

# Economic Indicators Report

## Second Quarter 2017

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Table of Contents	2
Population	3
2011-'15 ACS (Demographics) for St. Louis City with Comparison to 2010 Census	3
2011-'15 ACS (Housing) Comparisons to 2010 Census Results (Housing) for St. Louis City	4
2011-'15 ACS Results for the St. Louis Metropolitan Statistical Area (MSA)	5
Population Change in the City of St. Louis by Census Tract: Census 2010 v. ACS 2011-'15	6
Economy	7
Personal Income	7
Per Capita Personal Income	8
Median Household Income	9
Unemployment Rate	10
Employment and Jobs	11
Total Wages	12
Industry Concentrations	13
Housing and Development	14
Building Permits	14
Home Sales: Total Number of Sales and Average Sales Price	15
New Construction	16
Single Family Home Development	17
Rehabilitations	18
Vacant and Condemned Buildings	19
Demolitions	20
Foreclosures	21

# I. Population

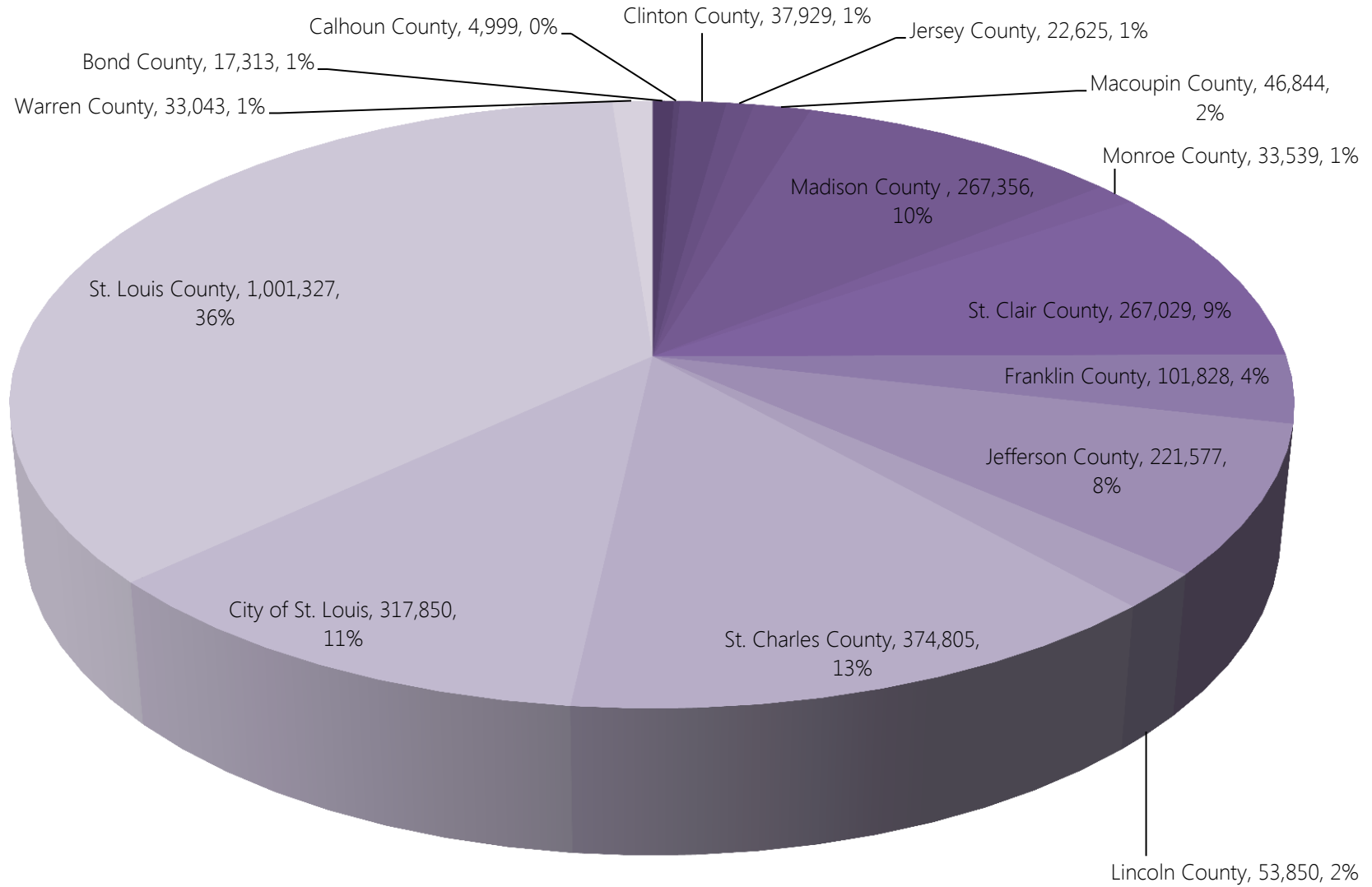
## 2011 – '15 ACS (Demographics) for St. Louis City with Comparison to 2010 Census

St. Louis City 2010 Census Comparison to 2011-'15 ACS 5-Year Estimates				
Demographics (Total)				
	2010	2011-'15	Change	% Change
Population:	319,294	317,850	-1,444	-0.45%
White alone:	140,267	145,402	5,135	3.66%
Black or African American alone:	157,160	151,566	-5,594	-3.56%
American Indian and Alaska Native alone:	838	737	-101	-12.05%
Asian alone:	9,291	9,044	-247	-2.66%
Native Hawaiian and Other Pacific Islander alone:	74	178	104	140.54%
Other:	4,102	2,609	-1,493	-36.40%
Two or More Races:	7,562	8,314	752	9.94%
Hispanic or Latino (Total)				
Population:	11,130	11,875	745	6.69%
Age of Population				
Under 5 Years	21,089	21,305	216	1.02%
5 to 14 Years	34,290	33,790	-500	-1.46%
15 to 19 Years	22,551	18,529	-4,022	-17.84%
20 to 24 Years	28,852	26,115	-2,737	-9.49%
25 to 34 Years	57,661	61,011	3,350	5.81%
35 to 44 Years	40,244	40,564	320	0.80%
45 to 54 Years	44,811	41,552	-3,259	-7.27%
55 to 64 Years	34,621	39,331	4,710	13.60%
65 to 74 Years	17,689	19,432	1,743	9.85%
75 to 84 Years	12,108	11,377	-731	-6.04%
Over 85 Years	5,378	4,841	-537	-9.99%

