

# Manhattan Forecast

Manhattan area home prices will fall by 1.6 percent in 2011 and then rebound slightly in 2012.

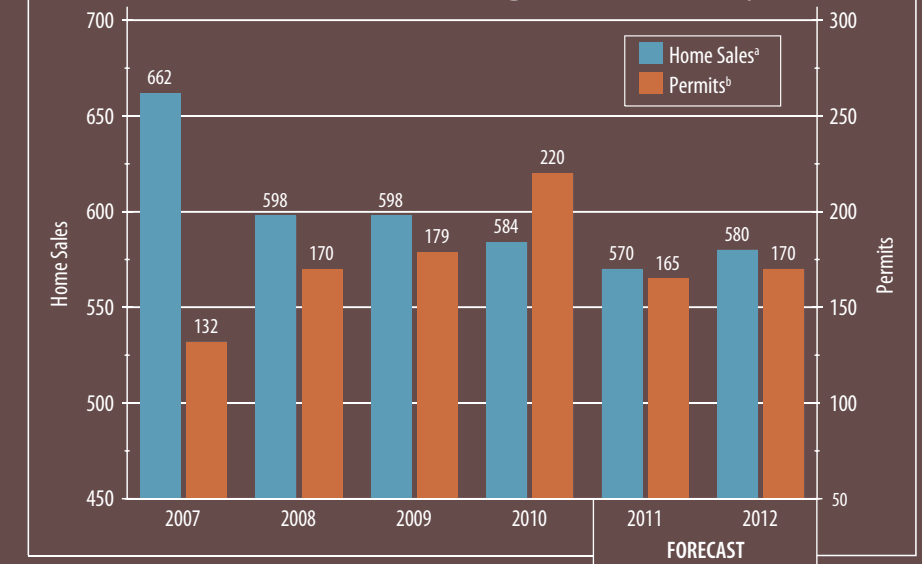
Home sales within the city of Manhattan have fallen slightly from the strong years of 2006 and 2007, but Manhattan remains a much stronger housing market than most across the state. Sales activity should pick up again next year, rising a modest 1.8 percent.

New home construction rose sharply in 2010 in response to the home buyer tax credit. This year, however, permitting activity in Manhattan should fall below its 2009 level and remain low through 2012.

Manhattan area home prices have remained remarkably stable through the recent housing downturn. This year, however, average values will drop by 1.6 percent, and then remain flat in 2012.

Home sales in Manhattan should fall another 2.4 percent in 2011 but rise slightly in 2012.

Manhattan Housing Market Activity



Home Price Appreciation<sup>c</sup>



Sources: Manhattan Association of REALTORS®; City of Manhattan; Federal Housing Finance Agency; WSU Center for Real Estate  
 Notes: a) Total home sales in Manhattan (zip codes 66502 and 66503) as reported by the Manhattan Association of REALTORS®.  
 b) Total single-family building permits issued in Manhattan as reported by the City of Manhattan.  
 c) Year-over-year percentage change in the Federal Housing Finance Agency all-transaction housing price index for the Manhattan metropolitan area, as measured using 4th quarter values.