



Metropolitan Mirror: Facts and Trends Reflecting the St. Louis Region

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Rental Housing Conditions - 2009 and 2011: How St. Louis Ranks with Similar Metro Areas

Table 1: Median Gross Rent (inflation-adjusted dollars)					
Metropolitan Area	2009		2011		Difference
	Estimate	Margin of Error	Estimate	Margin of Error	
St. Louis, MO-IL	766	10	772	11	6
Kansas City, MO-KS	798	12	798	13	0
Baltimore-Towson, MD	1095	16	1073	14	-22
Cleveland-Elyria-Mentor, OH	726	11	712	11	-14
Pittsburgh, PA	674	11	682	10	8
Indianapolis-Carmel, IN	783	13	764	12	-19
Minneapolis-St. Paul-Bloomington, MN-WI	876	13	858	9	-18
<i>Median gross rent in dollars (US Census Bureau)</i>					

The St. Louis metropolitan area had a median gross rent of about 766 dollars in 2009 and 722 dollars in 2011, adjusted for inflation. Compared to similar metropolitan areas found in Table 1, St. Louis fell in the middle. The highest median gross rent out of these metropolitan areas was Baltimore, which had a median gross rent of about 1,095 dollars in 2009 and 1,073 dollars in 2011. Despite being the highest, Baltimore had the biggest change of median gross rent from 2009 to 2011, falling about 22 dollars. The lowest median gross rent out of these metropolitan areas for both years was Pittsburgh, which were about 674 dollars in 2009 and 682 dollars in 2011.

The share of renters in the St. Louis metropolitan area spending 35 percent or more of income for gross rent was about 41.21 percent in 2009 and 41.2 percent in 2011. Minneapolis was nearly identical to St. Louis in this category at about 41.27 percent in 2009 and 41.2 percent in 2011. Once again, Baltimore was the highest being at about 44.58 percent in 2009 and 45.26 percent in 2011. The lowest share of renters spending 35 percent or more of income in 2009 was Kansas City at about 36.1 percent and in 2011 it was Pittsburgh at about 38.68 percent. Kansas City exhibited the biggest change, increasing at about 4.46 percent from 2009 to 2011.

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Table 2: Share of Renters Spending 35% or More of Income for Gross Rent (percent)

Metropolitan Area	2009		2011		Difference
	Estimate	Margin of Error	Estimate	Margin of Error	
St. Louis, MO-IL	41.21	1.6	42.81	1.6	1.6
Kansas City, MO-KS	36.1	1.9	40.56	1.7	4.46
Baltimore-Towson, MD	44.58	1.6	45.26	1.6	.68
Cleveland-Elyria-Mentor, OH	44.03	1.7	44.05	1.6	.02
Pittsburgh, PA	38.9	1.3	38.68	1.4	.49
Indianapolis-Carmel, IN	39.83	1.8	42.62	1.7	2.79
Minneapolis-St. Paul-Bloomington, MN-WI	41.27	1.5	41.2	1.3	-.07

(US Census Bureau)

The St. Louis metropolitan area rental vacancy rate was about 6.54 percent in 2009 and 7.93 percent in 2011. Kansas City had the highest rental vacancy rate for both years at about 10.31 percent in 2009 and 8.63 percent in 2011. Indianapolis tied for the highest rental vacancy rate in 2011 being at about 8.63 percent as well. The lowest vacancy rates for 2009 and 2011, was Pittsburgh at about 5.61 percent and Minneapolis at about 5.09 percent, respectively.

Table 3: Rental Vacancy Rate (percent)

Metropolitan Area	2009		2011		Difference
	Estimate	Margin of Error	Estimate	Margin of Error	
St. Louis, MO-IL	6.54	.9	7.93	.9	1.39
Kansas City, MO-KS	10.31	1.2	8.63	.9	-1.68
Baltimore-Towson, MD	8.23	.9	6.17	.8	-2.06
Cleveland-Elyria-Mentor, OH	9.69	.9	7.93	.9	-1.76
Pittsburgh, PA	5.61	.9	5.5	.7	-.11
Indianapolis-Carmel, IN	9.5	1.3	8.63	1.1	-.87
Minneapolis-St. Paul-Bloomington, MN-WI	5.91	.7	5.09	.8	-.82

(US Census Bureau)

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The renter share of total households for the St. Louis metropolitan area was about 29.31 percent in 2009 and 29.56 percent in 2011. Minneapolis had the lowest renter share of total households for both years at about 27.57 percent in 2009 and 29.37 percent in 2011. St. Louis was the second lowest in this category. Indianapolis was the highest for 2009 being at about 33.63 percent, and Cleveland was the highest for 2011 being at about 34.56 percent. Minneapolis had the biggest change from 2009 to 2011, changing about 1.8 percent.

Table 4: Renter Share of Total Households (percent)

Metropolitan Area	2009		2011		Difference
	Estimate	Margin of Error	Estimate	Margin of Error	
St. Louis, MO-IL	29.31	.7	29.56	.6	.25
Kansas City, MO-KS	32.05	.8	32.73	.8	.68
Baltimore-Towson, MD	31.99	.7	32.22	.6	1.23
Cleveland-Elyria-Mentor, OH	33.61	.7	34.56	.6	.95
Pittsburgh, PA	29.84	.7	30.73	.9	.19
Indianapolis-Carmel, IN	33.63	1	33.82	.9	.19
Minneapolis-St. Paul-Bloomington, MN-WI	27.57	.6	29.37	.5	1.8
<i>(US Census Bureau)</i>					

