

# ST LOUIS METROPOLITAN MISSOURI MARKET

The St. Louis Metropolitan Statistical Area (MSA) consists of seven Missouri Counties (Franklin, Jefferson, Lincoln, Warren, Washington, St. Charles, St. Louis) and the City of St. Louis, and eight Illinois Counties (Clinton, Jersey, Madison, Monroe, St. Clair, Macoupin, Calhoun and Bond). As of 2008 the St. Louis MSA has 8,649 square miles and a population in the range of 2.8 million, ranking it the 17th largest MSA area in the United States.

## Housing

St. Louis ranks as one of the most affordable housing markets when compared with the top 20 large metropolitan areas in the country according to the National Association of Home Builders as 80% of homes are affordable to the median income. In August 2007, *Forbes* magazine named St. Louis the 7th "Most Affordable U.S. Real Estate Market."

## Employment

Employment growth has occurred in industries such as plant and medical sciences, information technology, and advanced manufacturing. Ten St. Louis-based companies were recently on *Forbes* "World's 2,000 Largest Public Companies" list, which ranked the biggest companies in the world by sales, market value, assets and profits. The list included Emerson Electric, Anheuser-Busch, Ameren Corp., Monsanto, Express Scripts, Peabody Energy, MEMC Electronic, Commerce Bancshares and Sigma-Aldrich. *Forbes* magazine released "America's Largest Private Companies" which included St. Louis-based companies: Apex Oil, Edward Jones, Enterprise Rent-A-Car, Graybar Electric, Maritz Inc., McCarthy Building Cos., Schnuck Markets Inc., UniGroup, and World Wide Technologies Inc. Eleven St. Louis-based companies made the *Forbes*' list of "America's Best Big Companies" which included Brown Shoe, Bunge, Emerson Electric, Express Scripts, MEMC Electronic Mats, Monsanto, Peabody Energy, Ralcorp Holdings, Sigma-Aldrich, Spartech, and The Laclede Group.

## Cost Of Living

According to the Council For Community & Economic Research, St. Louis is tied with Houston, Texas for the lowest cost of living among the nation's 20 largest metropolitan areas for 2008.

### Single-Family Home Building Permits

<u>County</u>	<u>2007</u>	<u>2008</u>
St. Louis City	479*	285*
St. Louis County	940	465
St. Charles County	2,527	1,279
Jefferson County	903	562
Franklin County	155	136
Lincoln County	225	124
Warren County	299	112

Year-to-date through December  
\*Includes permits issued for both new and rehab homes  
Source: Home Builders Assn of Greater St. Louis & Eastern Missouri

# ST LOUIS METROPOLITAN MISSOURI MARKET continued

<b>Local MLS Home Sale Statistics*</b>					
All Residential Sales 2004-2008					
<i>Year</i>	<i>Homes Sold</i>	<i>Per Year Avg SP</i>	<i>Median % Change</i>	<i>Avg Sale Price</i>	<i>DOM</i>
2004	31,667	\$174,000	+5.3%	\$143,000	61
2005	31,949	\$187,000	+7.5%	\$153,000	64
2006	29,997	\$191,500	+2.4%	\$155,000	72
2007	27,382	\$194,500	+1.5%	\$155,000	83
2008	23,694	\$178,300	-9.1%	\$143,300	95

<b>Same Analysis - Over \$500,000 Price Range</b>					
<i>Year</i>	<i>Homes Sold</i>	<i>Per Year Avg SP</i>	<i>Median % Change</i>	<i>Avg Sale Price</i>	<i>DOM</i>
2004	1,022	\$761,400	+1.6%	\$645,000	97
2005	1,235	\$784,400	+3.0%	\$660,000	92
2006	1,250	\$794,900	+1.3%	\$659,000	86
2007	1,234	\$823,900	+3.6%	\$675,000	100
2008	996	\$816,000	-1%	\$676,605	118

<b>Same Analysis - Under \$500,000 Price Range</b>					
<i>Year</i>	<i>Homes Sold</i>	<i>Per Year Avg SP</i>	<i>Median % Change</i>	<i>Avg Sale Price</i>	<i>DOM</i>
2004	30,655	\$154,100	+4.0%	\$139,900	59
2005	30,713	\$163,000	+5.8%	\$149,900	63
2006	28,747	\$165,300	+1.4%	\$150,000	72
2007	26,148	\$164,800	-0.3%	\$150,000	82
2008	22,689	\$150,300	-9.6%	\$138,000	94

## 2004 Thru 2008 – Observations Of All Sales, Over \$500,000 & Under \$500,000 Ranges

1. The total number of sales declined 25% and the average DOM increased 36% for "All Sales."
2. The total number of sales in the *over \$500,000 price range* declined 2.5% and the DOM increased 18%.
3. The total number of sales in the *under \$500,000 price range* declined 26% and the DOM increased 37%.

\*Local MLS Data does not include Illinois Counties



For additional or more current information on the residential market in the St. Louis area, visit [www.rac.net](http://www.rac.net) and select "The RAC Report," or contact the following RAC member:

**H. John Neff, SRA, Mueller & Neff Real Estate Appraisers & Consultants, Inc.**

Phone: (314) 849.1444 ♦ Fax: (314) 849-1434 ♦ [JohnNeff@RAC.net](mailto:JohnNeff@RAC.net) ♦ [www.muellerneff.com](http://www.muellerneff.com)