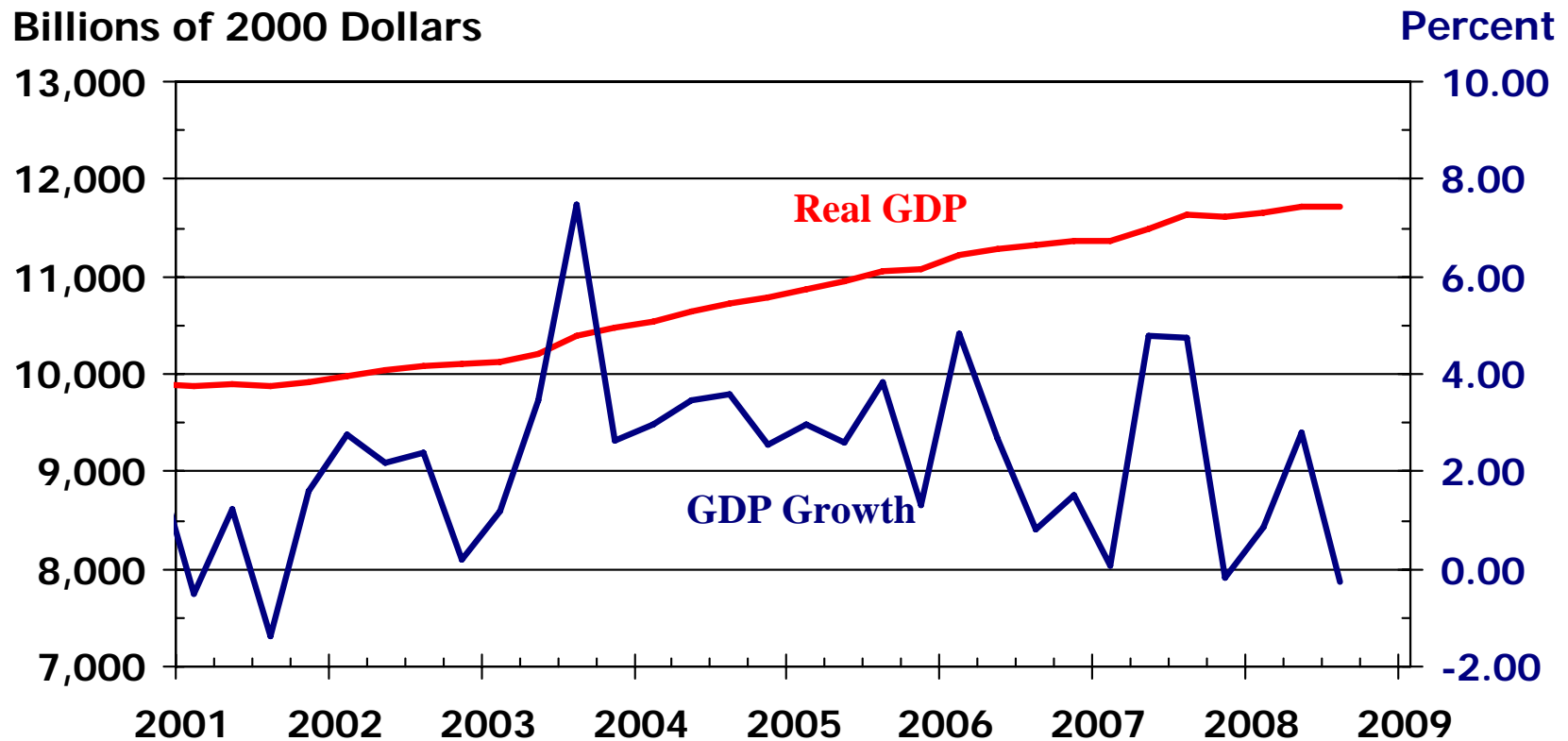


2009 Economic and Housing Market Outlook

Coldwell Banker – Stucky & Associates
Dr. Stanley D. Longhofer
January 21, 2009



