

Housing Value Appreciation in St. Louis

Surprising Findings for the Last Decade

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Housing Data

- UMSL Public Policy Research Center's Real Estate Research Services
- Supported by the Des Lee Collaborative



Outline

- The importance of constant-quality
- Local single-family housing appreciation
- The flexibility of UMSL's housing model
- Saint Louis County property tax appraisals

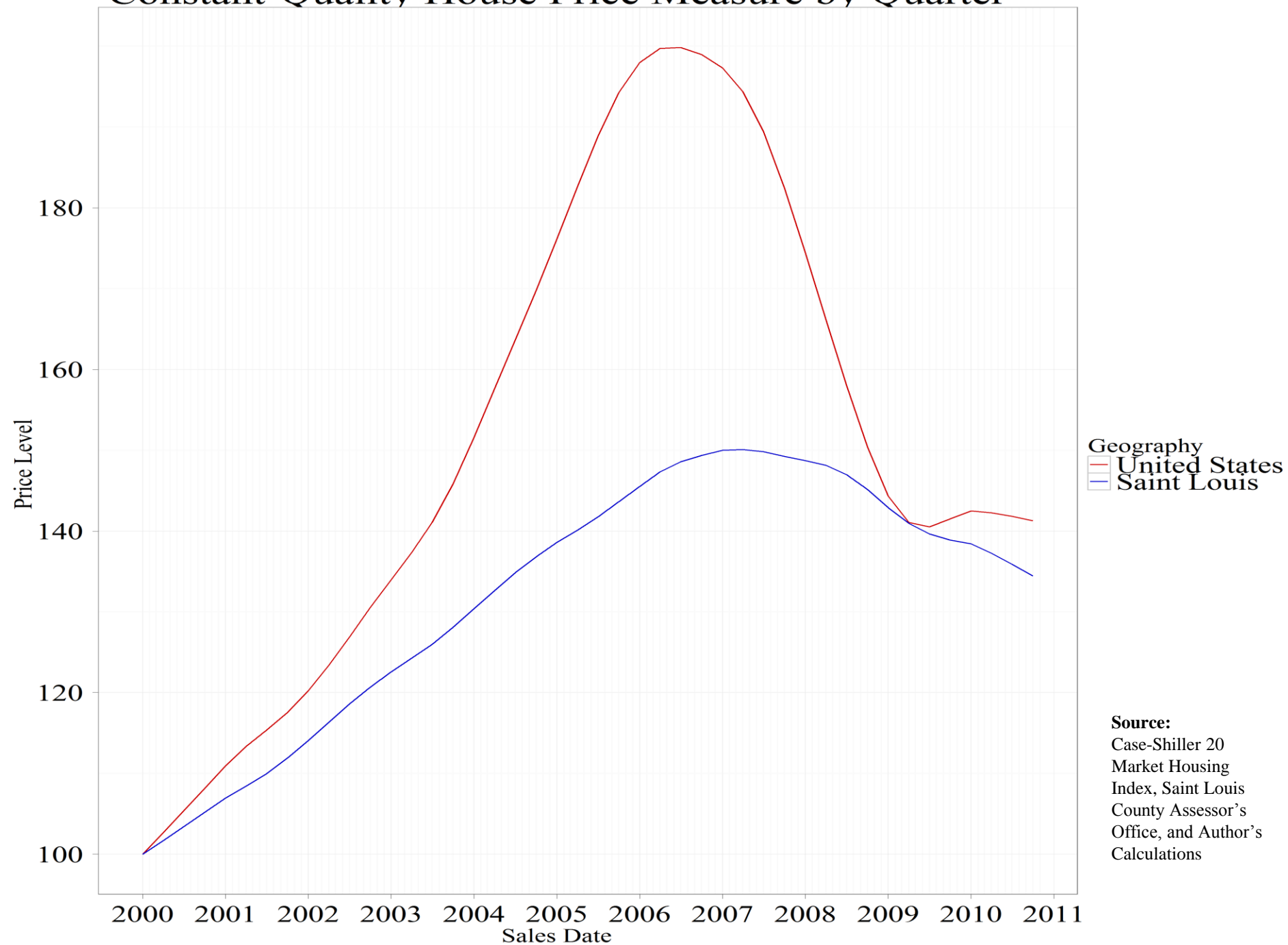


Have Saint Louis County housing prices appreciated faster than the national average since 2000?

