67.3	90.5	57.5
Unemployment Rate (%)	3.6	4.5	5.3	5.9	6.0	5.5	5.0	5.3	6.6	9.7	9.5	8.6	7.5	7.2	6.3	5.1	4.6	3.8	3.4	3.1	6.7	4.6	6.2	3.9
Total Nonfarm Payroll Jobs	1,329.8	1,331.7	1,325.3	1,316.6	1,316.6	1,333.1	1,347.1	1,357.0	1,353.8	1,297.4	1,288.1	1,301.0	1,303.0	1,313.3	1,330.0	1,356.0	1,374.8	1,389.4	1,394.3	1,406.1	1,328.8	1,357.0	1,330.6	1,369.8
Goods-Producing Sectors	247.1	242.9	233.1	226.4	223.6	223.0	221.7	218.1	208.4	177.7	167.5	171.6	167.5	168.8	171.9	176.5	180.1	181.5	183.7	187.6	180.0	183.0	180.4	187.0
Mining, Logging, & Construction	76.5	78.7	77.9	77.9	79.7	80.8	82.1	82.0	77.9	64.5	59.5	61.1	56.8	58.2	59.2	62.3	65.8	66.7	66.8	68.5	66.2	69.0	66.5	71.4
Manufacturing	170.7	164.2	155.2	148.6	144.0	142.2	139.6	136.1	130.5	113.2	108.0	110.5	110.8	110.6	112.7	114.3	114.3	114.9	116.9	119.1	113.8	114.1	113.9	115.6
Service-Providing Sectors	1,082.7	1,088.8	1,092.2	1,090.2	1,093.0	1,110.1	1,125.4	1,138.9	1,145.4	1,119.7	1,120.6	1,129.4	1,135.4	1,144.6	1,158.2	1,179.5	1,194.7	1,207.9	1,210.7	1,218.5	1,148.8	1,174.0	1,150.3	1,182.9
Wholesale & Retail Trade	203.3	201.3	201.5	203.5	203.1	204.9	205.2	208.2	207.2	197.2	195.7	197.5	198.5	199.4	202.2	204.0	205.0	205.0	205.1	201.0	192.3	196.4	194.4	198.8
Wholesale Trade	57.9	57.3	55.7	56.9	58.2	59.1	60.1	61.5	62.1	58.8	58.8	58.9	59.8	59.9	61.0	60.5	60.4	61.1	62.8	63.8	62.8	63.9	63.1	64.5
Retail Trade	145.4	144.0	145.8	146.6	144.9	145.8	145.1	146.7	145.1	138.4	136.9	138.6	138.7	139.5	141.2	143.5	144.6	143.9	142.3	137.2	129.5	132.5	131.3	134.4
Transportation & Utilities	54.3	53.7	54.0	51.4	48.0	47.8	47.8	48.8	49.4	47.2	44.2	44.8	45.3	45.8	47.0	48.7	49.8	53.3	55.4	57.7	62.2	65.3	64.4	65.5
Information	31.8	31.8	30.0	29.2	29.3	29.6	30.1	30.2	30.8	30.3	30.9	30.9	30.0	29.1	28.7	28.7	28.6	28.0	27.4	27.2	25.6	26.3	25.6	26.4
Financial Activities	75.7	77.1	79.2	79.9	78.8	79.4	80.2	81.1	81.1	80.6	82.2	84.3	87.0	87.7	87.8	88.4	88.7	90.5	91.3	92.6	90.9	91.9	91.5	90.6
Professional & Business Services	188.5	186.1	178.8	178.2	179.5	186.7	192.2	193.7	196.1	182.6	186.8	191.2	191.2	198.2	203.6	207.3	211.2	212.6	213.3	213.6	205.9	210.1	205.5	213.0
Education & Health Services	180.0	185.5	193.0	193.5	196.1	200.6	205.9	211.9	215.7	219.5	227.7	234.5	237.6	235.5	238.6	247.2	252.5	258.4	260.1	264.5	253.1	255.0	252.2	254.1
Leisure & Hospitality	129.0	129.9	131.7	132.3	136.8	139.0	141.4	141.9	140.1	137.0	137.6	135.9	138.1	140.6	143.0	147.7	149.4	150.9	152.4	152.7	120.0	129.3	119.3	133.8
Other Services	57.7	58.8	58.9	57.8	57.6	57.1	57.1	56.9	56.9	54.9	47.6	45.8	45.5	46.0	47.2	47.6	49.0	51.5	51.1	51.8	46.9	48.9	47.3	50.0
Government	162.4	164.6	165.2	164.4	163.8	165.0	165.5	166.1	168.3	170.4	168.0	164.5	162.3	162.5	160.1	159.9	160.6	157.5	154.6	157.5	151.8	150.8	150.1	150.6
Federal	26.9	27.1	27.2	26.8	26.4	26.3	26.2	25.6	25.7	26.7	27.4	26.4	25.6	25.2	24.9	25.2	25.3	25.4	25.4	25.3	25.8	25.7	26.0	25.5
State	22.7	22.3	21.1	20.9	21.6	21.6	21.8	21.8	21.6	21.1	20.1	19.4	18.7	18.1	17.4	16.7	16.0	15.5	15.5	15.4	14.8	14.2	14.4	14.0
Local	112.8	115.1	116.9	116.7	115.8	117.1	117.5	118.6	121.0	122.7	120.5	118.7	117.9	119.2	117.9	118.0	119.2	116.6	113.8	116.8	111.2	110.9	109.7	111.2