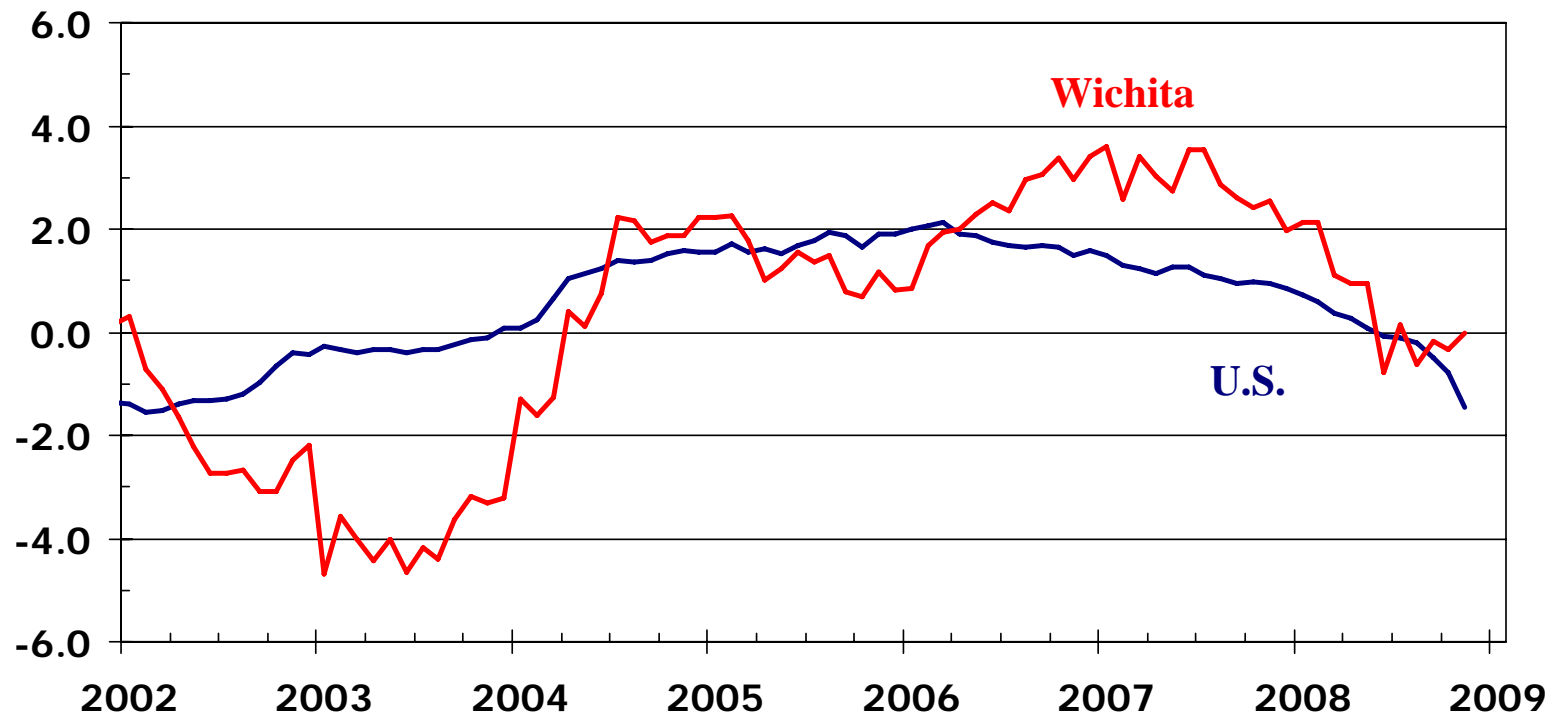
Real Gross Domestic Product



Source: Bureau of Economic Analysis

Employment Growth

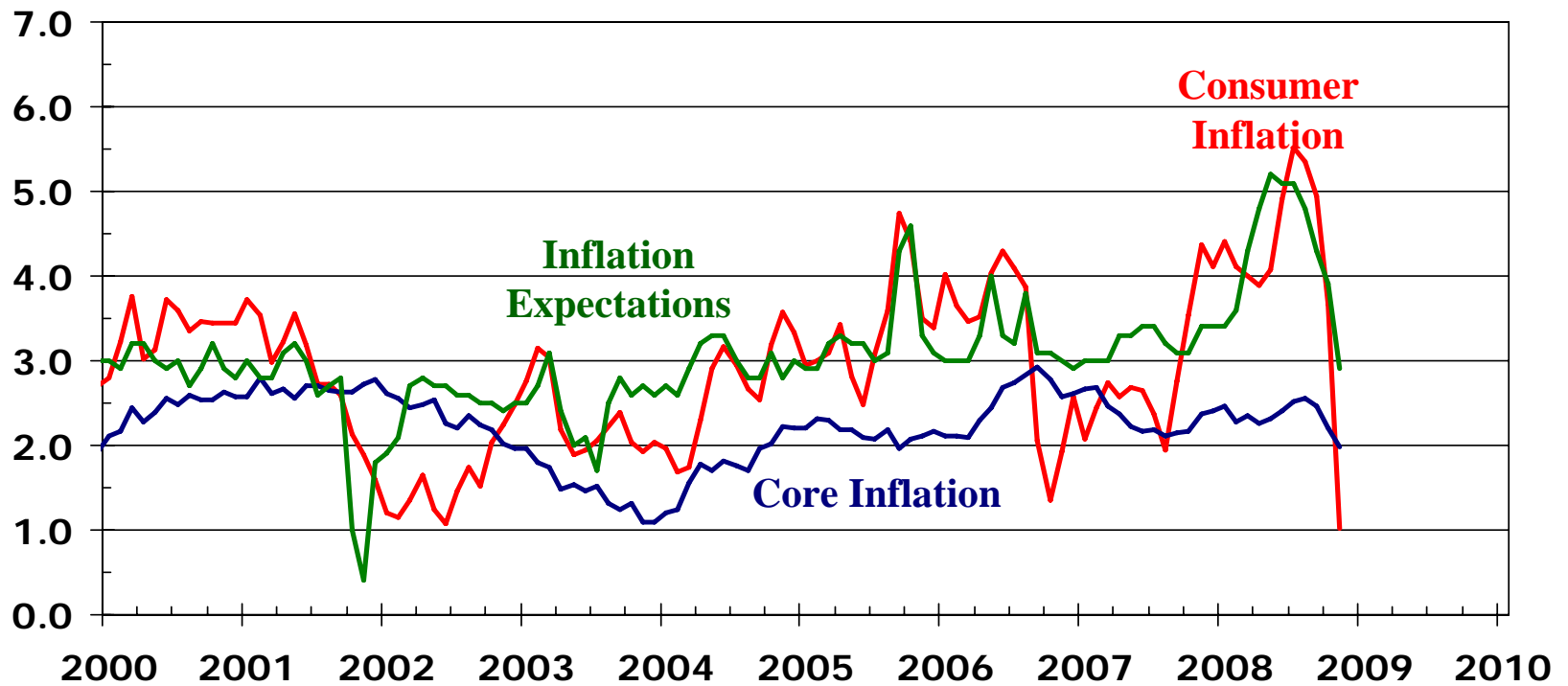