1. Stronger appreciation
2. About the same
3. Weaker appreciation



Constant-Quality House Price Measure by Quarter



Constant quality matters



Unhelpful Comparison

\$100,000 in 2000



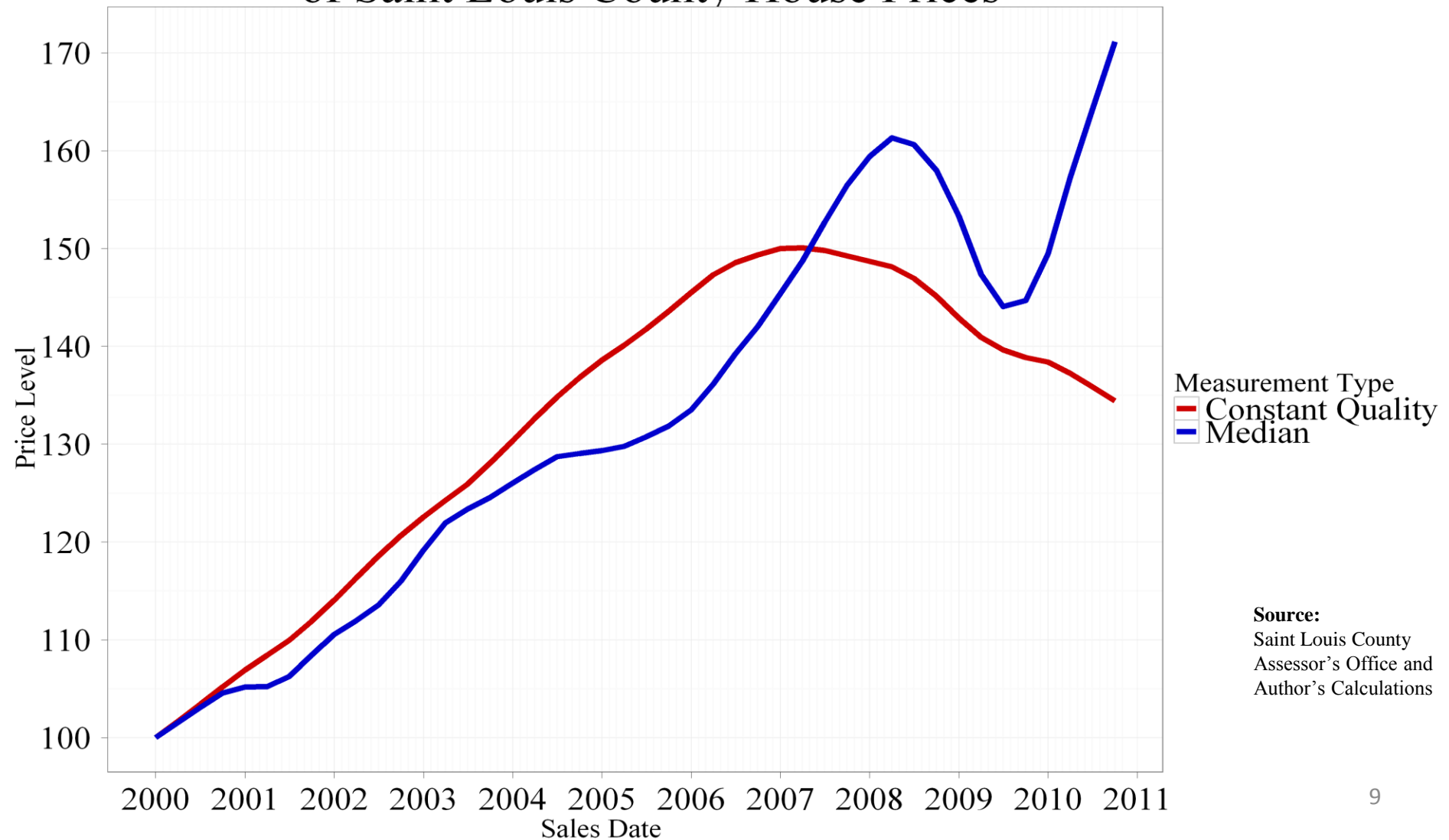
\$200,000 in 2006



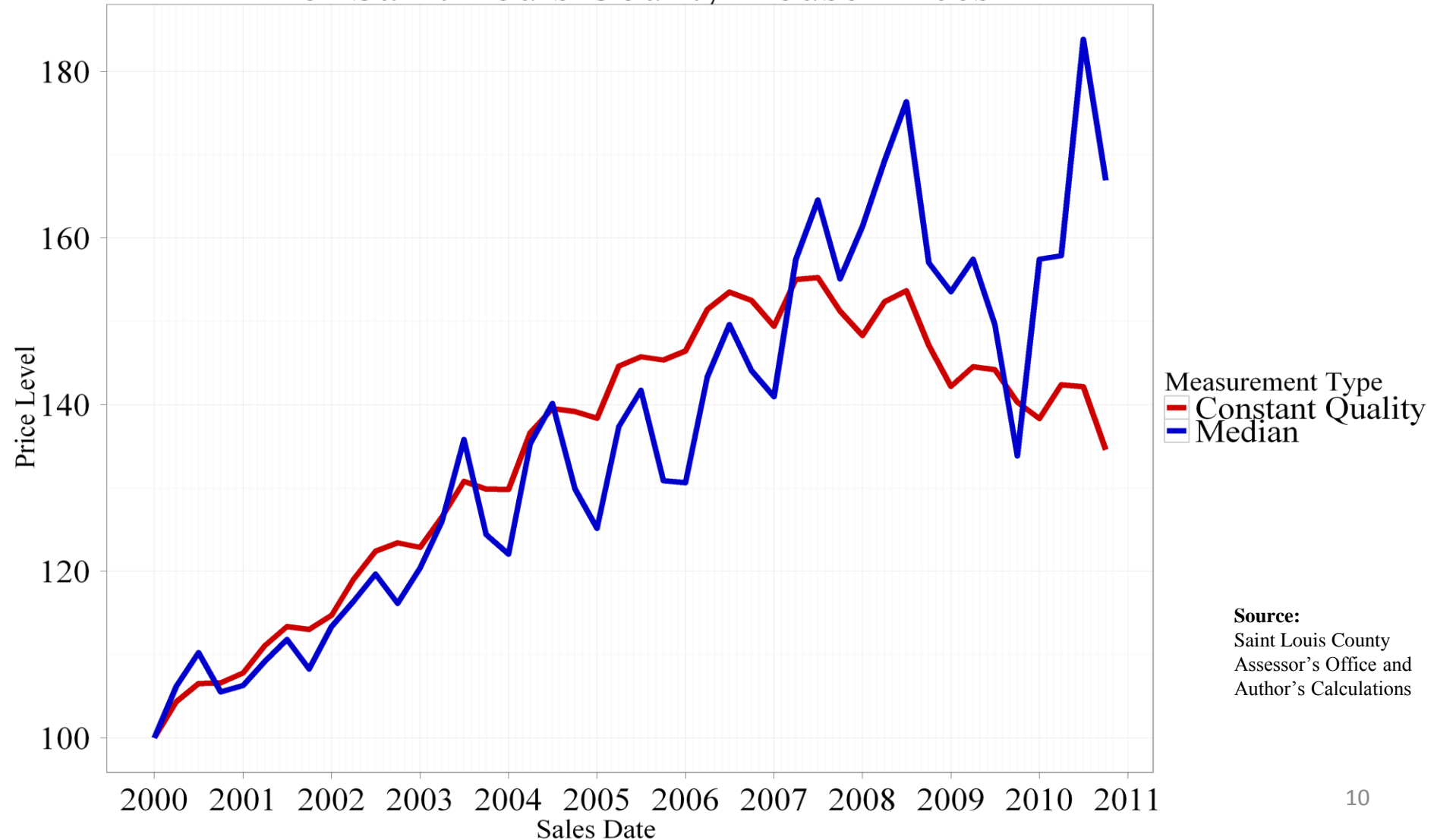
Median and constant-quality prices tell different stories.