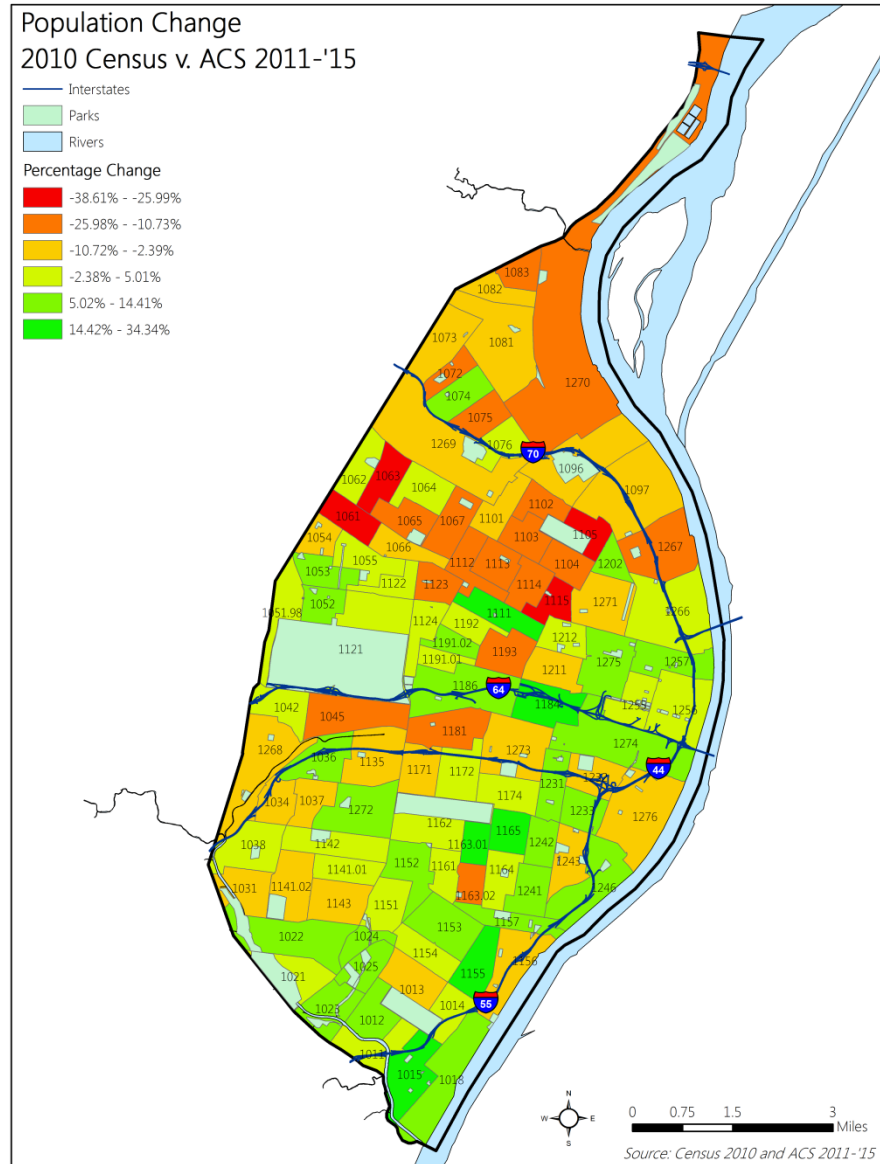
## 2011-'15 ACS (Housing) Comparisons to 2010 Census Results (Housing) for St. Louis City

St. Louis City 2011-'15 ACS Comparison to 2000 Census Report (Summary File 1 Release)				
Household Types				
	2010	2011-'15	Change	% Change
Total Households	142,057	139,555	-2,502	-1.76%
Family	67,488	64,755	-2,733	-4.05%
Family with Children	29,701	28,203	-1,498	-5.04%
Married Couple	32,966	34,092	1,126	3.42%
Married Couple with Children	11,931	11,948	17	0.14%
Female Headed Household	27,491	24,949	-2,542	-9.25%
Female With Children	14,891	13,670	-1,221	-8.20%
Non-Family	74,569	74,800	231	0.31%
Live Alone	60,468	61,946	1,478	2.44%
Housing Units				
Total	176,002	175,591	-411	-0.23%
Occupied	142,057	139,555	-2,502	-1.76%
Vacant	33,945	36,036	2,091	6.16%
Owner Occupied	64,425	61,266	-3,159	-4.90%
Renter Occupied	77,632	78,289	657	0.85%

# 2011-'15 ACS Results for the St. Louis Metropolitan Statistical Area (MSA)



# Population Change in the City of St. Louis by Census Tract: Census 2010 vs ACS 2011-'15



Source: 2010 Census & ACS 2011-'15

# Economy

## Personal Income (by Place of Residence)

Personal Income (in Billions of \$) for Large St. Louis Metropolitan Counties: 2006 - 2015											
COUNTY	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Avg. Annual Growth 2006 - 2015
St. Louis City	9.72	9.94	11.35	11.18	11.25	11.93	12.25	12.64	12.64	13.14	3.06%
St. Louis County	51.33	51.20	54.17	51.28	53.72	54.82	60.49	57.61	60.35	62.40	1.97%
St. Charles County	13.74	14.41	14.76	14.24	14.42	15.20	16.16	16.59	17.26	18.15	2.82%
St. Clair County	8.73	9.13	9.64	9.53	9.78	10.07	10.14	10.17	10.41	10.75	2.10%
Madison County	8.72	9.08	9.72	9.62	9.86	10.17	10.30	10.42	10.76	11.17	2.51%

Personal Income Growth (Year-over-Year) for Large St. Louis Metropolitan Counties: 2006-2015										
COUNTY	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	
St. Louis City	2.3%	14.2%	-1.5%	0.6%	6.1%	2.7%	3.2%	0.0%	4.0%	
St. Louis County	3.6%	1.8%	-5.3%	4.8%	2.1%	10.3%	-4.8%	4.7%	3.4%	
St. Charles County	4.9%	2.4%	-3.5%	1.2%	5.5%	6.3%	2.7%	4.1%	5.2%	
St. Clair County	4.5%	5.6%	-1.2%	2.7%	3.0%	0.7%	0.4%	2.3%	3.3%	
Madison County	4.2%	7.0%	-1.1%	2.6%	3.0%	1.3%	1.2%	3.2%	3.9%	
St. Louis, MO-IL MSA	4.3%	4.3%	-3.6%	2.9%	3.3%	6.2%	-1.1%	3.6%	3.7%	

Source: Bureau of Economic Analysis, Regional GDP & Personal Income, Table CA1. Not adjusted for inflation.

## Per Capita Personal Income (By Place of Residence)

Per Capita Personal Income in Large St. Louis Metropolitan Counties: 2006 - 2015



Source: Bureau of Economic Analysis, Regional Economic Accounts. Not adjusted for inflation.



# Median Household Income

Median Household Income in Selected Metropolitan Jurisdictions: 2006-2010 v. 2011-2015 ACS