Year-over-Year Percentage Change



Sources: Kansas Department of Human Resources;
U.S. Bureau of Labor Statistics

Consumer Inflation

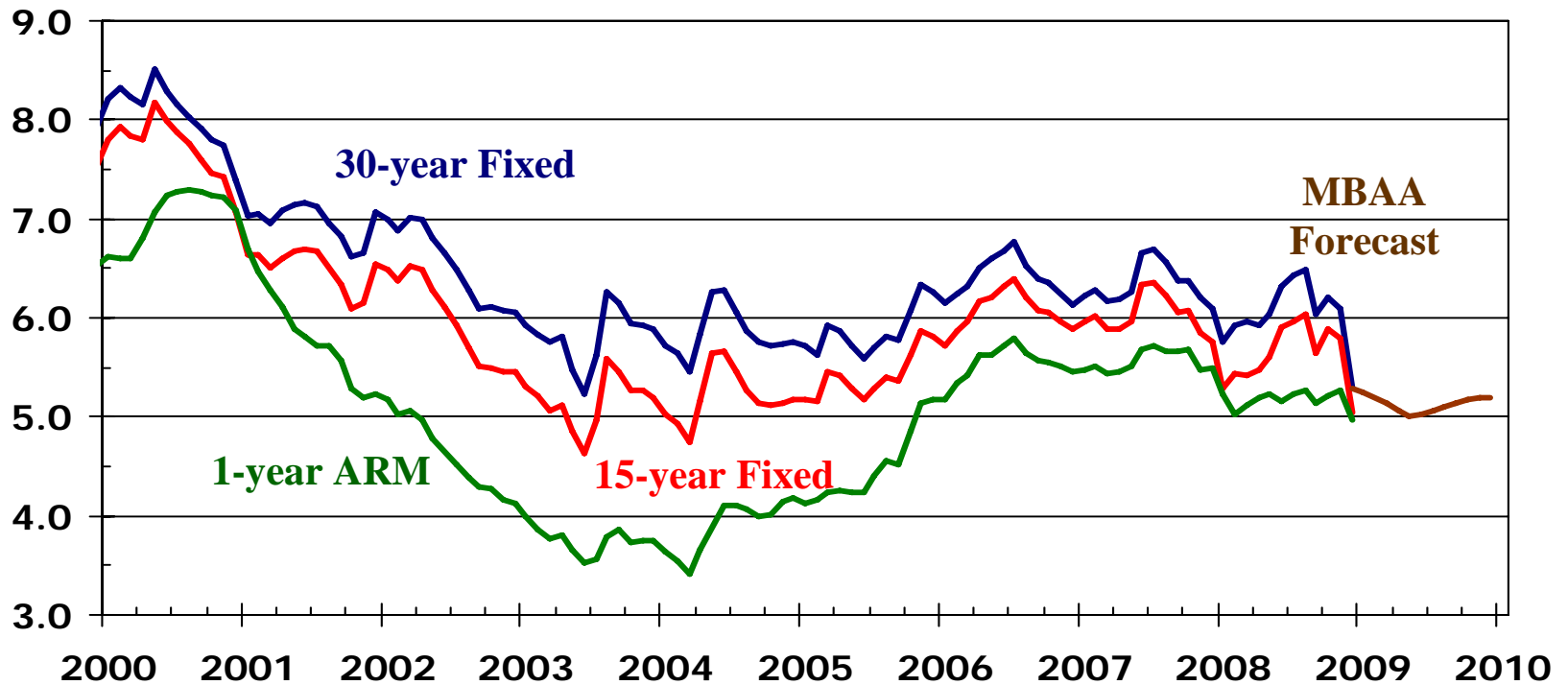
