

During the first half of 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 June losses were in the manufacturing and construction sectors (12.3% and 12.1%, respectively). In contrast, the education and health services sector continued to expand, adding 3,500 jobs and posting a 1.7% increase. Government employment added 3,000 jobs for a 1.8% increase. Reflecting a national trend of rising unemployment, the region's unemployment rate reached 9.9% in June 2009 and remained at this level through September 2009, representing a 3.2 percentage point increase from the September 2008 rate of 6.7%.

Population

Greater St. Louis: 2.824 Million

↔ 0.0 %

Source: NPA

Unemployment Rate

St. Louis MSA: 9.9 % ↔

Missouri: 9.3 % ▼

Illinois: 10.2% ▼

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

For more information contact:

Roland G. Hoffman, MAI, SRA
Managing Director

Integra Realty Resources – St. Louis

7777 Bonhomme Avenue, Suite 1724

St. Louis, MO 63105

P: 314-725-6500 F: 314-725-2908

Email: rhoffman@irr.com

Metro Area Vital Signs

Inventory	45.030 M SF	↑
Vacancy Rate	17.3 %	↑
Rental Rate Per SF	\$20.15	↔
Annual Absorption	-725 K SF	↓
Average Op. Expense/SF	\$8.50	↔
Cap Rate – Class A	8.50%	↑
Cap Rate – Class B	9.00%	↑

Inventory	119.29 K	↑
Vacancy Rate	8.9 %	↑
Average Monthly Rent	\$728	↑
Annual Absorption	-1,190 Units	↓
Operating Expense	45%	↔
Cap Rate – Class A	8.00%	↑
Cap Rate – Class B	8.50%	↑

Inventory	28.072 M SF	↔
Vacancy Rate	11.6 %	↑
Avg. Rental Rate Per SF	\$14.87 Net	↓
Annual Absorption	-281 K SF	↓
Average Op. Expense/SF	\$4.95	↔
Cap Rate – Class A	8.50%	↑
Cap Rate – Class B	9.00%	↑

Inventory	197.061 M SF	↔
Vacancy Rate	8.3 %	↓
Rental Rate Per SF	\$4.41	↔
Annual Absorption	477 K SF	↑
Average Op. Expense/SF	\$4.95	↔
Cap Rate – Class A	8.50%	↑
Cap Rate – Class B	9.00%	↑

Office

Multi-Family

Retail

Industrial

Demographics