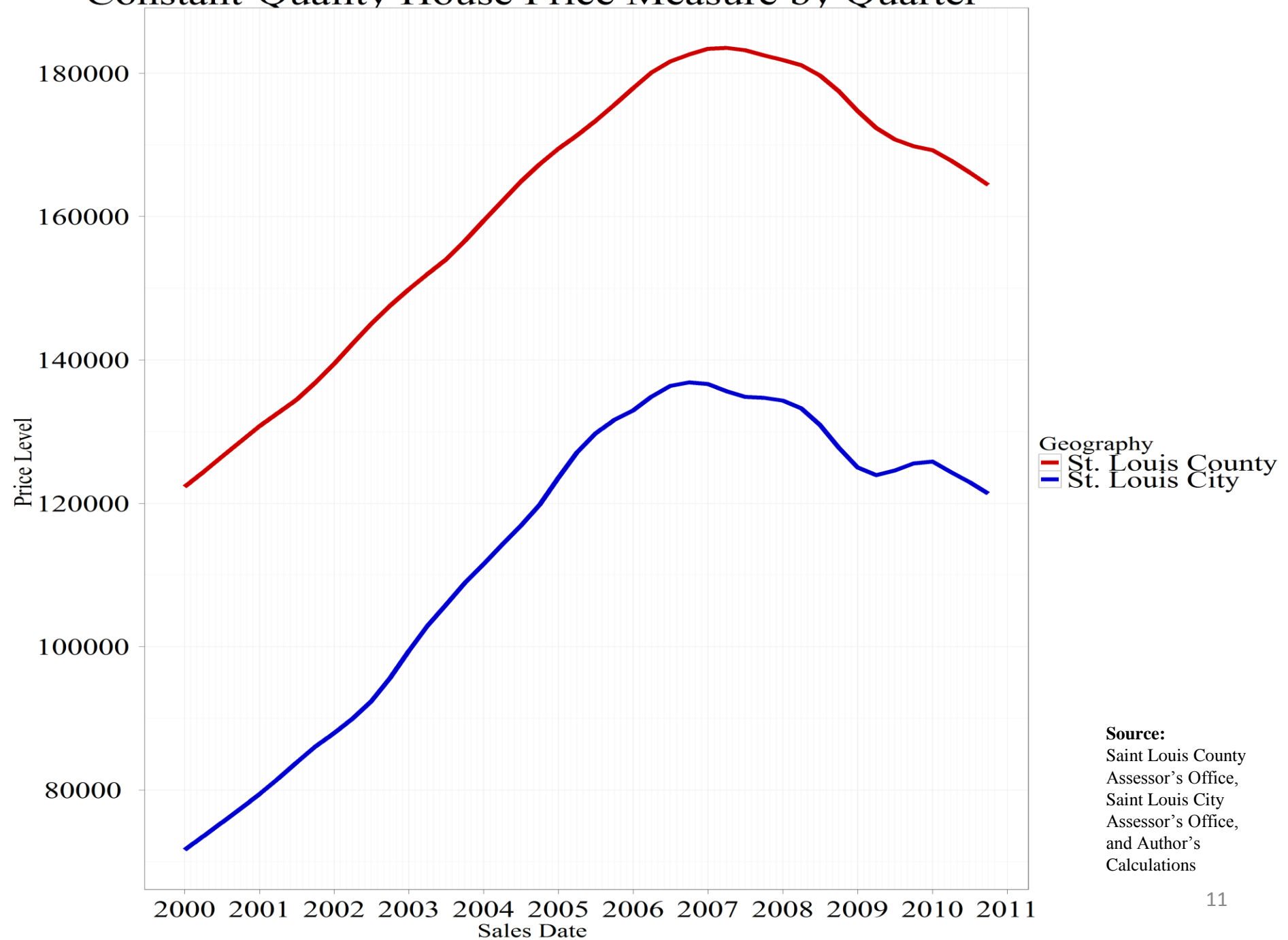
Constant-Quality and Median Measures of Saint Louis County House Prices