Percent



Sources: U.S. Bureau of Labor Statistics;
University of Michigan

Mortgage Rates

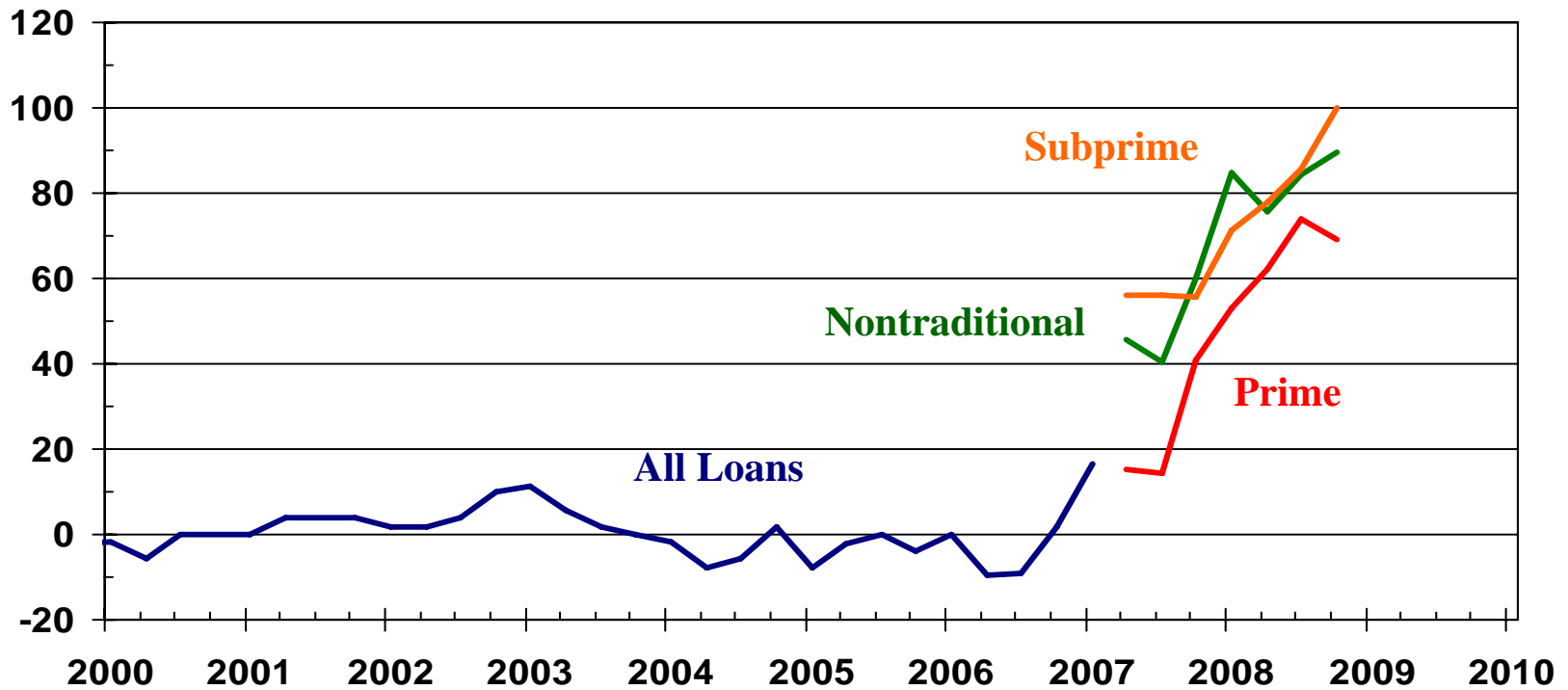
Percent



