

Table 1. Labor Force and Employment in the St. Louis HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
Labor force	1,411.9	1,421.8	1,428.4	1,429.6	1,424.4	1,426.5	1,437.6	1,440.1	1,432.5	1,430.6	1,477.6	1,475.3	1,451.9	1,442.0	1,455.4	1,449.9	1,460.2
Resident employment	1,360.1	1,356.5	1,351.1	1,346.1	1,338.5	1,347.5	1,365.8	1,364.0	1,339.2	1,289.8	1,335.9	1,350.0	1,345.0	1,338.8	1,363.7	1,353.9	1,380.5
Unemployment	51.8	65.3	77.4	83.5	85.9	79.0	71.8	76.0	93.3	140.8	141.7	125.2	106.9	103.2	91.7	96.0	79.7
Unemployment rate (%)	3.7	4.6	5.4	5.8	6.0	5.5	5.0	5.3	6.5	9.8	9.6	8.5	7.4	7.2	6.3	6.6	5.5
Total nonfarm payroll jobs	1,327.0	1,328.4	1,321.6	1,312.5	1,312.1	1,328.1	1,341.8	1,350.9	1,347.3	1,290.7	1,281.3	1,293.6	1,294.3	1,302.9	1,314.0	1,311.1	1,324.3
Goods-producing sectors	247.1	242.9	233.1	226.4	223.6	223.0	221.7	218.0	208.3	177.7	167.5	171.6	167.5	168.8	171.1	170.4	172.3
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	58.7	58.7	58.5
Manufacturing	170.7	164.2	155.2	148.6	143.9	142.2	139.6	136.1	130.5	113.2	108.0	110.4	110.7	110.6	112.4	111.8	113.8
Service-providing sectors	1,079.9	1,085.5	1,088.5	1,086.1	1,088.5	1,105.1	1,120.1	1,132.9	1,139.0	1,113.0	1,113.8	1,122.1	1,126.8	1,134.1	1,143.0	1,140.6	1,152.0
Trade	203.8	201.8	202.0	204.0	203.6	205.3	205.7	208.7	207.7	197.7	196.2	198.0	199.0	199.9	202.1	202.0	201.1
Wholesale trade	58.4	57.9	56.3	57.5	58.8	59.7	60.7	62.2	62.9	59.6	59.6	59.8	60.7	60.9	62.2	62.0	61.7
Retail trade	145.4	143.9	145.7	146.5	144.8	145.6	145.0	146.5	144.8	138.1	136.6	138.2	138.3	139.0	139.9	140.1	139.4
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	47.1	46.5	50.7
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	28.9	28.8	29.0
Financial activities	74.6	75.9	77.8	78.4	77.3	77.7	78.5	79.3	79.2	78.5	80.0	82.1	84.6	85.2	85.4	85.4	85.4
Professional & business services	188.0	185.7	178.4	177.7	179.1	186.3	191.8	193.3	195.7	182.2	186.4	190.8	190.7	197.7	203.6	202.5	205.0
Education & health services	178.2	183.4	190.6	190.8	193.2	197.3	202.4	207.7	211.2	214.8	223.2	230.0	232.3	229.1	228.8	228.3	232.1
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	140.8	143.3	142.4	146.1
Other services	57.6	58.7	58.8	57.8	57.5	57.0	57.0	56.9	56.9	54.9	47.5	45.8	45.5	45.4	45.4	44.8	44.8
Government	162.4	164.6	165.2	164.4	163.8	165.0	165.5	166.1	168.3	170.4	167.9	163.9	161.4	161.2	158.5	159.2	157.7
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	24.9	25.3
State	22.7	22.3	21.1	20.9	21.6	21.6	21.8	21.8	21.6	21.1	19.9	18.9	17.8	16.8	15.7	16.0	14.9
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	118.3	117.5

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2015.

Source: U.S. Bureau of Labor Statistics

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	2,815,000	2,841,000	11,250	0.4	4,975	0.2	8,675	0.3
City of St. Louis submarket	348,189	319,294	317,400	317,400	-2,900	-0.9	-340	-0.1	0	0.0
Metro West submarket	1,655,573	1,764,743	1,803,000	1,829,000	10,900	0.6	6,950	0.4	8,675	0.5
Metro East submarket	671,581	703,664	694,300	694,000	3,200	0.5	-1,700	-0.2	-100	0.0
Households										
St. Louis HMA	1,039,873	1,109,665	1,119,700	1,132,000	6,975	0.7	1,825	0.2	4,100	0.4
City of St. Louis submarket	147,076	142,057	141,100	141,400	-500	-0.3	-170	-0.1	100	0.1
Metro West submarket	635,455	691,154	706,000	717,300	5,575	0.8	2,700	0.4	3,775	0.5
Metro East submarket	257,342	276,454	272,700	273,100	1,900	0.7	-680	-0.2	130	0.0

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is October 1, 2015. The forecast date is October 1, 2018.