Source: U.S. Census Bureau, 2006-'10 ACS & 2011-'15 ACS

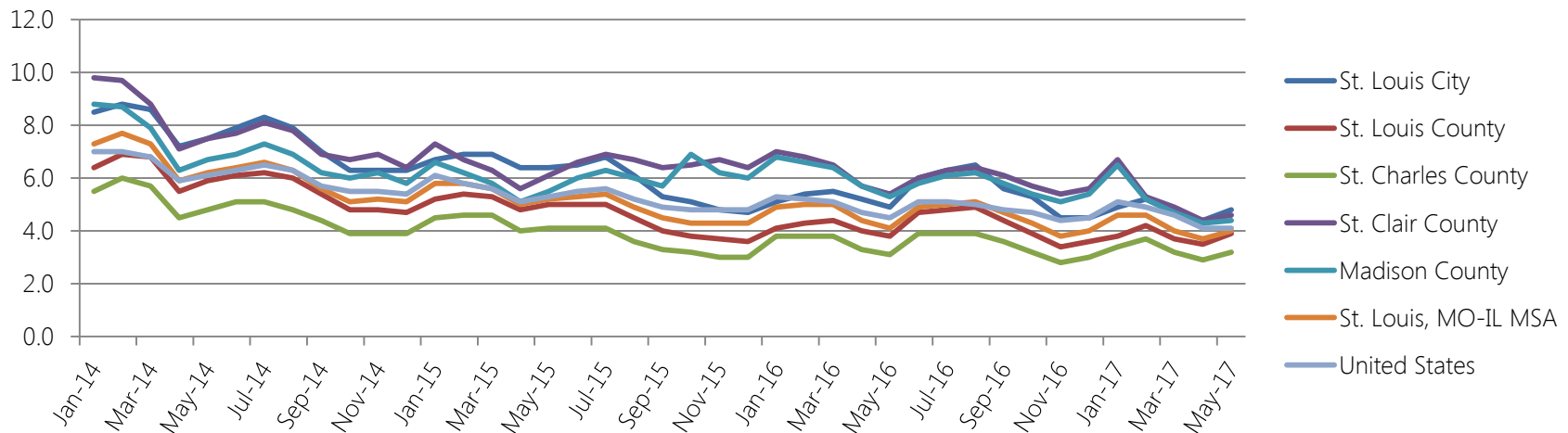
## Unemployment Rate

### Annual Unemployment Rates in Large Metropolitan Jurisdictions: 2001 – 2011

County/State	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	May 2017
St. Louis City	7.1%	7.8%	11.7%	11.5%	10.3%	8.5%	8.3%	7.5%	6.0%	5.4%	4.8%
St. Louis County	5.0%	6.0%	9.0%	8.9%	7.8%	6.5%	6.2%	5.8%	4.6%	4.2%	3.9%
St. Charles County	4.1%	5.5%	8.5%	8.2%	6.9%	5.6%	5.3%	4.8%	3.8%	3.5%	3.2%
St. Clair County	6.1%	7.5%	10.9%	10.3%	9.8%	9.6%	9.8%	7.8%	6.5%	6.1%	4.6%
Madison County	5.3%	6.4%	10.2%	9.8%	8.9%	8.8%	7.6%	6.9%	5.9%	5.5%	4.4%
St. Louis MO-IL MSA	5.3%	6.5%	9.8%	9.6%	8.5%	7.3%	7.1%	6.2%	5.0%	4.6%	4.0%
Missouri	5.1%	6.1%	9.3%	9.6%	8.5%	6.9%	6.7%	6.1%	5.0%	4.5%	3.9%
Illinois	5.0%	6.3%	10.2%	10.4%	9.7%	9.0%	9.1%	7.1%	5.9%	5.9%	5.0%
U.S.	4.6%	5.8%	9.3%	9.6%	8.9%	8.1%	7.4%	6.2%	5.3%	4.9%	4.5%

Note: May 2017 figures are preliminary and subject to revision. Not seasonally adjusted.

### Monthly Unemployment Rate in Selected Metropolitan Jurisdictions: January 2014 - May 2017



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics. May 2017 figures are preliminary. Not seasonally adjusted.

## Employment and Jobs

### Employment by Place of Residence (in Thousands) in Large Metropolitan Counties: 2007 - 2016

PLACE	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change (2007 - 2016)
St. Louis City	146	145	140	146	147	147	147	149	151	152	4.11%
St. Louis County	500	487	469	487	492	493	492	501	512	517	3.40%
St. Charles County	185	183	179	188	192	194	196	203	211	213	15.14%
St. Clair County	118	116	110	119	120	118	116	117	118	120	1.69%
Madison County	133	131	124	125	125	124	122	123	125	127	-4.51%
St. Louis, MO-IL MSA	1,364	1,339	1,290	1,336	1,350	1,349	1,344	1,369	1,401	1,414	3.67%
Missouri	2,880	2,843	2,767	2,763	2,789	2,815	2,821	2,872	2,942	2,971	3.16%
Illinois	6,334	6,239	5,943	5,937	5,948	5,991	5,959	6,046	6,120	6,155	-2.83%

Source: Bureau of Labor Statistics, Local Area Unemployment Statistics. Not seasonally adjusted.

### Employment by Place of Work (in Thousands) in Large Metropolitan Counties: 2007 - 2015

PLACE	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Change (2007 - 2016)
St. Louis City	278	280	279	270	268	270	271	277	278	282	1.44%
St. Louis County	781	785	787	761	744	752	756	760	770	784	0.38%
St. Charles County	168	174	174	170	171	174	178	183	186	194	15.48%
St. Clair County	126	130	131	128	127	129	128	127	126	127	0.79%
Madison County	125	127	127	123	125	127	126	126	128	129	3.20%
St. Louis, MO-IL MSA	1,692	1,716	1,717	1,665	1,644	1,664	1,669	1,687	1,703	1,735	2.54%
Missouri	3,590	3,642	3,633	3,533	3,477	3,509	3,532	3,568	3,597	3,667	2.14%
Illinois	7,459	7,591	7,571	7,330	7,256	7,384	7,438	7,506	7,612	7,748	3.87%
U.S.	176,124	179,886	179,640	174,234	173,035	176,279	179,082	182,408	186,168	190,195	7.99%

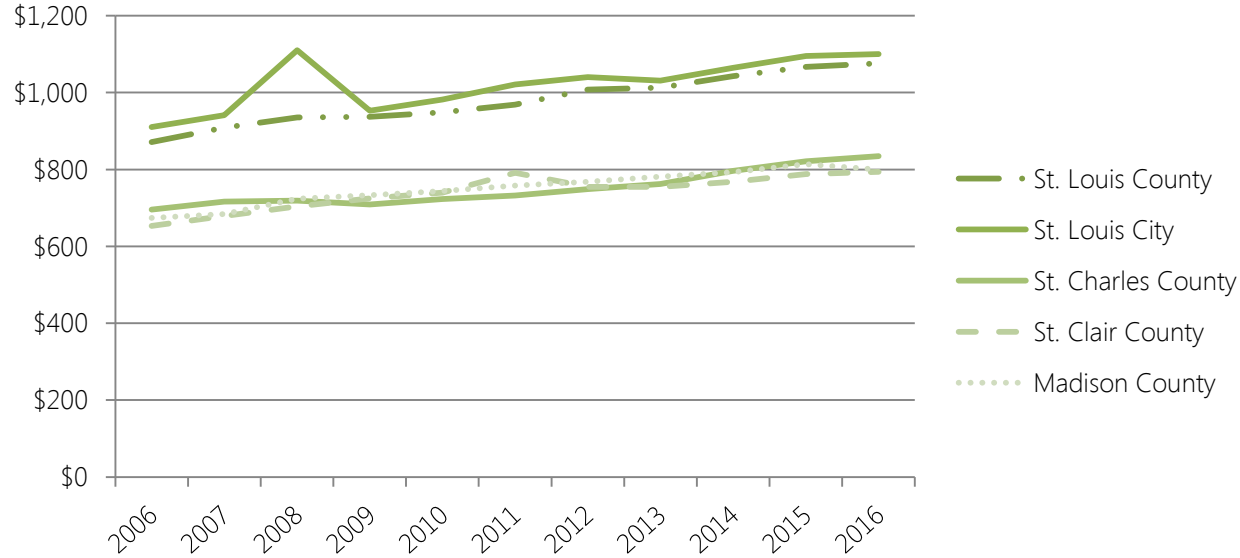
Source: Bureau of Economic Analysis, Regional Economic Accounts. Includes full- and part-time jobs.

