

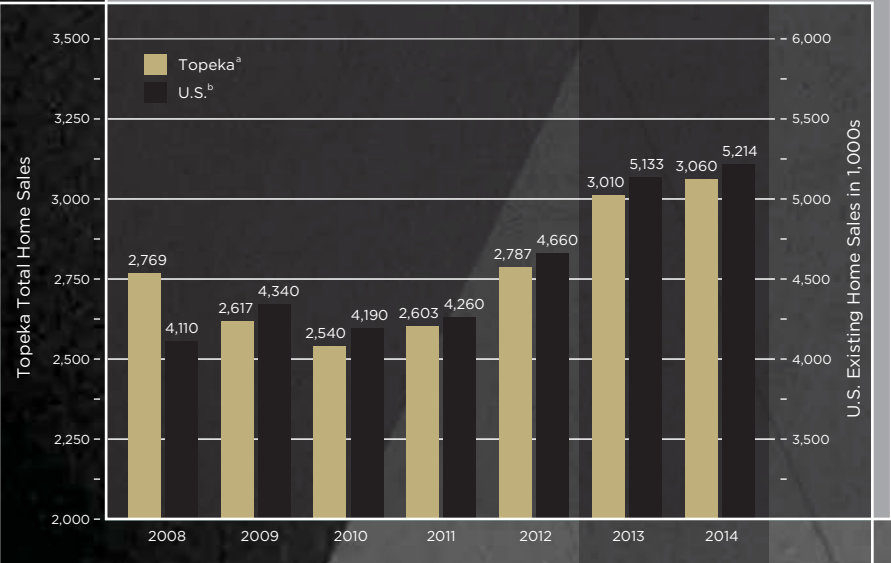
# HOME SALES AND CONSTRUCTION

TOPEKA HOME SALES  
SHOULD INCREASE BY  
1.7 PERCENT IN 2014.

Despite the challenges in the overall economy, Topeka area home sales have risen modestly in each of the past 2 years. This trend is continuing in 2013, and sales should end the year up 8.0 percent at 3,010 units. We forecast that sales will rise once again in 2014, up 1.7 percent to 3,060 units.

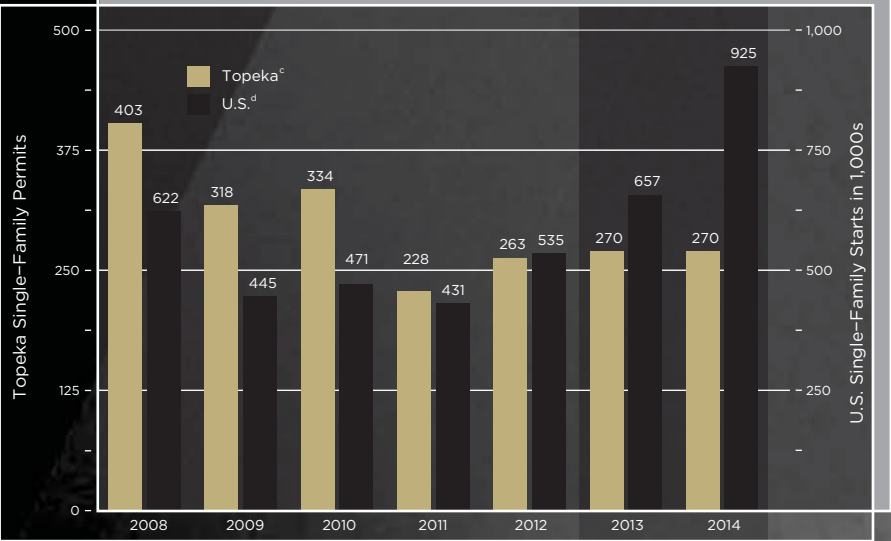
New home construction in the Topeka area has yet to see a meaningful rebound. Even after an increase of 35 units in 2012, permitting activity was more than 75 percent below its peak in 2004. With employment remaining sluggish and financing tight, there appears to be little to suggest construction activity will pick up significantly in the coming year. We forecast a total of only 270 new single family permits in 2014, unchanged from this year.

## HOME SALES ACTIVITY



FORECAST

## NEW HOME CONSTRUCTION ACTIVITY



FORECAST

Sources:  
National Association of REALTORS®; Topeka Area Association of REALTORS®; U.S. Bureau of the Census;  
WSU Center for Real Estate

Notes:  
a) Total home sales in the Topeka area as reported by the Topeka Area Association of REALTORS®  
b) U.S. existing home sales as reported by the National Association of REALTORS®  
c) Single-family building permits issued in the Topeka metropolitan area as reported by the U.S. Bureau of the Census  
d) U.S. single-family housing starts as reported by the U.S. Bureau of the Census