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	1,123,383	1,225,205	1,241,000	176,354	176,002	174,800	669,701	745,789	760,700	277,328	303,414	306,100
Occupied units	1,039,873	1,109,665	1,119,700	147,076	142,057	141,100	635,455	691,154	706,000	257,342	276,454	272,700
Owner-occupied	744,315	783,729	770,900	68,939	64,425	59,000	488,740	521,352	520,000	186,636	197,952	192,000
%	71.6	70.6	68.8	46.9	45.4	41.8	76.9	75.4	73.7	72.5	71.6	70.4
Renter-occupied	295,558	325,936	348,800	78,137	77,632	82,100	146,715	169,802	186,000	70,706	78,502	80,700
%	28.4	29.4	31.2	53.1	54.6	58.2	23.1	24.6	26.3	27.5	28.4	29.6
Vacant units	83,510	115,540	121,700	29,278	33,945	33,650	34,246	54,635	54,650	19,986	26,960	33,400
Available units	39,287	59,051	53,250	12,957	17,102	13,400	17,637	29,660	26,650	8,693	12,289	13,200
For sale	12,143	19,439	12,950	2,532	3,233	1,500	6,641	11,716	7,850	2,970	4,490	3,625
Rate (%)	1.6	2.4	1.7	3.5	4.8	2.5	1.3	2.2	1.5	1.6	2.2	1.9
For rent	27,144	39,612	40,300	10,425	13,869	11,900	10,996	17,944	18,800	5,723	7,799	9,550
Rate (%)	8.4	10.8	10.4	11.8	15.2	12.7	7.0	9.6	9.2	7.5	9.0	10.6
Other vacant	44,223	56,489	68,500	16,321	16,843	20,250	16,609	24,975	28,000	11,293	14,671	20,250

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2015.

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 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																September 2014	September 2015
St. Louis HMA																	
Total	13,147	13,468	14,730	16,402	17,169	17,019	13,843	11,453	5,804	5,456	6,248	5,033	5,489	6,071	6,923	6,965	7,200
Single-family	9,638	10,059	11,299	12,488	13,465	13,362	10,138	8,207	4,655	4,048	4,251	3,287	4,014	4,646	4,544	4,625	4,840
Multifamily	3,509	3,409	3,431	3,914	3,704	3,657	3,705	3,246	1,149	1,408	1,997	1,746	1,475	1,425	2,379	2,340	2,360
City of St. Louis submarket																	
Total	487	924	571	1,215	1,336	2,184	1,261	1,526	379	452	625	288	605	446	758	825	430
Single-family	162	126	150	167	171	360	340	261	157	91	102	41	84	50	96	75	90
Multifamily	325	798	421	1,048	1,165	1,824	921	1,265	222	361	523	247	521	396	662	750	340
Metro West submarket																	
Total	9,487	9,408	10,116	10,765	11,267	10,285	9,016	7,183	3,679	3,177	3,587	3,212	3,404	4,154	4,577	4,450	5,425
Single-family	7,112	7,328	7,880	8,698	9,369	8,886	6,619	5,565	3,021	2,660	2,770	2,218	2,843	3,463	3,344	3,400	3,675
Multifamily	2,375	2,080	2,236	2,067	1,898	1,399	2,397	1,618	658	517	817	994	561	691	1,233	1,050	1,750
Metro East submarket																	
Total	3,173	3,136	4,043	4,422	4,566	4,550	3,566	2,744	1,746	1,827	2,036	1,533	1,480	1,471	1,588	1,690	1,345
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	1,087	1,133	1,104	1,150	1,075
Multifamily	809	531	774	799	641	434	387	363	269	530	657	505	393	338	484	540	270

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2015.

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

Table 5. Median Income in the St. Louis HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	56,500	68,300	67,100	1.9	-0.4
Median household income	45,432	50,900	55,535	1.1	1.8

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data