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

Source: U.S. Bureau of Labor Statistics



As of June 1, 2022.

Table 2. Population and Household Trends in the St. Louis HMA, 2000 to Forecast

	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	2,675,343	2,787,701	2,817,800	2,826,900	11,200	0.4	2,475	0.1	3,075	0.1
City of St. Louis Submarket	348,189	319,294	294,800	289,100	-2,900	-0.9	-2,025	-0.7	-1,925	-0.6
Metro West Submarket	1,655,573	1,764,743	1,844,000	1,864,000	10,900	0.6	6,525	0.4	6,725	0.4
Metro East Submarket	671,581	703,664	679,000	673,800	3,200	0.5	-2,025	-0.3	-1,725	-0.3
Households										
St. Louis HMA	1,039,873	1,109,665	1,160,900	1,176,000	6,975	0.7	4,200	0.4	4,955	0.4
City of St. Louis Submarket	147,076	142,057	144,750	145,800	-500	-0.3	220	0.2	350	0.2
Metro West Submarket	635,455	691,154	741,000	754,000	5,575	0.8	4,100	0.6	4,325	0.6
Metro East Submarket	257,342	276,454	275,150	276,000	1,900	0.7	-120	0.0	280	0.1

Notes: The current date is June 1, 2022. The forecast date is June 1, 2025.

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



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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	1,123,383	1,225,205	1,268,600	176,354	176,002	171,475	669,701	745,789	788,650	277,328	303,414	308,475
Occupied Units	1,039,873	1,109,665	1,160,900	147,076	142,057	144,750	635,455	691,154	741,000	257,342	276,454	275,150
Owner-Occupied	744,315	783,729	809,250	68,939	64,425	63,050	488,740	521,352	549,400	186,636	197,952	196,800
%	71.6	70.6	69.7	46.9	45.4	43.6	76.9	75.4	74.1	72.5	71.6	71.5
Renter-Occupied	295,558	325,936	351,650	78,137	77,632	81,700	146,715	169,802	191,600	70,706	78,502	78,350
%	28.4	29.4	30.3	53.1	54.6	56.4	23.1	24.6	25.9	27.5	28.4	28.5
Vacant Units	83,510	115,540	107,700	29,278	33,945	26,725	34,246	54,635	47,650	19,986	26,960	33,325
Available Units	39,287	59,051	38,500	12,957	17,102	10,325	17,637	29,660	17,650	8,693	12,289	10,525
For Sale	12,143	19,439	10,450	2,532	3,233	1,750	6,641	11,716	5,000	2,970	4,490	3,700
Rate (%)	1.6	2.4	1.3	3.5	4.8	2.7	1.3	2.2	0.9	1.6	2.2	1.8
For Rent	27,144	39,612	28,050	10,425	13,869	8,575	10,996	17,944	12,650	5,723	7,799	6,825
Rate (%)	8.4	10.8	7.4	11.8	15.2	9.5	7.0	9.6	6.2	7.5	9.0	8.0
Other Vacant	44,223	56,489	69,200	16,321	16,843	16,400	16,609	24,975	30,000	11,293	14,671	22,800

