

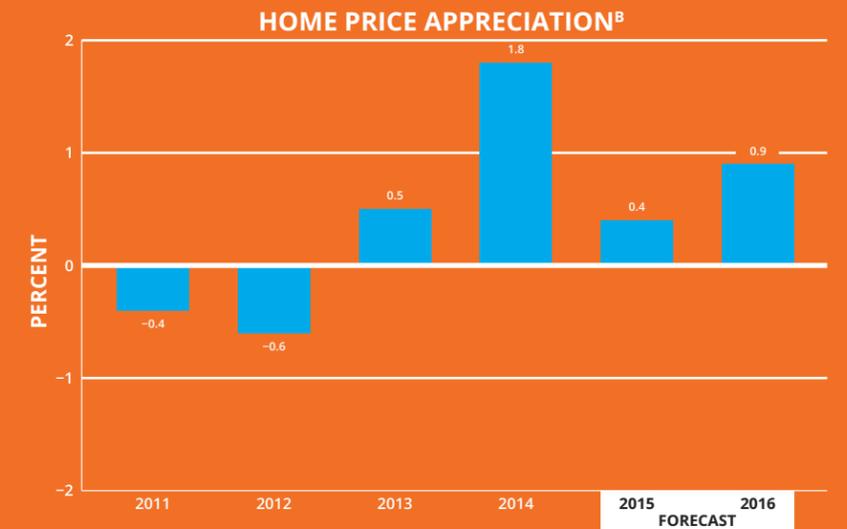
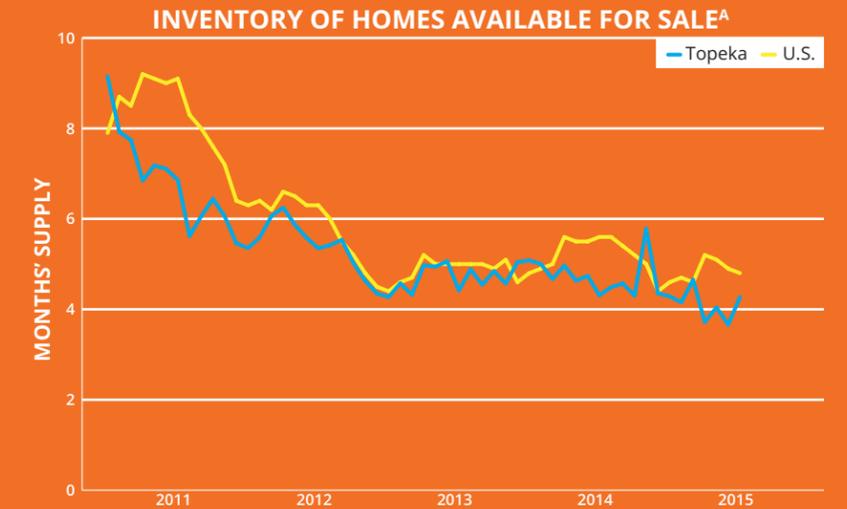
Home Prices

The inventory of homes available for sale in the Topeka market has tightened in recent months as new listings have failed to keep pace with increased sales. Supplies are especially tight among mid-priced homes in popular neighborhoods, and real estate agents are regularly reporting listings that have sold in just a few days with multiple offers.

Despite the tightening inventories, there has been little upward pressure on home prices. After appreciating by 1.8 percent in 2014, average home values in the Topeka area are on track to rise only modestly this year. We expect Topeka area home values will rise by just less than one percent in 2016.

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TOPEKA HOME VALUES WILL RISE ONLY MODESTLY IN 2016.



Sources: Federal Housing Finance Agency, National Association of REALTORS®, Sunflower Association of REALTORS®, WSU Center for Real Estate

Notes:
 A) Ratio of active listings to home sales, seasonally adjusted
 B) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for the Topeka metropolitan area, as measured using 4th quarter values