Constant-Quality and Median Measures of Saint Louis County House Prices



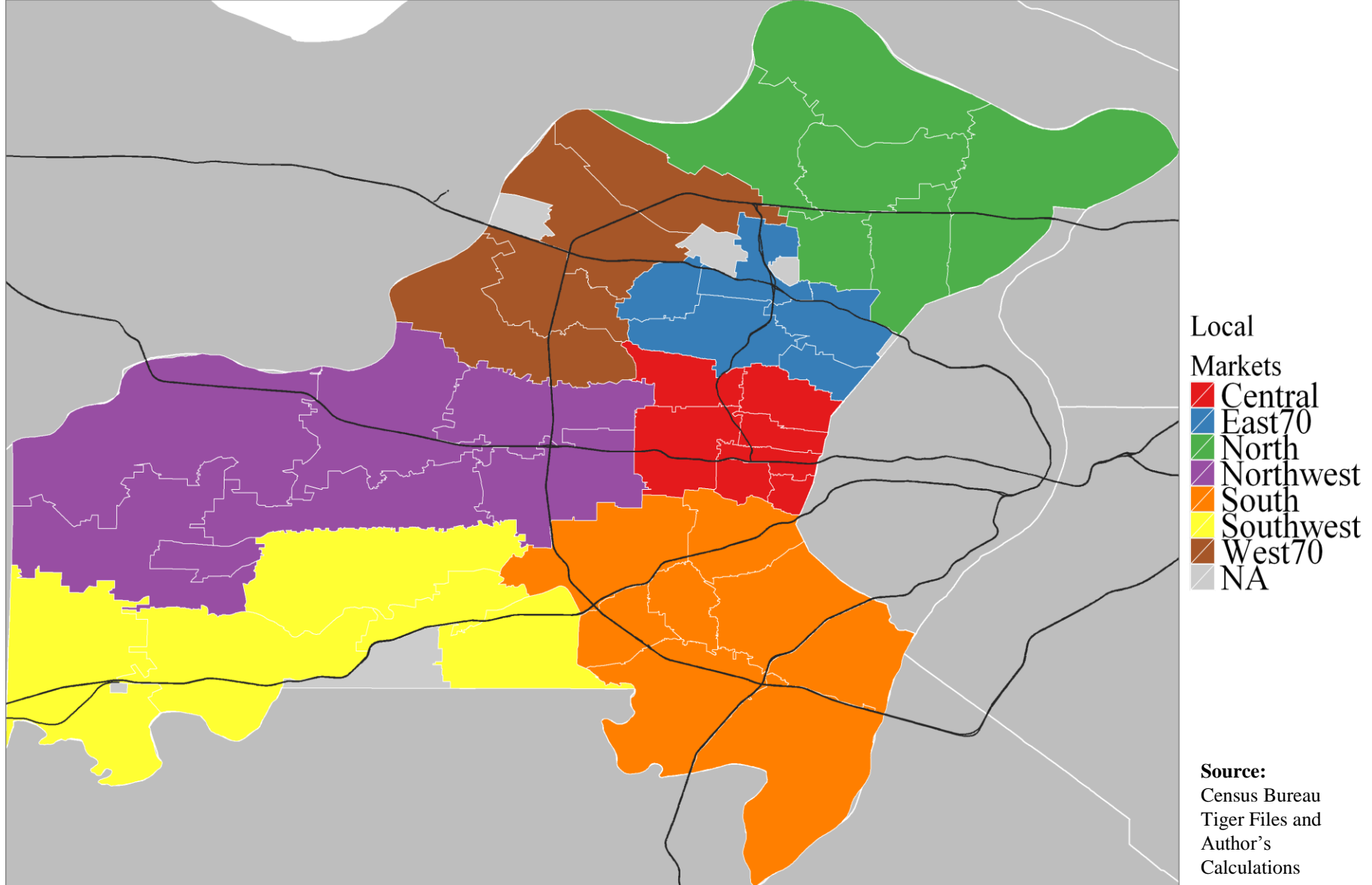
Constant-Quality House Price Measure by Quarter



Appreciation varies by location.



St. Louis County Sub-Markets with Zip Code Boundaries



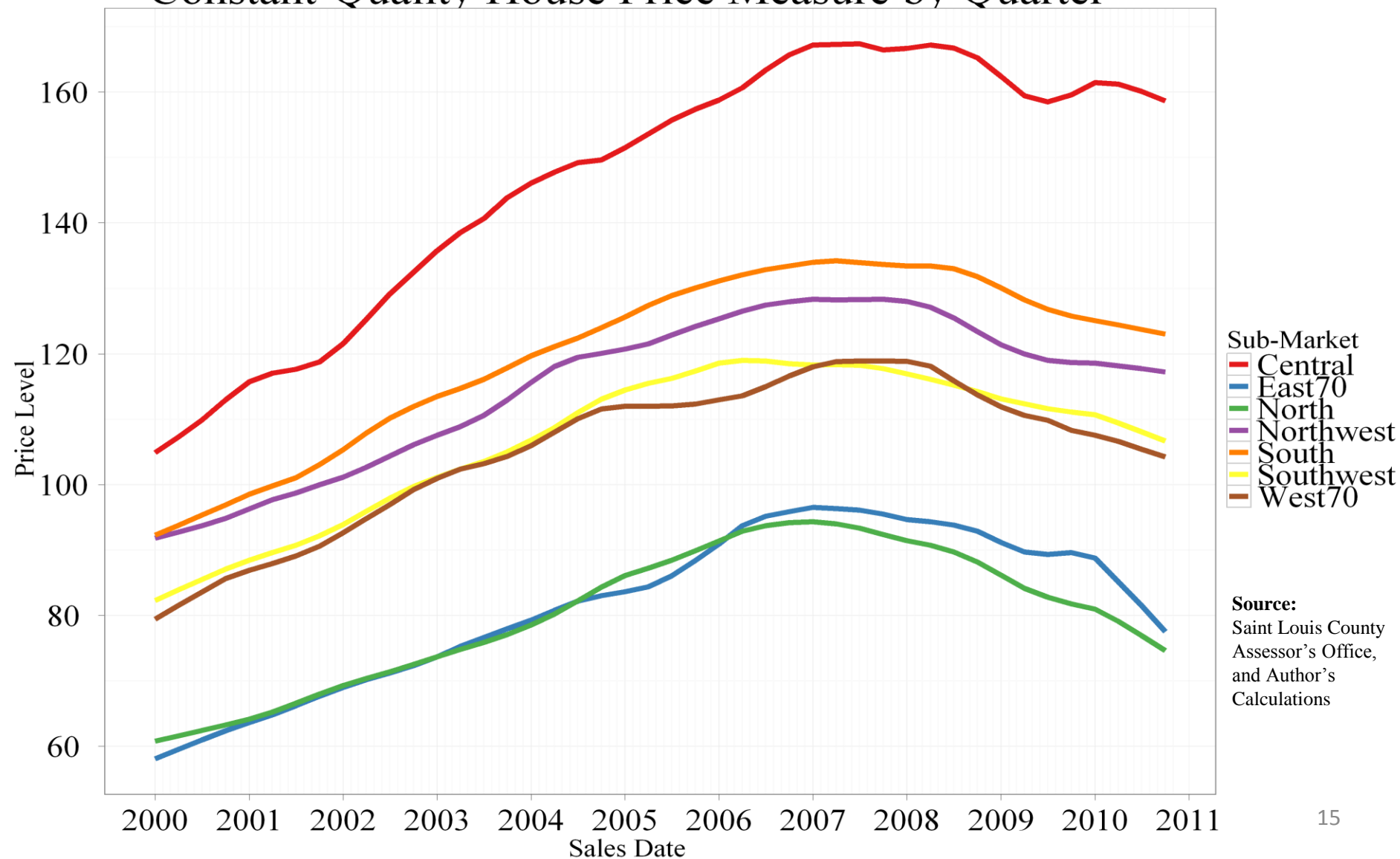
Which sub-market is the most expensive?