## Total Wages

Total Wages (in millions of \$) in Large Metropolitan Counties: 2006 - 2016											
COUNTY	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
St. Louis County	28,194	28,806	29,393	27,955	27,702	28,410	29,740	30,125	31,540	32,805	33,512
St. Louis City	10,456	11,372	13,525	10,888	11,037	11,528	11,768	11,928	12,325	12,865	12,903
St. Charles County	4,391	4,629	4,595	4,358	4,528	4,677	4,912	5,172	5,489	5,955	6,251
St. Clair County	3,209	3,392	3,549	3,545	3,585	4,032	3,661	3,617	3,675	3,805	3,852
Madison County	3,306	3,405	3,611	3,480	3,607	3,744	3,757	3,844	3,990	4,123	4,076

*Not adjusted for inflation. 2016 numbers are preliminary*

### Average Weekly Wage in Selected MSA Counties: 2006 - 2016



*Source: Bureau of Labor Statistics, Quarterly Census of Earnings and Wages.*

## Industry Concentrations

NAICS Industries with Employment Concentration in St. Louis City (LQ >=1)	2016 LQ (Annual Average)	2016 Employment (Annual Average)	2012 LQ (Annual Average)	2012 Employment (Annual Average)	LQ Change (%)
NAICS 312 Beverage and tobacco product manufacturing	7.87	3,087	9.82	3,104	-19.86%
NAICS 622 Hospitals	3.5	27,528	3.58	28,005	-2.23%
NAICS 711 Performing arts and spectator sports	3.45	2,578	3.49	2,368	-1.15%
NAICS 712 Museums, historical sites, zoos, and parks	3.44	863	3.75	843	-8.27%
NAICS 325 Chemical manufacturing	3.43	4,430	3.24	4,203	5.86%
NAICS 523 Securities, commodity contracts, investments	3.3	4,818	3.38	4,538	-2.37%
NAICS 611 Educational services	2.97	13,081	2.13	9,185	39.44%
NAICS 551 Management of companies and enterprises	2.36	8,368	2.18	7,221	8.26%
NAICS 515 Broadcasting, except Internet	2.18	946	2.06	977	5.83%
NAICS 517 Telecommunications	2.11	2,674	2.39	3,372	-11.72%
NAICS 624 Social assistance	1.79	10,213	1.22	5,184	46.72%
NAICS 485 Transit and ground passenger transportation	1.52	1,148	1.63	1,174	-6.75%
NAICS 813 Membership associations and organizations	1.48	3,208	1.39	3,056	6.47%
NAICS 522 Credit intermediation and related activities	1.33	5,507	1.33	5,673	0.00%
NAICS 721 Accommodation	1.26	3,899	1.17	3,522	7.69%
NAICS 541 Professional and technical services	1.14	16,083	1.08	14,143	5.56%
NAICS 314 Textile product mills	1.09	201	0.87	165	25.29%
NAICS 484 Truck transportation	1.06	2,437	1.39	3,072	-23.74%
NAICS 424 Merchant wholesalers, nondurable goods	1.04	3,364	0.97	3,146	7.22%
NAICS 335 Electrical equipment and appliance mfg.	1.03	620	1.01	624	1.98%
NAICS 323 Printing and related support activities	1	707	1.17	891	-14.53%

NOTE: NAICS = North American Industrial Classification System, the form of classifying industries in use since 1997. Prior to NAICS, the Standard Industrial Classification (SIC) was used. NAICS codes can be up to six digits and reflect highly specialized industries.

Location Quotient is defined as the level of concentration of employment in a particular industry in a comparison area as compared to a base area (usually the nation). Above, location quotients greater than 1 represent those industries that have a larger employment share in a particular industry than the national workforce. For example, the share of people working in the Educational Services industry in St. Louis City is about 3 times the share of those working in the same industry at the national level. This industry, then, has a high concentration in St. Louis City by national standards.

