

Table 1. Labor Force and Employment in the St. Louis HMA, 2000 through June 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
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	1,478.1	1,475.2	1,455.8	1,444.7	1,455.4	1,467.3	1,471.7	1,464.0	1,464.0	1,459.9
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	1,336.4	1,350.3	1,349.4	1,341.9	1,364.4	1,393.2	1,403.8	1,402.1	1,402.1	1,407.9
Unemployment	51.8	65.3	77.4	83.5	85.9	79.0	71.8	76.0	93.3	140.8	141.7	124.9	106.5	102.8	91.0	74.1	67.8	62.0	62.0	51.9
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	7.3	7.1	6.3	5.1	4.6	4.2	4.2	3.6
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	1,303.9	1,319.8	1,344.8	1,363.7	1,372.0	1,372.0	1,382.6
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	171.8	176.5	180.1	181.2	181.2	181.0
Mining, logging, and 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	66.7	65.6
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	112.7	114.2	114.3	114.5	114.5	115.4
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	1,135.1	1,147.9	1,168.4	1,183.7	1,190.8	1,190.8	1,201.7
Wholesale and retail 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	202.7	204.5	206.3	207.0	207.0	209.2
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	62.0	61.6	62.3	63.3	63.3	65.8
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	140.7	142.9	144.0	143.7	143.7	143.4
Transportation and 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	50.2	50.2	51.3
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	28.5	28.3	28.3	27.9
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	85.2	85.7	85.9	86.8	86.8	88.4
Professional and 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	203.2	206.8	210.8	211.5	211.5	216.2
Education and 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	229.8	232.6	240.9	245.9	248.9	248.9	254.7
Leisure and 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	150.0	150.0	150.6
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	46.0	47.2	47.6	49.0	50.8	50.8	52.1
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	157.8	158.1	157.4	157.4	151.2
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
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	14.6	13.6	13.0	13.0	12.4
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	118.9	118.9	113.5

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 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	2,808,000	2,819,000	11,250	0.4	2,450	0.1	3,675	0.1
City of St. Louis submarket	348,189	319,294	306,300	304,000	-2,900	-0.9	-1,575	-0.5	-770	-0.3
Metro West submarket	1,655,573	1,764,743	1,816,000	1,834,000	10,900	0.6	6,225	0.3	6,000	0.3
Metro East submarket	671,581	703,664	686,400	681,300	3,200	0.5	-2,100	-0.3	-1,700	-0.2
Households										
St. Louis HMA	1,039,873	1,109,665	1,124,300	1,133,000	6,975	0.7	1,775	0.2	2,900	0.3
City of St. Louis submarket	147,076	142,057	138,150	137,800	-500	-0.3	-470	-0.3	-120	-0.1
Metro West submarket	635,455	691,154	714,500	724,100	5,575	0.8	2,825	0.4	3,200	0.4
Metro East submarket	257,342	276,454	271,700	271,100	1,900	0.7	-580	-0.2	-200	-0.1

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2018. The forecast date is July 1, 2021. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—U.S. 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	1,248,000	176,354	176,002	173,900	669,701	745,789	769,400	277,328	303,414	304,800
Occupied units	1,039,873	1,109,665	1,124,300	147,076	142,057	138,150	635,455	691,154	714,500	257,342	276,454	271,700
Owner-occupied	744,315	783,729	762,300	68,939	64,425	59,050	488,740	521,352	513,700	186,636	197,952	189,600
%	71.6	70.6	67.8	46.9	45.4	42.7	76.9	75.4	71.9	72.5	71.6	69.8
Renter-occupied	295,558	325,936	362,000	78,137	77,632	79,100	146,715	169,802	200,800	70,706	78,502	82,100
%	28.4	29.4	32.2	53.1	54.6	57.3	23.1	24.6	28.1	27.5	28.4	30.2
Vacant units	83,510	115,540	123,800	29,278	33,945	35,750	34,246	54,635	54,950	19,986	26,960	33,150
Available units	39,287	59,051	49,550	12,957	17,102	13,750	17,637	29,660	22,200	8,693	12,289	13,650
For sale	12,143	19,439	12,950	2,532	3,233	1,975	6,641	11,716	7,250	2,970	4,490	3,725
Rate (%)	1.6	2.4	1.7	3.5	4.8	3.2	1.3	2.2	1.4	1.6	2.2	1.9
For rent	27,144	39,612	36,600	10,425	13,869	11,750	10,996	17,944	14,950	5,723	7,799	9,925
Rate (%)	8.4	10.8	9.2	11.8	15.2	12.9	7.0	9.6	6.9	7.5	9.0	10.8
Other vacant	44,223	56,489	74,250	16,321	16,843	22,000	16,609	24,975	32,750	11,293	14,671	19,500

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2018.

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

Table 4. Residential Building Permit Activity in the St. Louis HMA, 2000 through June 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
St. Louis HMA																				
Total	12,589	13,046	14,637	16,044	16,375	16,682	14,015	11,737	5,804	5,353	6,346	4,971	5,545	6,282	7,305	8,271	8,295	8,943	8,030	8,245
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	5,054	5,486	5,779	5,625	5,395
Multifamily	2,951	2,987	3,338	3,556	2,910	3,320	3,877	3,530	1,149	1,305	2,095	1,684	1,531	1,636	2,761	3,217	2,809	3,164	2,405	2,850
City of St. Louis submarket																				
Total	398	988	588	1,215	880	1,957	1,492	1,732	379	349	800	275	661	811	1,065	776	1,546	1,499	1,325	1,670
Single-family	162	126	150	167	171	360	340	261	157	91	102	41	84	50	96	75	85	95	100	120
Multifamily	236	862	438	1,048	709	1,597	1,152	1,471	222	258	698	234	577	761	969	701	1,461	1,404	1,225	1,550
Metro West submarket																				
Total	9,128	8,998	10,006	10,407	10,929	10,175	8,878	7,183	3,679	3,177	3,510	3,163	3,404	4,000	4,652	6,061	5,392	5,632	5,215	5,250
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	3,825	4,152	4,271	4,275	4,100
Multifamily	2,016	1,670	2,126	1,709	1,560	1,289	2,259	1,618	658	517	740	945	561	537	1,308	2,236	1,240	1,361	940	1,150
Metro East submarket																				
Total	3,063	3,060	4,043	4,422	4,566	4,550	3,645	2,822	1,746	1,827	2,036	1,533	1,480	1,471	1,588	1,434	1,357	1,812	1,490	1,325
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	1,154	1,249	1,413	1,250	1,175
Multifamily	699	455	774	799	641	434	466	441	269	530	657	505	393	338	484	280	108	399	240	150

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2015 final data and analyst estimates; 2016–2017 preliminary data and analyst estimates

Table 5. Median Income in the St. Louis HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	52,000	67,900	70,275	2.7	0.5
Median household income	44,437	51,691	59,780	1.5	2.1

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 2016 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2016