1. Central
2. Northwest
3. South
4. Southwest



Constant-Quality House Price Measure by Quarter



Which Saint Louis County Zip Code has had the greatest appreciation since 2000?

63005 (Chesterfield)

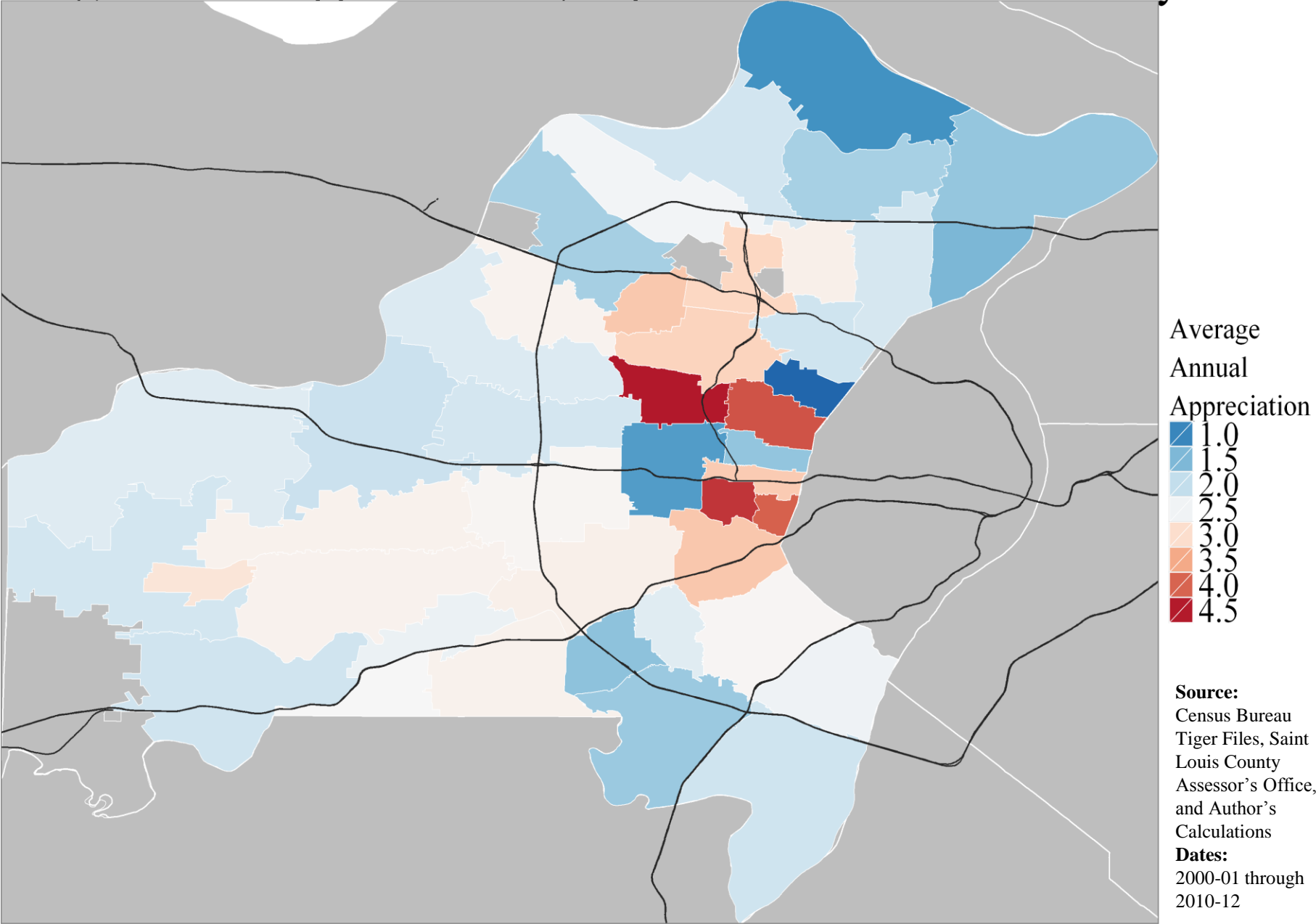
63105 (Clayton)

63123 (Affton)

63132 (Olivette)



Average Annual Appreciation by Zip Code in Saint Louis County



UMSL's housing model can handle additional questions.