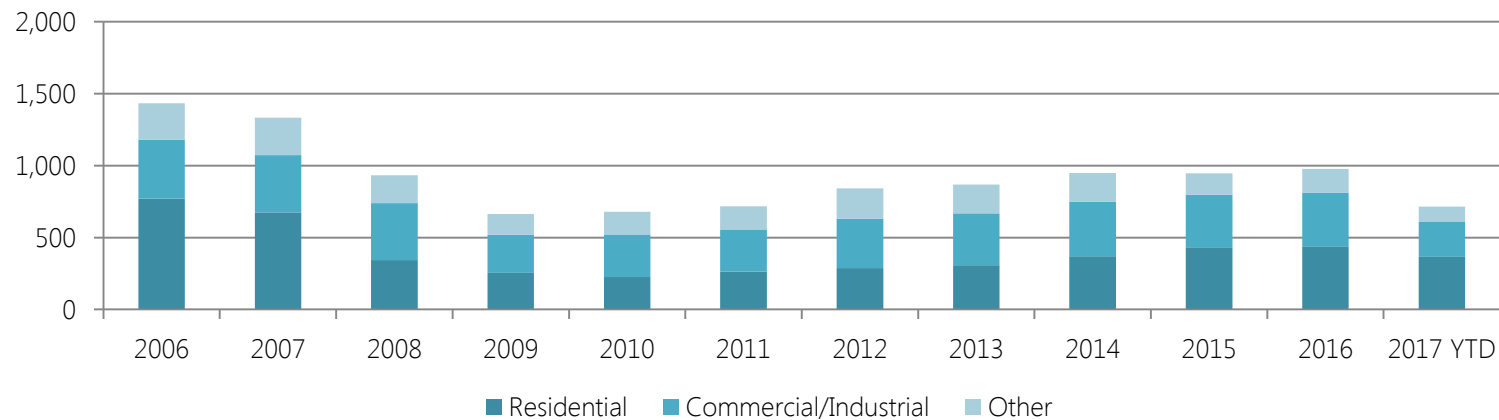
## II. Housing and Development

### Building Permits

Building Permits by Structure Type: 2006 - 2017 YTD

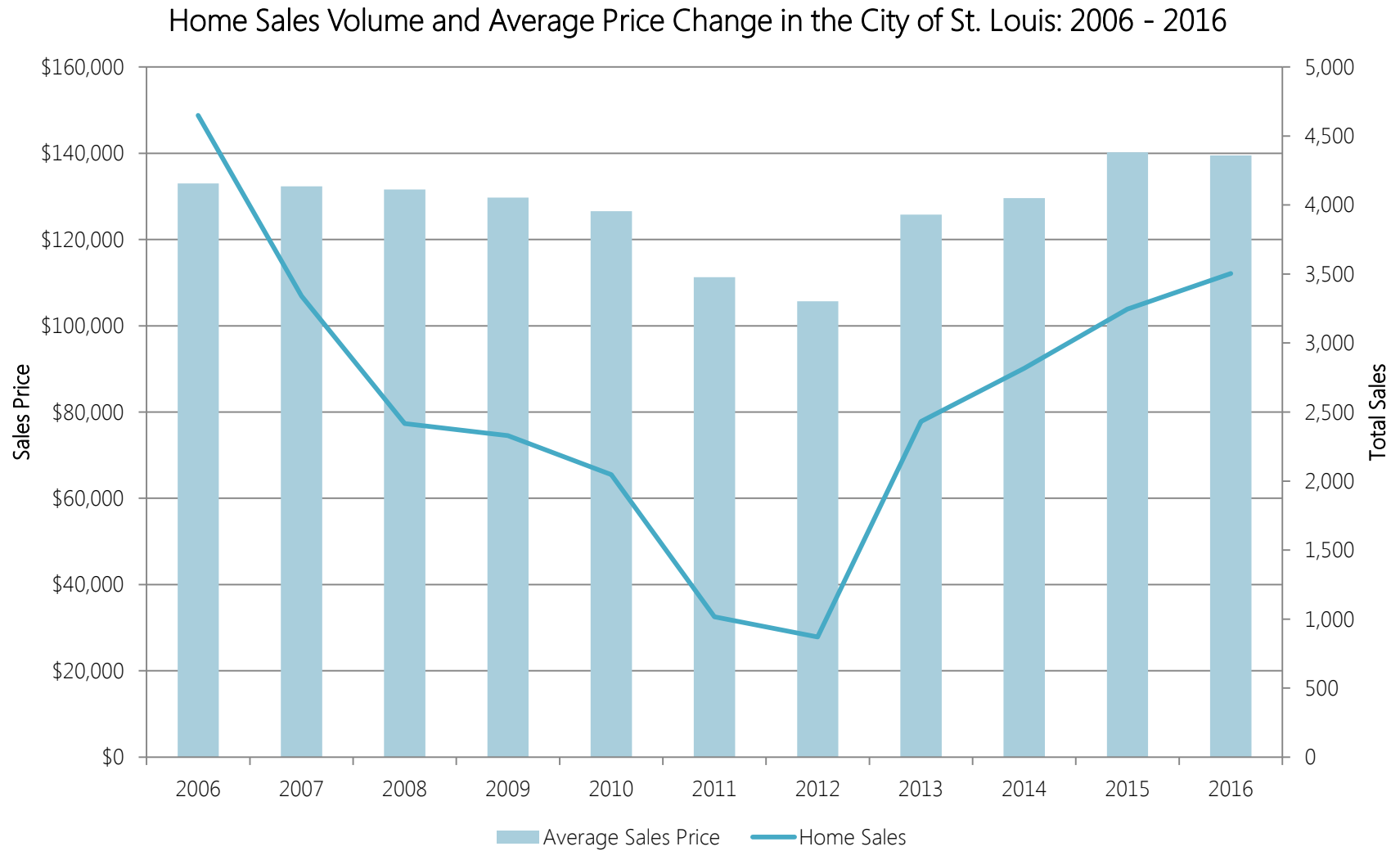


Building Permits over \$50,000 by Structure Type: 2006 - 2017 YTD



Source: City of St. Louis, Building Division

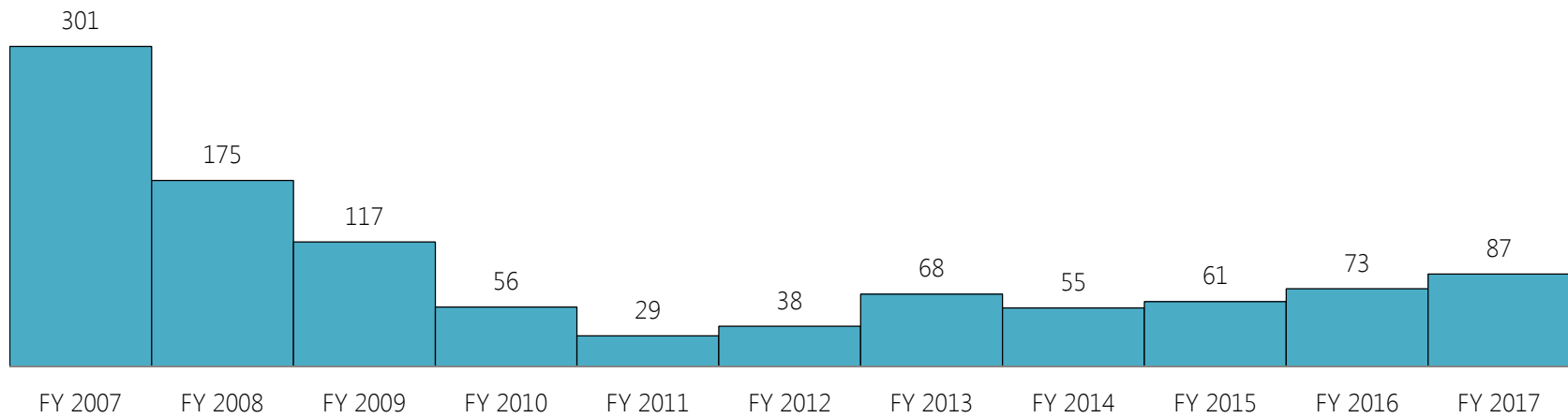
# Home Sales: Total Number of Sales and Average Sales Price



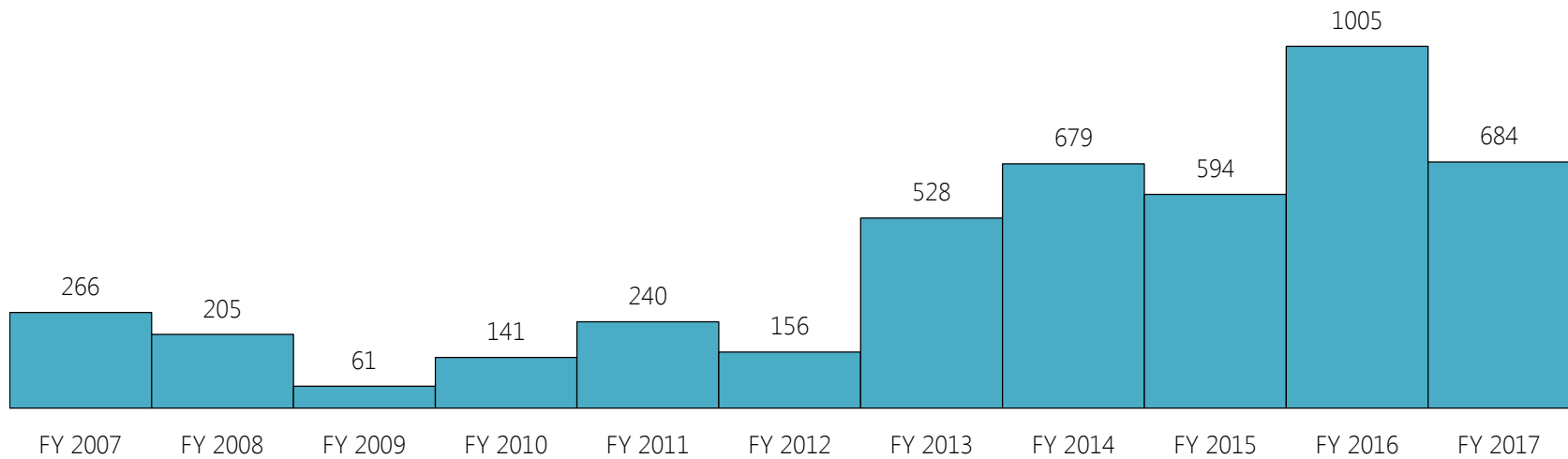
Source: City of St. Louis, Recorder of Deeds

