

Forecast Summary

	2008	2009	FORECAST	
	2010	2011		
Kansas				
Total Home Sales	32,521	30,650	29,600	30,850
Building Permits	4,687	3,660	3,860	3,910
Home Price Appreciation	0.05	-0.35	-1.10	0.16
Sales Volume	5,267	4,793		
Average Price	161,946	156,384		
Kansas City				
Total Home Sales	26,974	25,768	24,450	25,050
Building Permits	2,765	1,909	2,060	2,100
Home Price Appreciation	-2.53	-2.02	-2.16	-1.26
Sales Volume	4,534	4,168		
Average Price	168,074	161,757		
Lawrence				
Total Home Sales	1,286	1,253	1,310	1,430
Building Permits	175	187	200	220
Home Price Appreciation	-0.68	-0.97	-3.05	-0.46
Sales Volume	238	228		
Average Price	184,856	181,739		

Manhattan

	2008	2009	FORECAST	
	2010	2011		
Total Home Sales	598	598	600	620
Building Permits	170	179	200	190
Home Price Appreciation	0.42	0.90	-1.60	0.76
Sales Volume	112	114		
Average Price	187,532	189,833		

Topeka

Total Home Sales	2,769	2,617	2,670	2,700
Building Permits	403	318	270	310
Home Price Appreciation	0.90	-0.48	-0.90	-0.48
Sales Volume	333	322		
Average Price	120,274	123,037		

Wichita

Total Home Sales	10,048	8,617	8,140	8,680
Building Permits	1,773	1,256	1,070	1,080
Home Price Appreciation	1.79	0.36	-0.07	1.35
Sales Volume	1,378	1,139		
Average Price	137,096	132,175		

Sources: Heartland Multiple Listing Service; Lawrence Board of REALTORS®; Manhattan Association of REALTORS®; Topeka Area Association of REALTORS®; South Central Kansas Multiple Listing Service; Kansas Association of REALTORS® and participating multiple listing services across Kansas; U.S. Bureau of the Census; City of Manhattan; Wichita Area Builders Association; Federal Housing Finance Agency; WSU Center for Real Estate

Notes: Total home sales and average price figures include both existing and new home sales. Building permits reflect single-family residential building permits. Home price appreciation figures are the year-over-year percentage change in the Federal Housing Finance Agency all-transactions house price index, as measured using 4th quarter values. Sales volume includes both existing and new home sales and is measured in millions of dollars.