Sources: Freddie Mac; MBA

Mortgage Credit Conditions

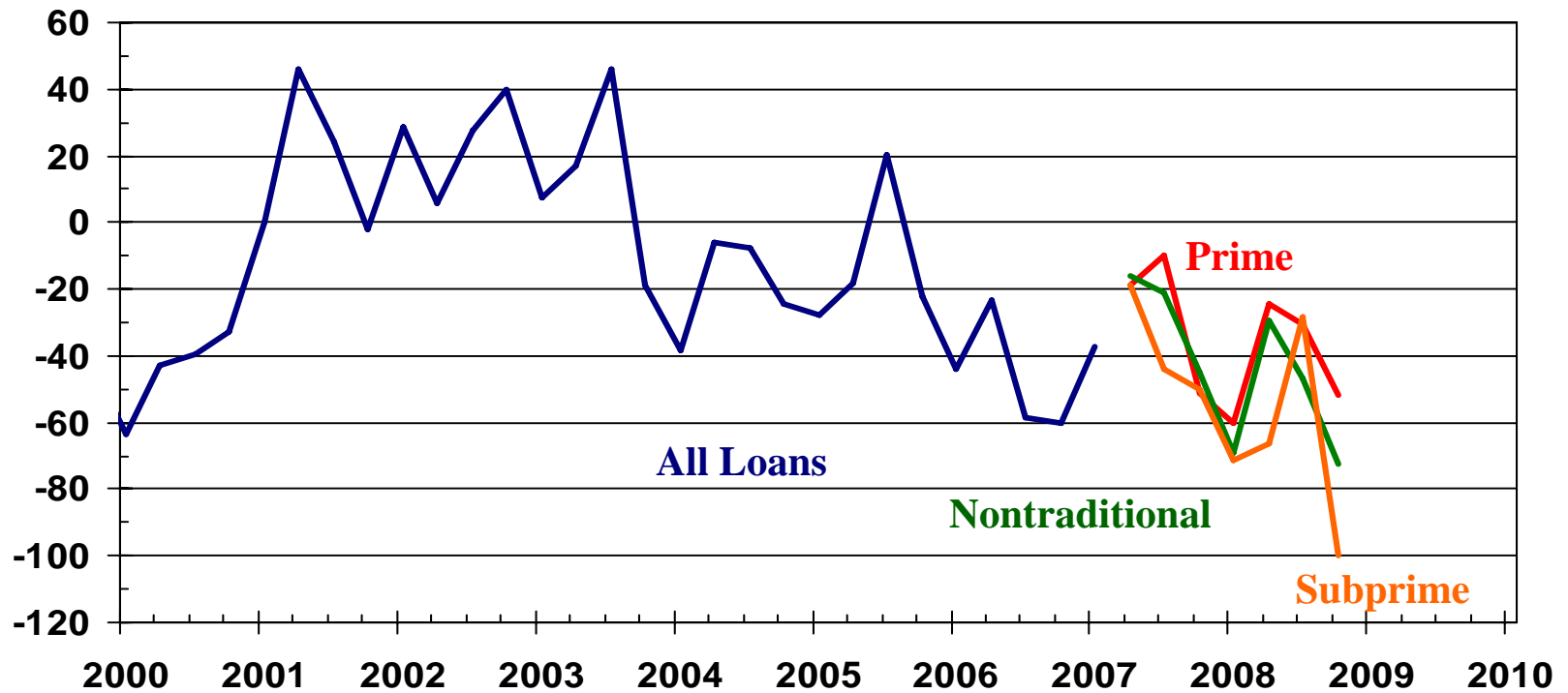
Net Percentage of Banks Reporting Tightening Standard for Mortgages