## New Construction

Total Number of Single Family Units Constructed in the City by Fiscal Year: FY2007 – FY2017 (YTD)



Total Number of Multi-Family Units Constructed in the City by Fiscal Year: FY2007 – FY2017 (YTD)

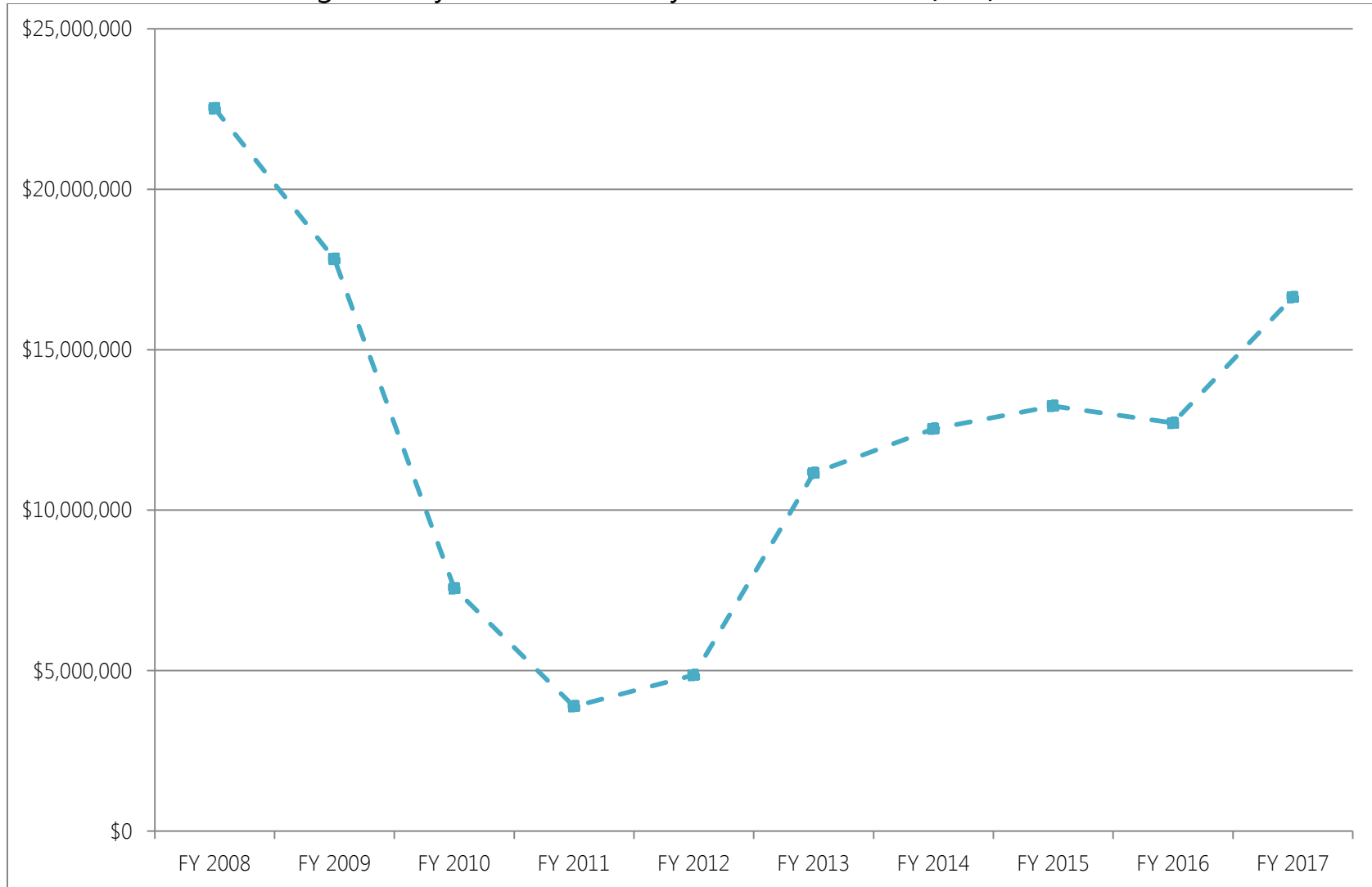


Source: City of St. Louis, Building Division



# Single Family Home Development

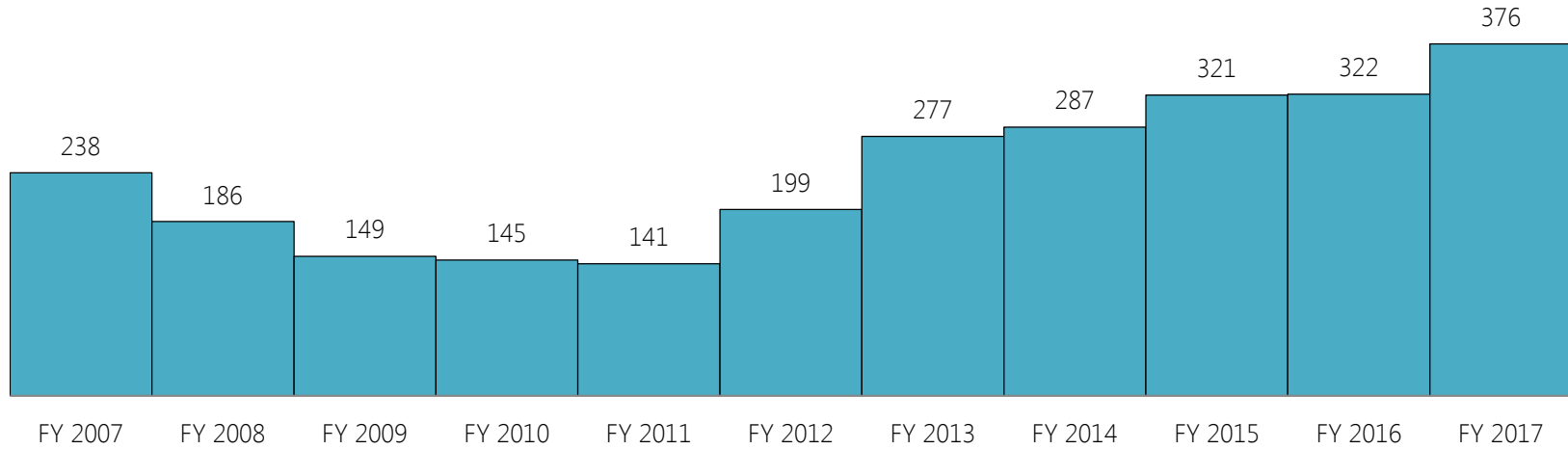
## Permit Value of New Single-Family Homes in the City: FY2008 – FY2017 (YTD)