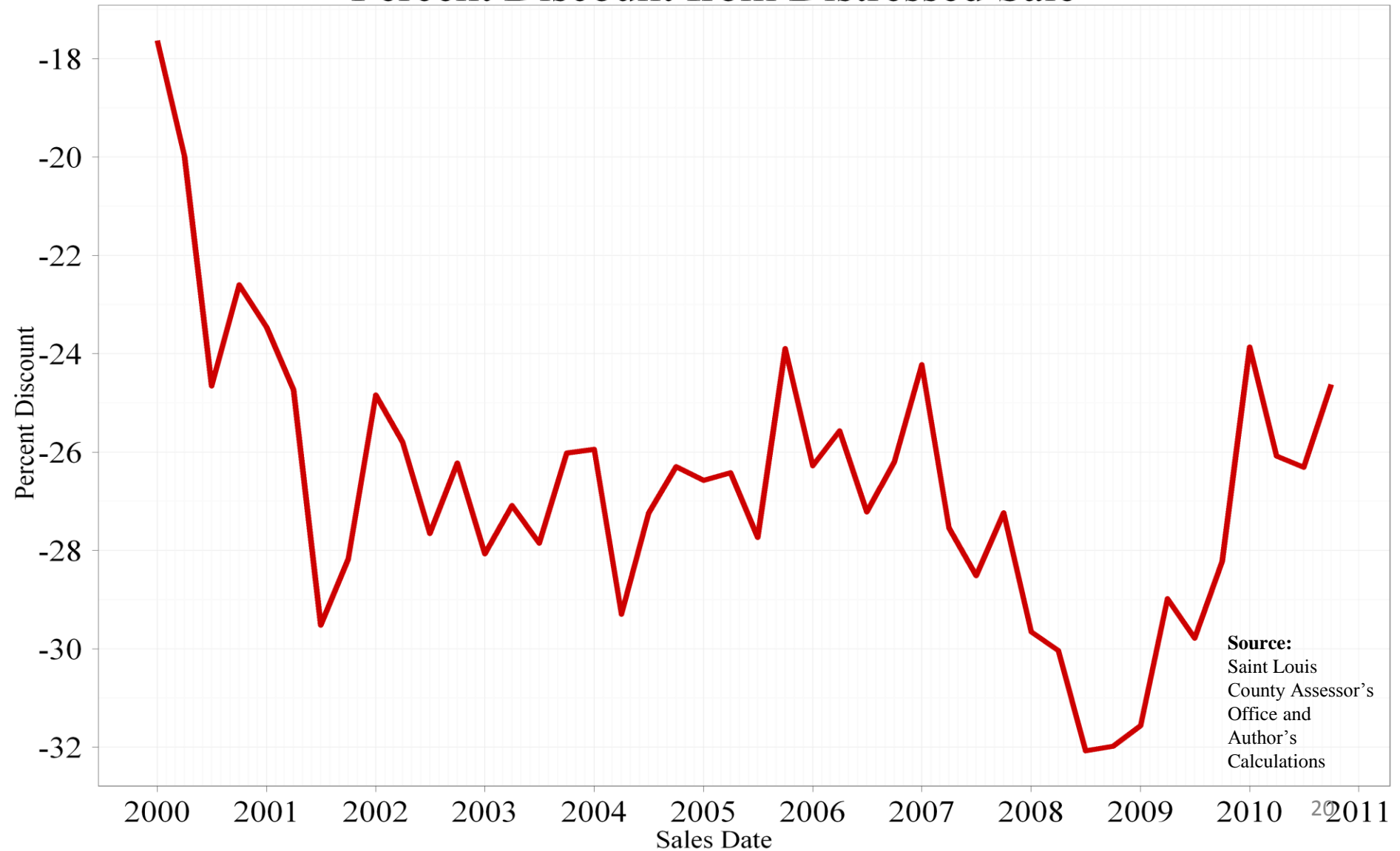


Foreclosures

- Foreclosure, and otherwise distressed properties sell for less
 - 25% off usual sales price
- Impact of distressed sales on the neighbors
 - 1% off usual sales price per foreclosure within the subdivision



