

ST LOUIS METROPOLITAN MISSOURI MARKET

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 the third most affordable housing market when compared with the top 20 large metropolitan areas in the country, according to the National Association of Home Builders during the fourth quarter of 2009 as 84.5% of homes are affordable to the median income.

Employment

Employment growth has occurred in industries such as plant and medical sciences, information technology and advanced manufacturing. Nine 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, McCarthy Building Cos., Schnuck Markets Inc., UniGroup and World Wide Technologies Inc. Ten St. Louis-based companies made the Forbes' list of America's Best Big Companies which included Amdocs, Arch Coal, Belden CDT, Emerson Electric, Energizer Holdings, Express Scripts, MEMC Electronic Materials Inc., Monsanto, Peabody Energy and Sigma-Aldrich.

Cost of Living

According to the Council for Community & Economic Research, St. Louis has the second lowest cost of living among the nation's 20 largest metropolitan areas for 2009.

Single-Family Home Building Permits

County	2008	2009
St. Louis City	285*	212*
St. Louis County	465	432
St. Charles County	1,279	1,279
Jefferson County	562	561
Franklin County	136	154
Lincoln County	124	110
Warren County	112	105

Year-to-date through December

**Includes permits issued for both new and rehab homes*

Source: Home Builders Association of Greater St. Louis & Eastern Missouri

Transportation

St. Louis is one of the few regions offering access to four modes of transportation – air, rail, road and water, providing local, national and international scale opportunities.

ST LOUIS MISSOURI MARKET *continued*

Lifestyle

Much of the character of St. Louis can be attributed to the stability and appeal of its' various residential communities, as well as the various cultural and entertainment venues located within the region. There are hundreds of distinct neighborhoods and mini-communities in the area, offering both historic urban renovation and newer suburban community lifestyles. St. Louis is comprised of over 90 individual municipalities.

Recreation, Arts & Entertainment

St. Louis area residents can enjoy area attractions including the St. Louis Zoo, Gateway Arch, Magic House, St. Louis Children's Museum, Science Center, History Museum, Missouri Botanical Gardens, Powell Symphony Hall and casino gambling. Forest Park, which is one of the largest city parks in the nation is home to the St. Louis Art Museum, The Muny (nation's oldest and largest outdoor theater) and other attractions. Three professional sports teams – Cardinals Baseball, Rams Football and Blues Hockey play in downtown St. Louis.

Local MLS Home Sale Statistics

All Residential Sales 2007-2009

<i>Year</i>	<i>Homes Sold</i>	<i>Per Year Average SP</i>	<i>Median % Change</i>	<i>Average Sale Price</i>	<i>DOM</i>
2007	27,382	\$194,500	+1.5%	\$155,000	83
2008	23,694	\$178,300	-9.1%	\$143,300	95
2009	23,215	\$172,500	-3.3%	\$137,000	93
<i>Same Analysis – Over \$500,00 Price Range</i>					
2007	1,234	\$823,900	+3.6%	\$675,000	100
2008	996	\$816,000	-1%	\$676,605	118
2009	727	\$785,000	-3.8%	\$645,000	126
<i>Same Analysis – Under \$500,00 Price Range</i>					
2007	26,148	\$164,800	-0.3%	\$150,000	82
2008	22,689	\$150,300	-9.6%	\$138,000	94
2009	22,502	\$144,000	-4.2%	\$134,000	92

2007 Thru 2009 – Observations

1. The total number of sales from 2008 to 2009 are fairly stable.
2. The total number of sales in the over \$500,00 price range declined and days on market increased.
3. The total number of sales in the under \$500,00 price range and the DOM were rather stable.



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

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