Notes: The current date is June 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the Census Bureau. Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the St. Louis HMA, 2000 Through May 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	12 Months Ending	
																							May 2021	May 2022
St. Louis HMA																								
Total	11,952	12,290	14,412	15,790	15,912	16,203	13,409	10,583	6,122	5,954	5,675	5,142	5,540	5,990	6,998	7,855	7,973	7,868	7,365	7,103	8,637	8,823	9,368	8,964
Sales	9,925	10,154	11,538	12,656	13,934	14,005	11,072	8,424	4,672	4,060	4,269	3,376	4,024	4,659	4,553	5,062	5,439	5,634	5,256	5,232	5,726	5,734	6,097	5,241
Rental	2,027	2,136	2,874	3,134	1,978	2,198	2,337	2,159	1,414	1,894	1,406	1,766	1,516	1,331	2,445	2,793	2,534	2,234	2,109	1,871	2,911	3,089	3,271	3,723
City of St. Louis Submarket																								
Total	397	441	291	891	654	1,274	968	697	579	452	259	374	605	436	758	548	1,070	973	682	772	1,185	1,618	2,010	1,581
Sales	255	128	153	240	257	772	341	363	162	92	103	115	86	50	96	76	140	96	161	125	124	146	80	165
Rental	142	313	138	651	397	502	627	334	417	360	156	259	519	386	662	472	930	877	521	647	1,061	1,472	1,930	1,416
Metro West Submarket																								
Total	8,634	8,789	10,078	10,477	10,692	10,379	8,875	7,183	3,867	3,675	3,531	3,235	3,455	4,081	4,652	5,873	5,654	5,482	5,074	5,040	6,009	5,854	5,770	5,847
Sales	7,295	7,411	8,101	8,782	9,638	9,009	7,544	5,674	3,031	2,669	2,783	2,226	2,847	3,472	3,351	3,831	4,157	4,294	3,967	4,033	4,423	4,402	4,644	3,911
Rental	1,339	1,378	1,977	1,695	1,054	1,370	1,331	1,509	800	1,006	748	1,009	608	609	1,301	2,042	1,497	1,188	1,107	1,007	1,586	1,452	1,126	1,936
Metro East Submarket																								
Total	2,921	3,060	4,043	4,422	4,566	4,550	3,566	2,703	1,676	1,827	1,885	1,533	1,480	1,473	1,588	1,434	1,249	1,413	1,609	1,291	1,443	1,351	1,588	1,536
Sales	2,375	2,615	3,284	3,634	4,039	4,224	3,187	2,387	1,479	1,299	1,383	1,035	1,091	1,137	1,106	1,155	1,142	1,244	1,128	1,074	1,179	1,186	1,373	1,165
Rental	546	445	759	788	527	326	379	316	197	528	502	498	389	336	482	279	107	169	481	217	264	165	215	371

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



As of June 1, 2022.

Table 5. Median Income in the St. Louis MSA 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	52,000	67,900	70,275	2.7	0.3
Median Household Income	NA	50,912	66,417	NA	2.7

NA = data not available.

Note: The estimates are for the larger St. Louis MSA.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