Source: Board of Governors of the Federal Reserve System

Mortgage Demand

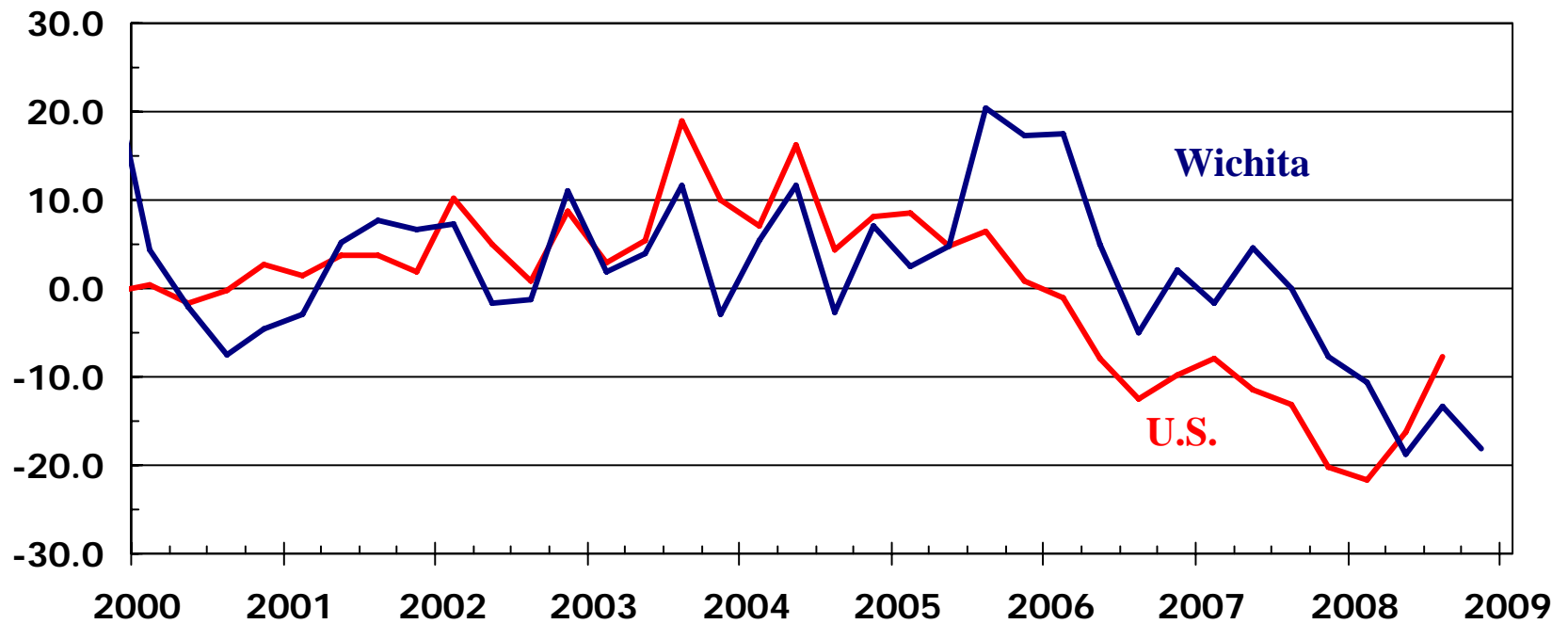
Net Percentage of Banks Reporting Stronger Demand for Mortgages



