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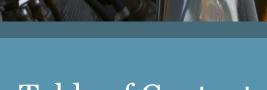
# Navigating the

From the recent financial crisis and recession to the home buyer tax credit, from debates in Washington over the federal deficit to jumps in oil prices, from the European debt crisis to flash crashes in the stock market, every day it seems something new happens to buffet the housing recovery. Navigating today's housing market is difficult indeed.

Each year, however, we prepare the Kansas Housing Markets Forecast to help you prepare for what is coming ahead. Whether you are a REALTOR<sup>®</sup>, lender, home builder, or an individual who is thinking about buying or selling your home, we hope this forecast helps you chart a steady course through turbulent times.

Dr. Stanley D. Longhofer Director, WSU Center for Real Estate

Turbulence



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