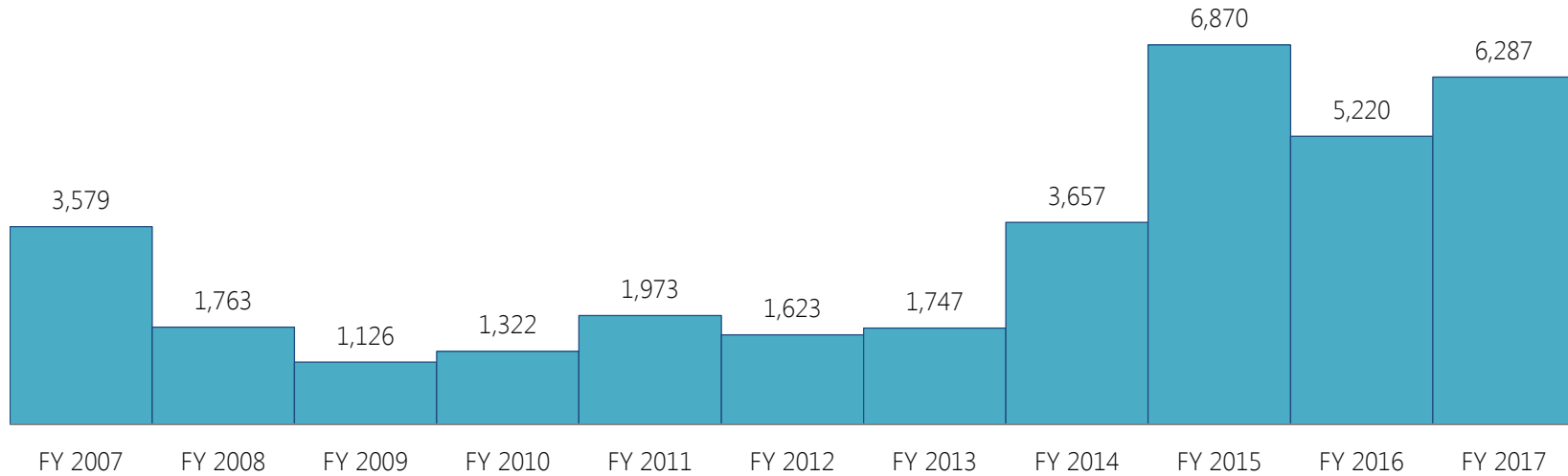
Source: City of St. Louis, Building Division

## Rehabilitations

Total Number of Single Family Units Rehabilitated in the City by Fiscal Year: FY2007 – FY 2017 (YTD)



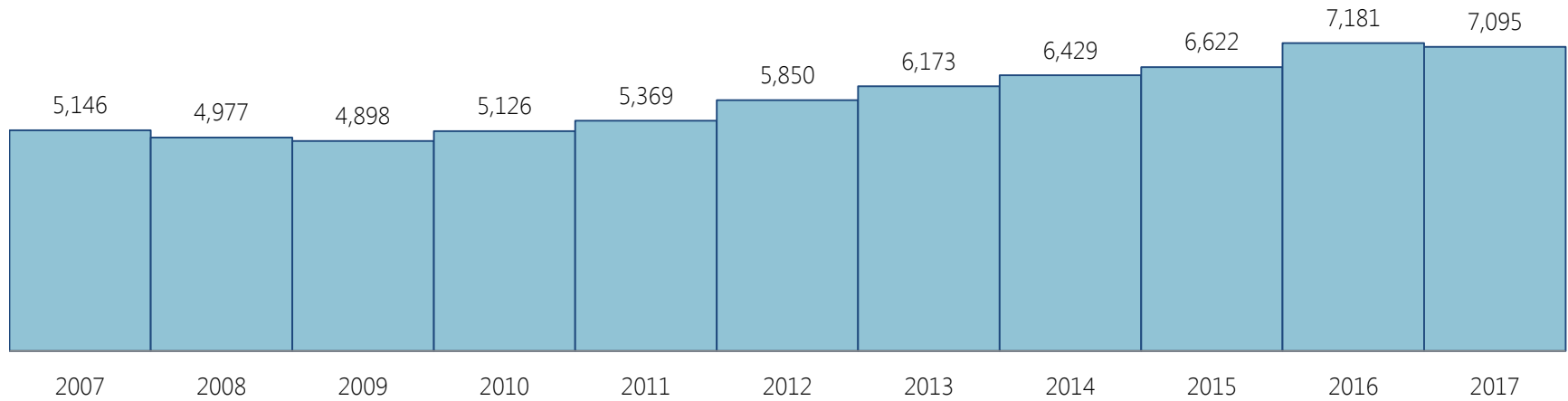
Total Number of Multi-Family Units Rehabilitated in the City by Fiscal Year: FY2007 – FY 2017 (YTD)



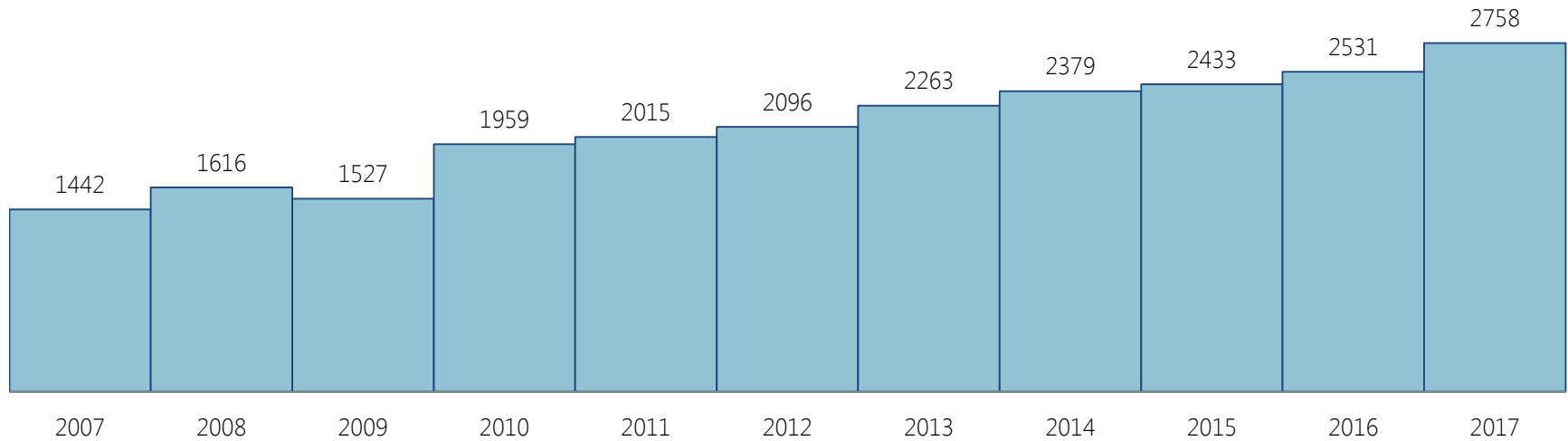
Source: City of St. Louis, Building Division