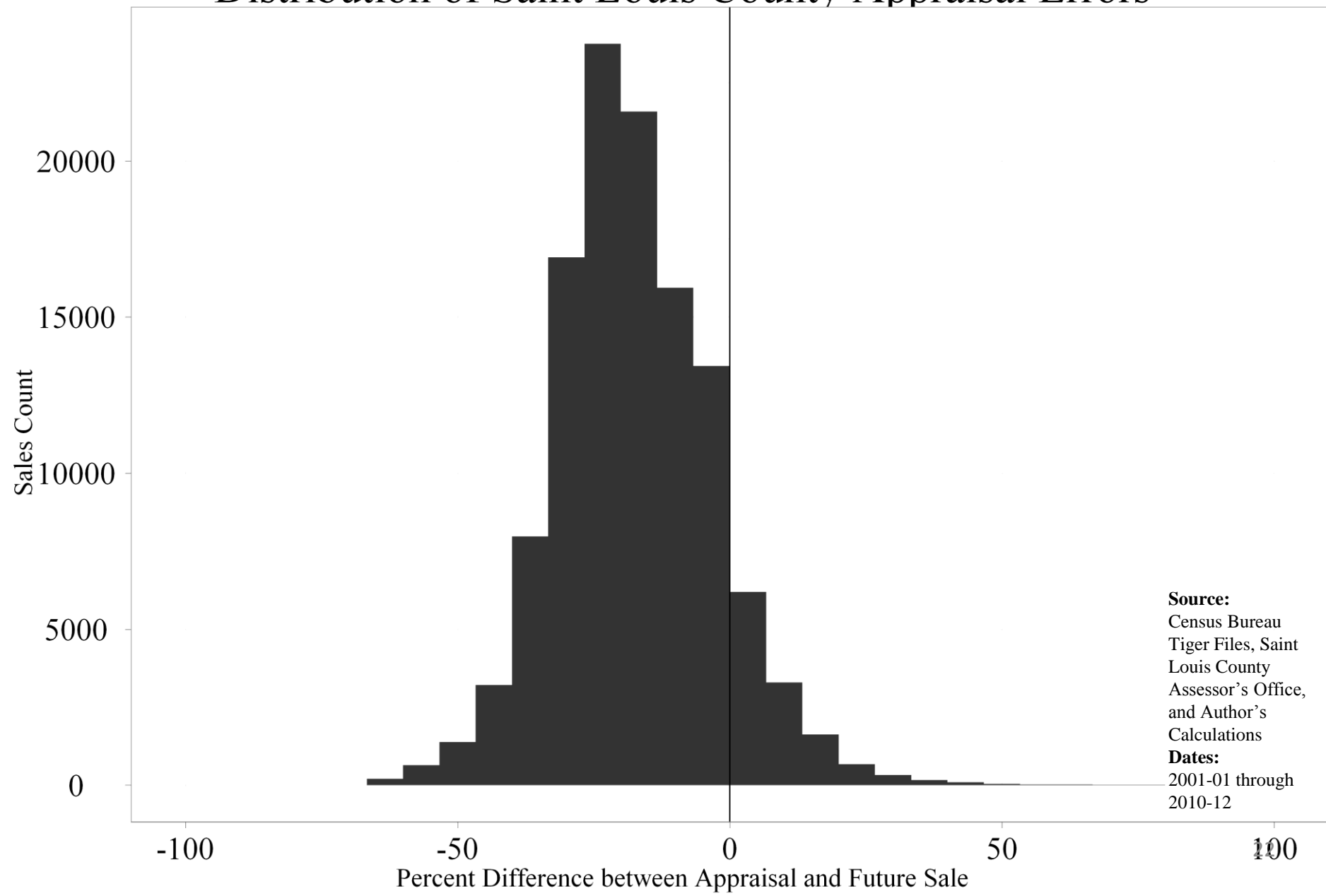
Percent Discount from Distressed Sale



Tax appraisals are imperfect.



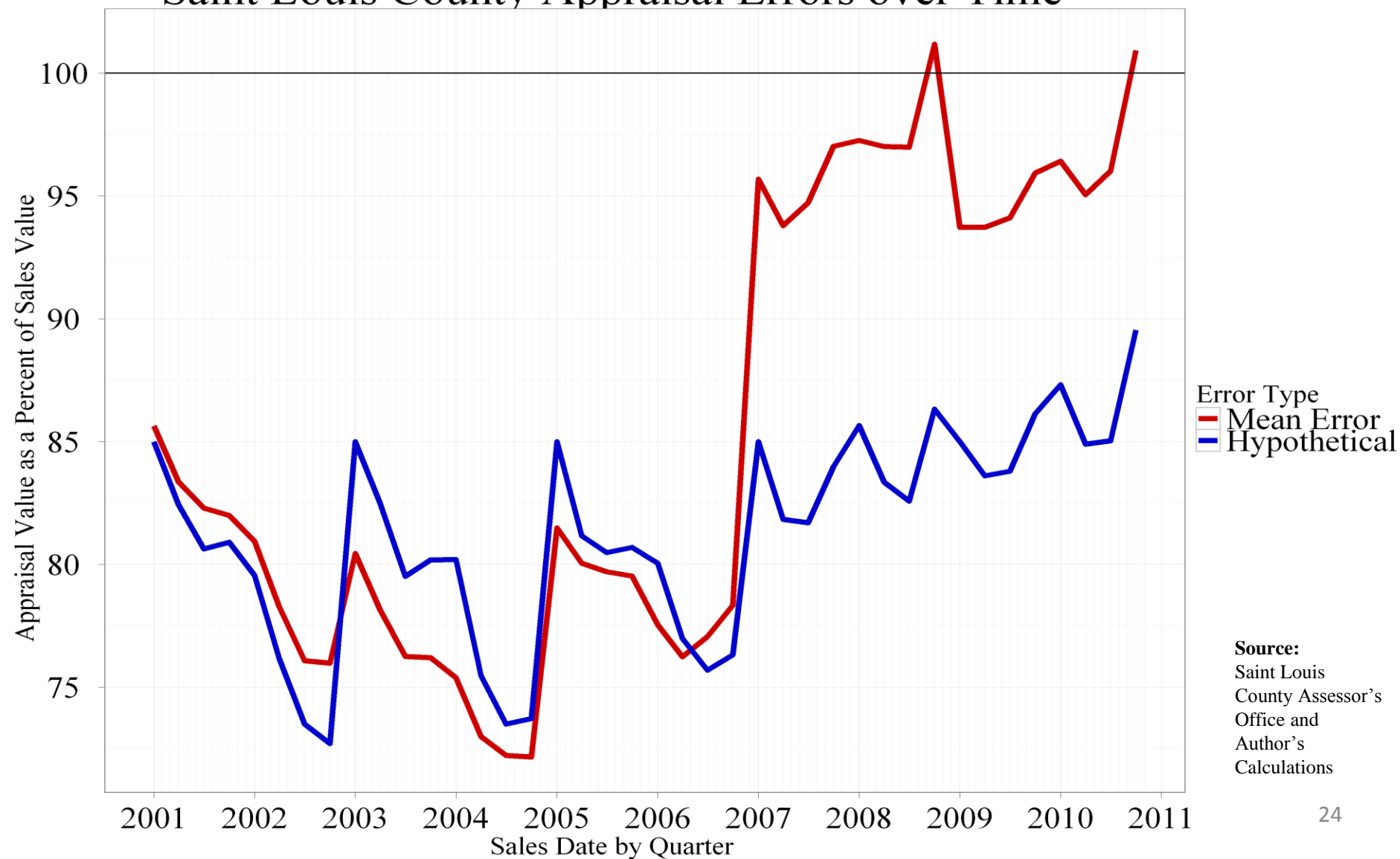
Distribution of Saint Louis County Appraisal Errors



