

# Kansas Forecast

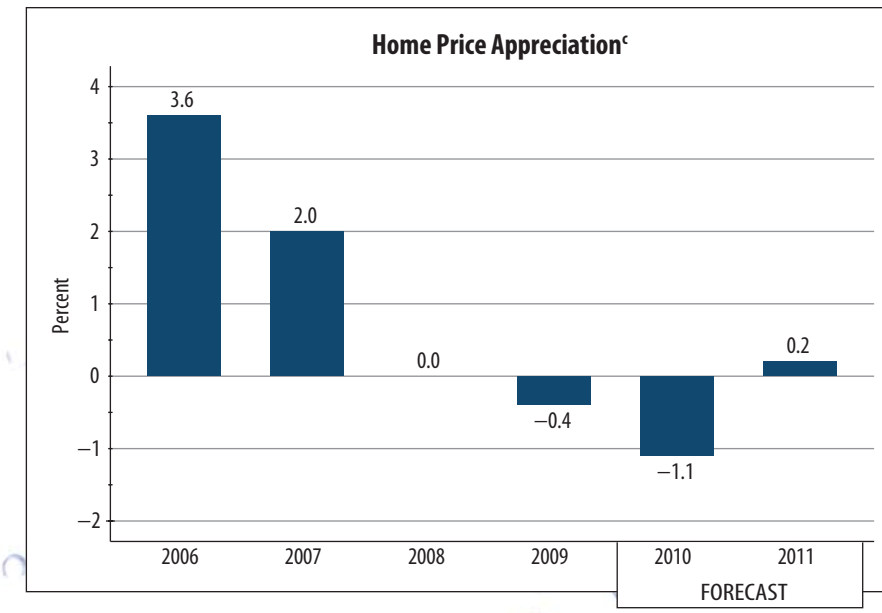
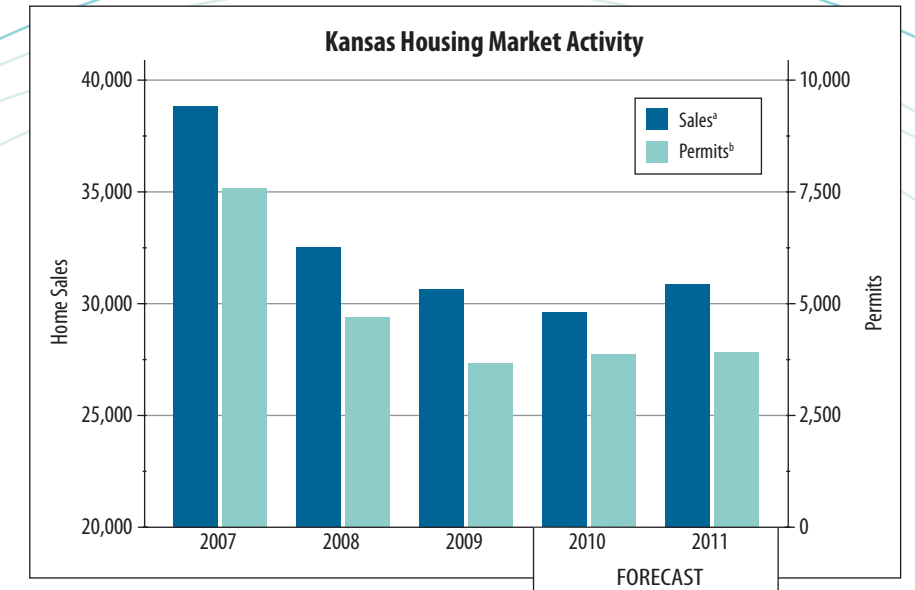
We should point out right away that there is no such thing as a “Kansas housing market.” After all, no one actually owns the average Kansas home. Each of us owns a home, in a market, in a neighborhood within that market. That is why it is so important to work with a local market professional when it comes time to buy or sell a home – someone who not only knows your market, but also how your home fits into that market.

That being said, the statewide figures do provide a picture of what is happening across the state. Sales on average across the state will be down 3.4 percent in 2010, largely due to the sharp 3<sup>rd</sup> quarter decline following expiration of the home buyer tax credit. Sales should rebound next year, rising by 4.2 percent.

In the same way, new home construction across the state appears poised for a rebound. And prices, while down somewhat this year, should stabilize in 2011.

Home sales across the state will fall by 3.4 percent in 2010 before rebounding by 4.2 percent in 2011.

New home construction activity should end the year up by 5.5 percent and then rise by another 1.3 percent in 2011.



Kansas home prices will fall by 1.1 percent on average in 2010 and then remain essentially flat in 2011, rising by only 0.2 percent.

Sources: Kansas Association of REALTORS® and participating multiple listing services across Kansas; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

Notes: a) Total home sales in Kansas as reported by multiple listing services across the state.  
 b) Total single-family building permits issued in Kansas as reported by the U.S. Bureau of the Census.  
 c) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4<sup>th</sup> quarter values.