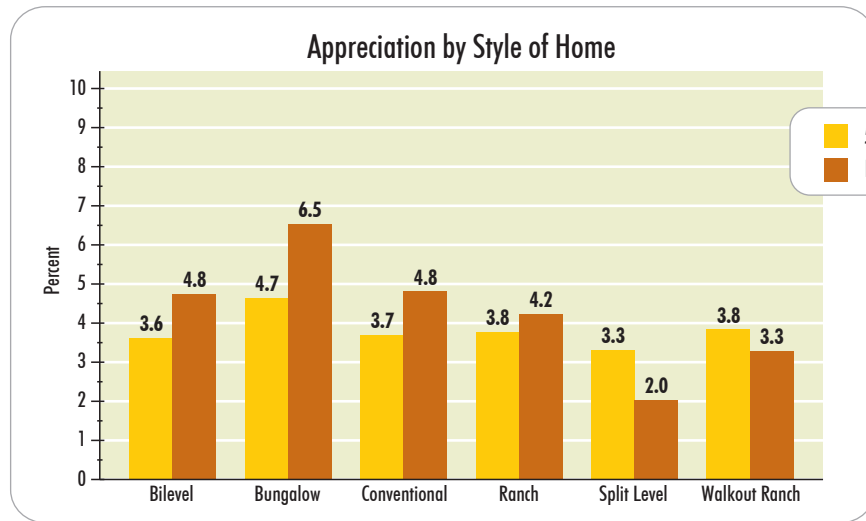
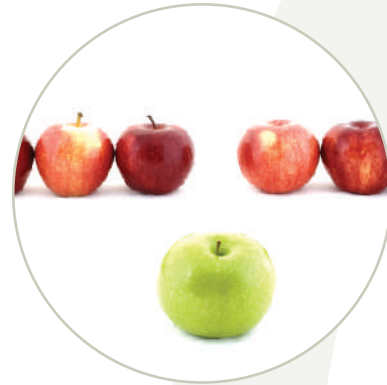


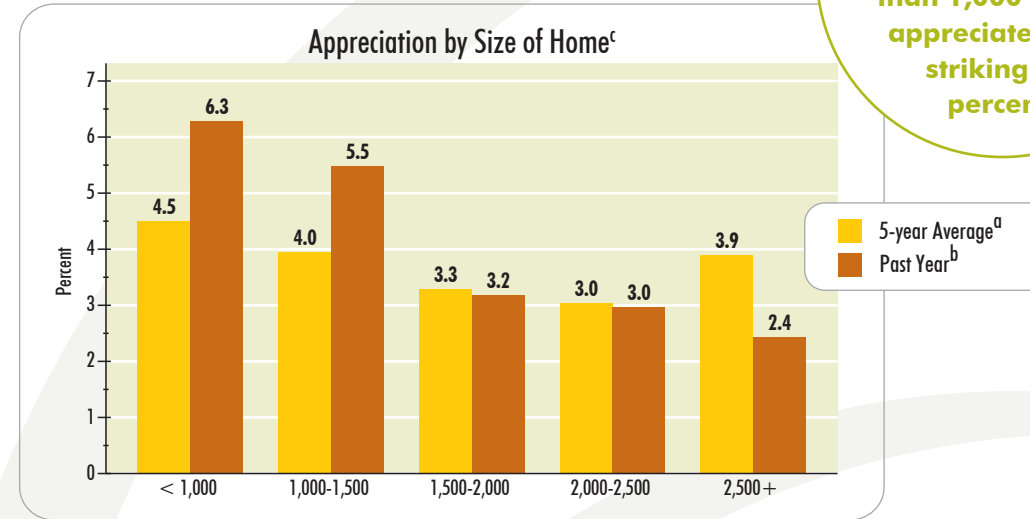
McIntosh or Granny Smith?

Even when you make an apples-to-apples comparison it is important to remember that, just like apples, homes come in different varieties. Average appreciation is just that - average - and no one owns an "average" home. Even when you have a reliable measure of home price appreciation like the WSU HPI (which takes into account factors such as the size, number of bedrooms, neighborhood, and style of construction), you must keep in mind that any individual home's appreciation can - and likely will - differ from the average.



Older, bungalow-style homes set the pace among major home styles, appreciating by 6.5 percent over the past year; split-level homes trailed the pack at only 2.0 percent.

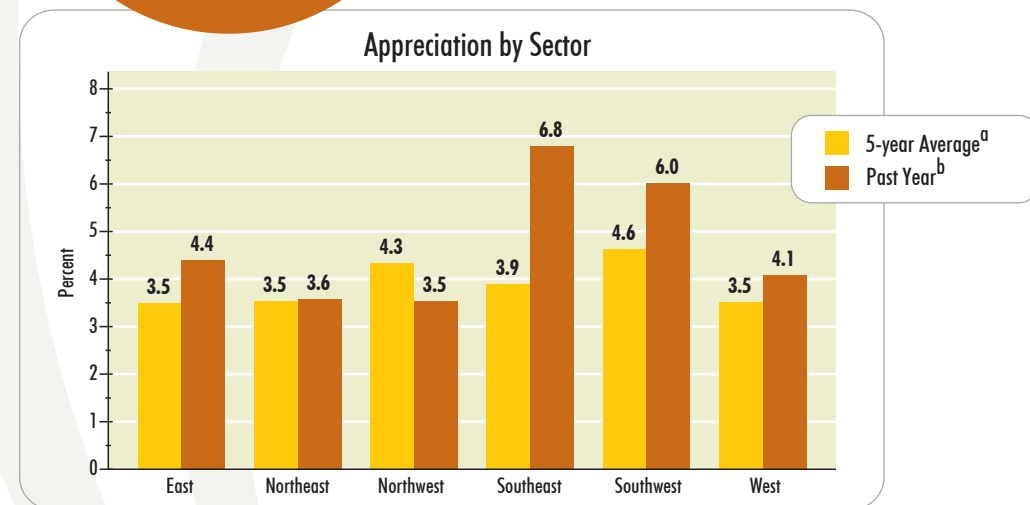
To show this, we segmented homes across three key factors - architectural style, size, and location - and calculated the WSU HPI separately for each subgroup. These breakdowns show that smaller homes, older bungalow-style homes, and those on the city's south side have been the driving force behind home price appreciation over the past year.



Small has been big over the past year, as homes with less than 1,000 sf have appreciated by a striking 6.3 percent.

Homes in SE and SW Wichita have shown the strongest appreciation over the past year, growing by 6.8 and 6.0 percent, respectively.

"Of course no flavors are thrown away; they are intended for the taste that is up to them. Some apples have two distinct flavors...some all sour, and others all sweet, and this diversity on all parts of the tree."



Source: WSU Center for Real Estate using data provided by the Sedgwick County Appraiser's Office
 Notes: a) Five-year annualized growth rate through 2nd quarter of 2005
 b) Year-over-year percentage change as measured using 2nd quarter values
 c) Total square feet of finished living area