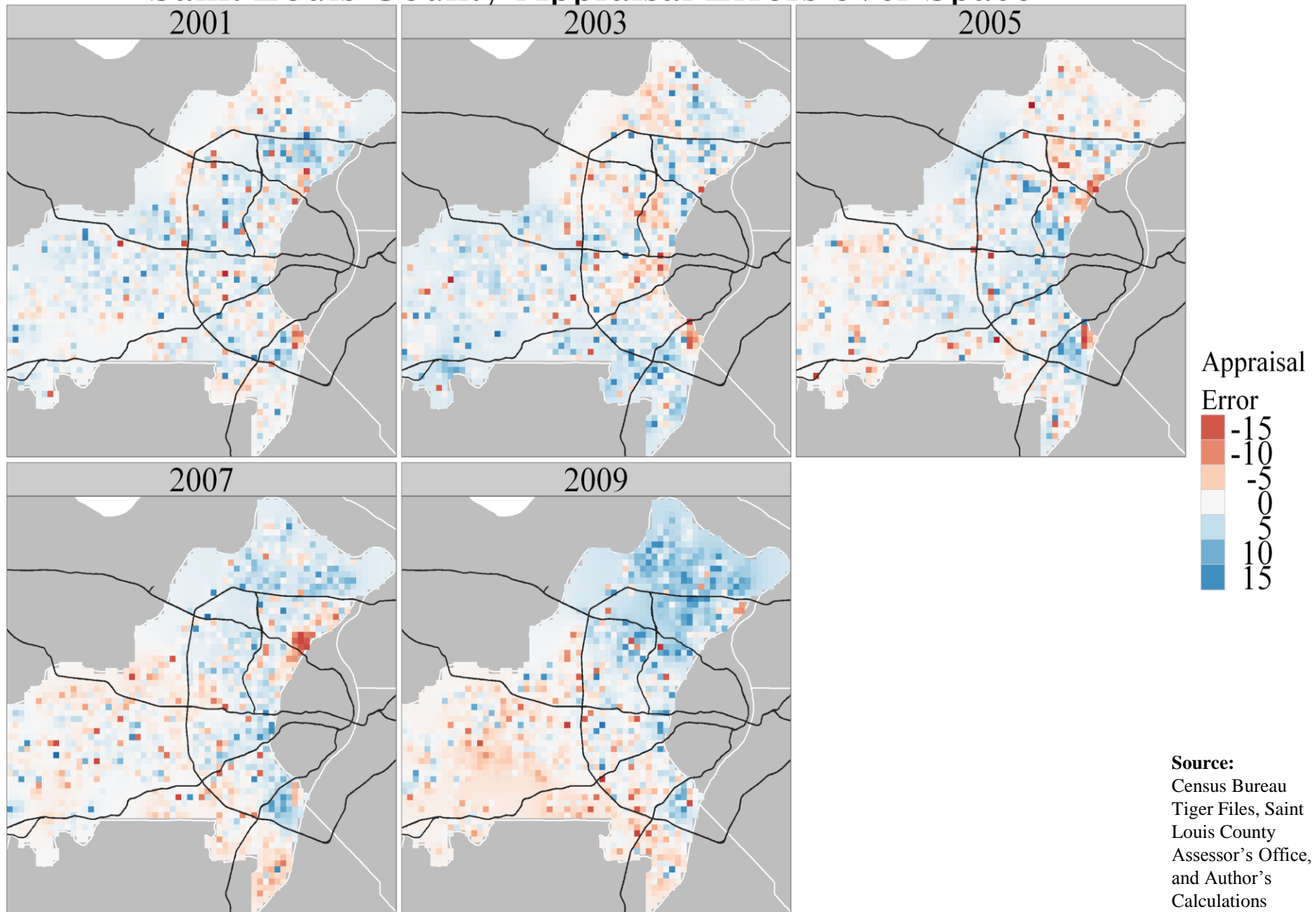
Local tax appraisals vary over time.



Saint Louis County Appraisal Errors over Time



Saint Louis County Appraisal Errors over Space



Additional documents

- House price appreciation is available
 - http://pprc.umsl.edu/base_pages/home/rers.htm
 - Quarterly updates
 - Saint Louis County and Saint Louis City
 - Saint Charles County, Monroe County, Saint Clair County



Additional Topics

- Pollution abatement and cleanup
- Flood zone designation
- Subdivision and HOA design
- Public works and infrastructure investment