Source: Board of Governors of the Federal Reserve System

Existing Home Sales

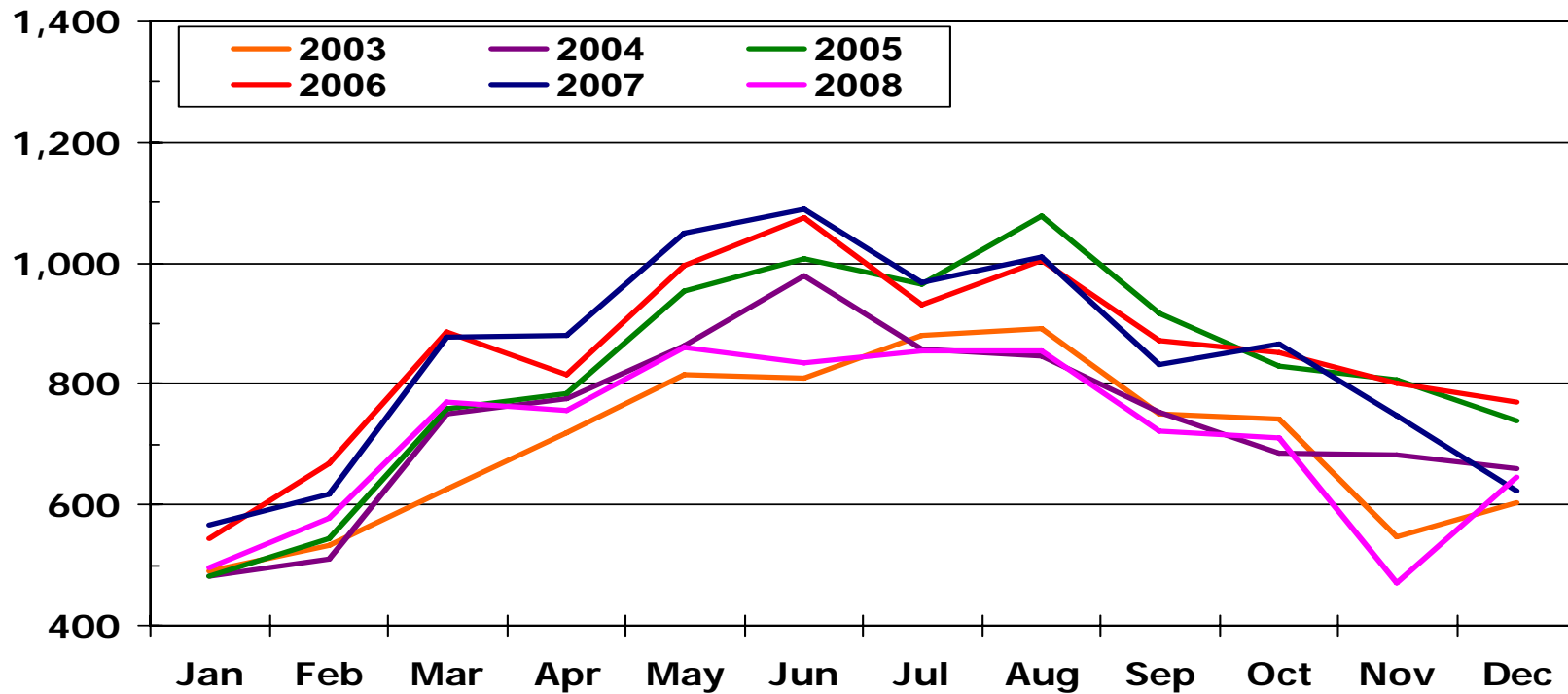
Year-over-year Percentage Change



Sources: NAR; KCRAR; SCK MLS