# Vacant and Condemned Buildings

## Vacant Buildings in the City: 2007 - 2017



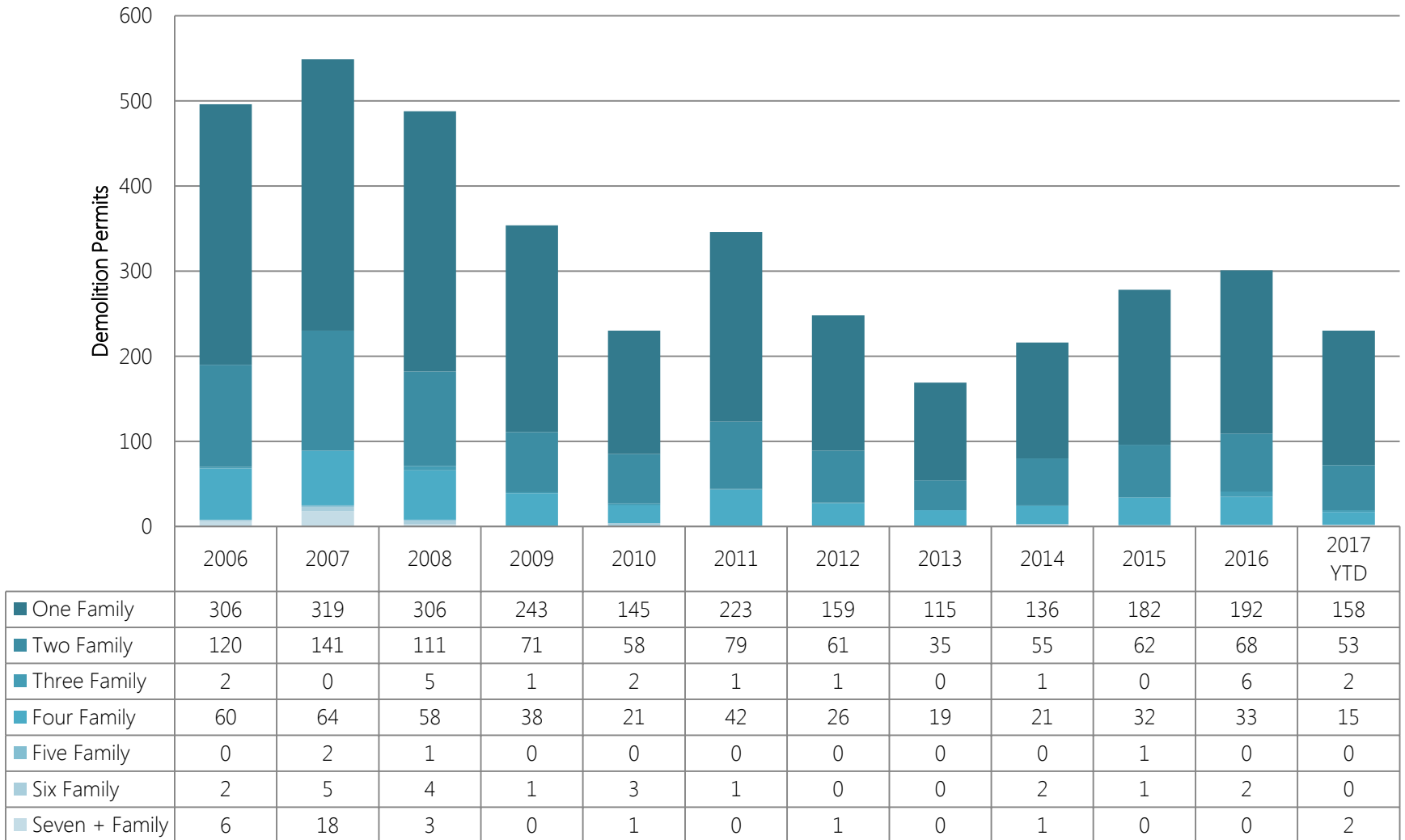
## Condemned Buildings in the City: 2007 - 2017



Source: City of St. Louis, Building Division

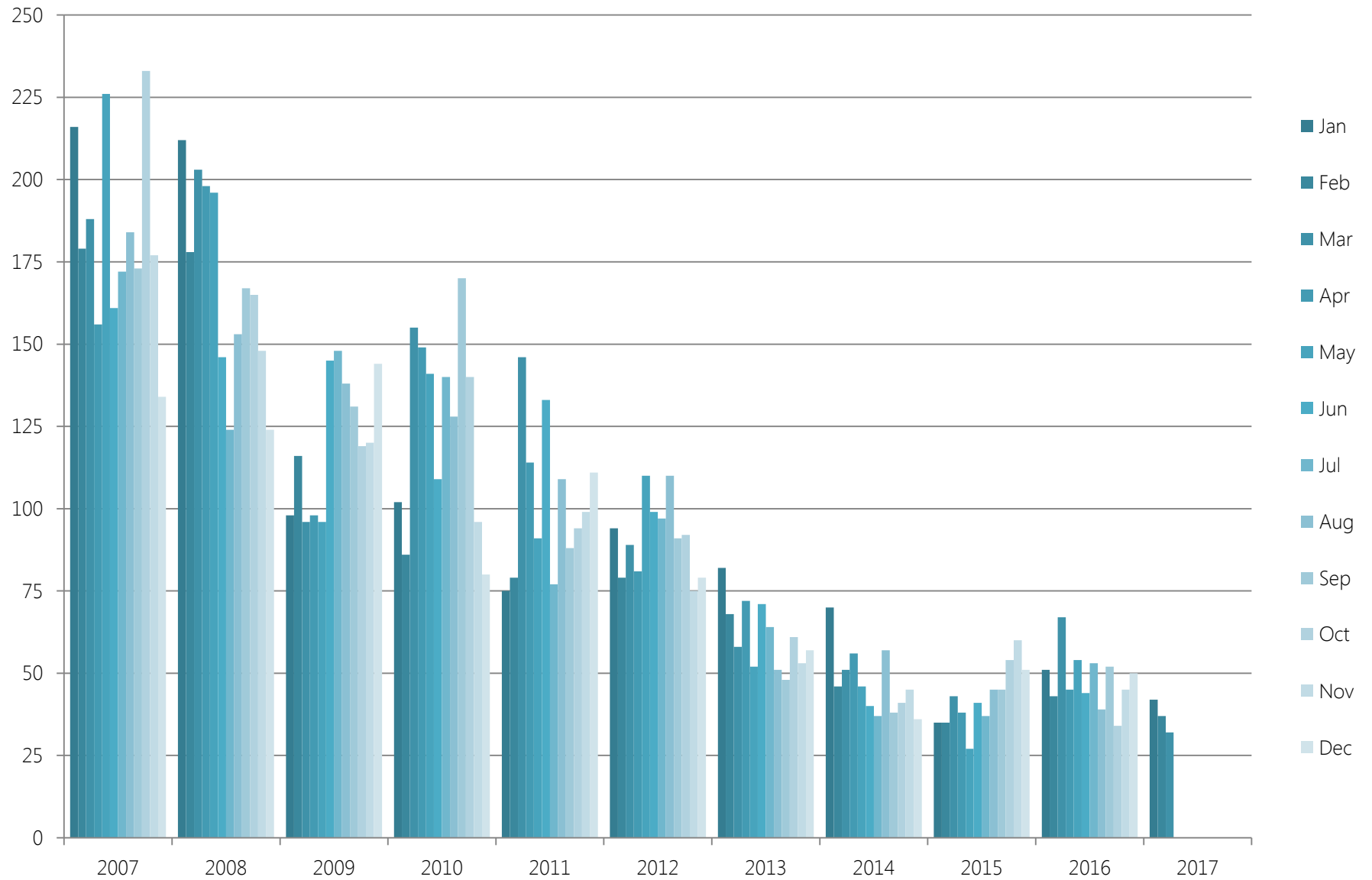
# Demolitions

## Residential Demolition Permits in the City by Structure Type 2006 - 2017 YTD



Source: Building Division, City of St. Louis

# Foreclosures



Source: City of St. Louis, Recorder of Deeds; data for the first three months of 2017 are preliminary