

During 2009, the nation's economy continued to weaken, and non-farm employment in the St. Louis region declined. However, the region's employment losses are slower than the nation's as a whole. In St. Louis, the largest losses were in the manufacturing and construction sectors while the education and health services sector continued to expand. Government employment has also increased. Reflecting a national trend of rising unemployment, the region's unemployment rate remained at 9.8% in December 2009, which was a slight decrease from the June 2009 rate of 9.9%, representing a 2.2% increase from the December 2008 rate of 7.6%. The commercial real estate market remained flat in the region. Credit conditions continue to stall new projects, and commercial construction is expected to remain anemic in 2010. Institutional and health care projects account for most of current construction activity.

Population

Greater St. Louis: 2.824 Million

↔ 0.0 %

Source: NPA

Unemployment Rate

St. Louis MSA: 9.8 % ▼

Missouri: 9.2 % ▼

Illinois: 10.8% ▲

Source: U.S. Department of Labor

Avg. Household Income

Greater St. Louis: \$68,242

Missouri: \$60,101

Illinois: \$72,798

Source: U.S. Department of Labor

Metro Area Vital Signs

Inventory	45.275 M SF	↑
Vacancy Rate	18.1%	↑
Rental Rate Per SF	\$20.15	↔
Annual Absorption	-1,083 K SF	↓
Average Op. Expense/SF	\$8.50	↔
Cap Rate – Class A	8.50%	↔
Cap Rate – Class B	9.00%	↔

Inventory	118.6 K	↔
Vacancy Rate	9.2%	↑
Average Monthly Rent	\$724	↓
Annual Absorption	-1,486 Units	↓
Operating Expense	45%	↔
Cap Rate – Class A	8.00%	↔
Cap Rate – Class B	8.50%	↔

Inventory	28.0 M SF	↔
Vacancy Rate	13.4%	↑
Avg. Rental Rate Per SF	\$14.83 Net	↓
Annual Absorption	-764 K SF	↓
Average Op. Expense/SF	\$4.95	↔
Cap Rate – Class A	8.50%	↔
Cap Rate – Class B	9.00%	↔

Inventory	197.0 M SF	↔
Vacancy Rate	10.8%	↑
Rental Rate Per SF	\$4.41	↔
Annual Absorption	-4,895 K SF	↓
Average Op. Expense/SF	\$4.95	↔
Cap Rate – Class A	8.50%	↔
Cap Rate – Class B	9.00%	↔

Demographics

Office

Multi-Family

Retail

Industrial

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