Wichita Area Existing Home Sales

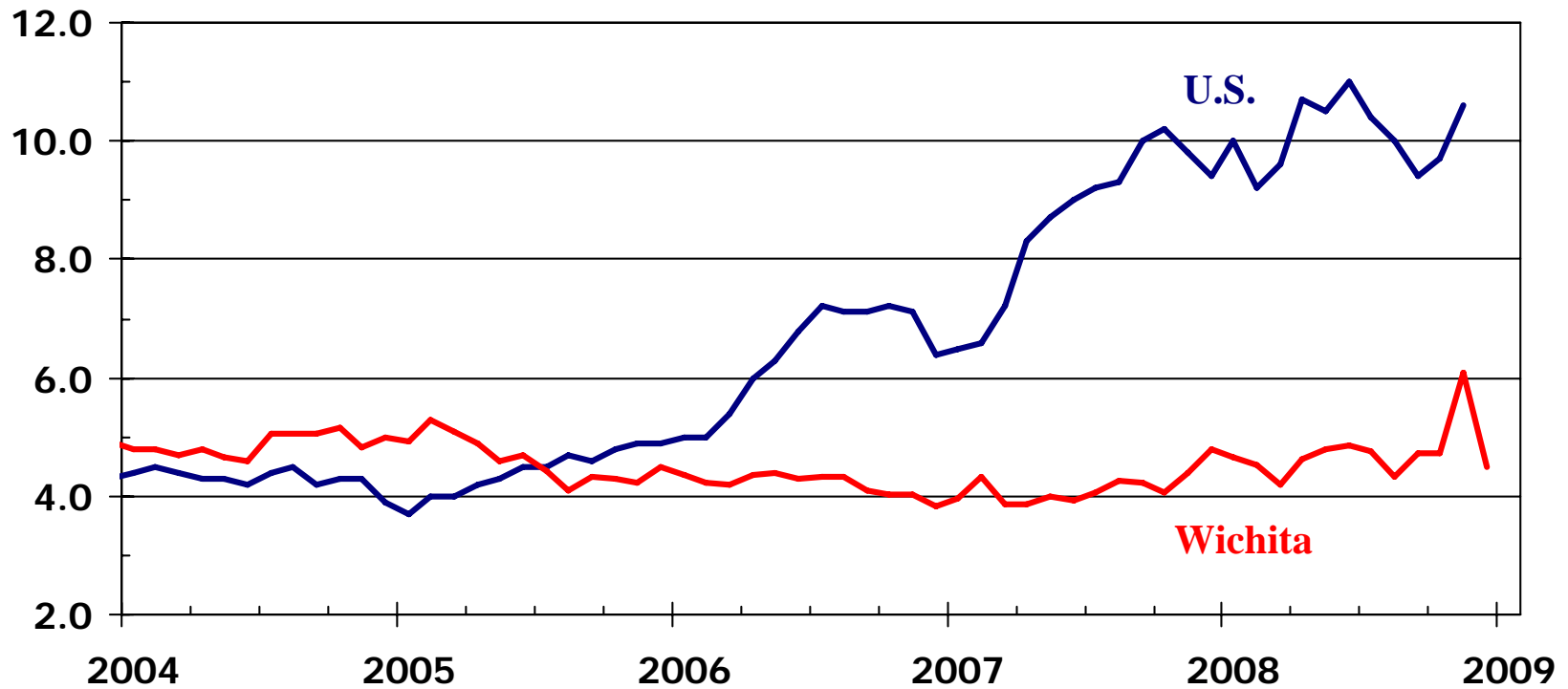
Number of Sales



Source: SCKMLS Statistics

Inventory of Existing Homes Available for Sale

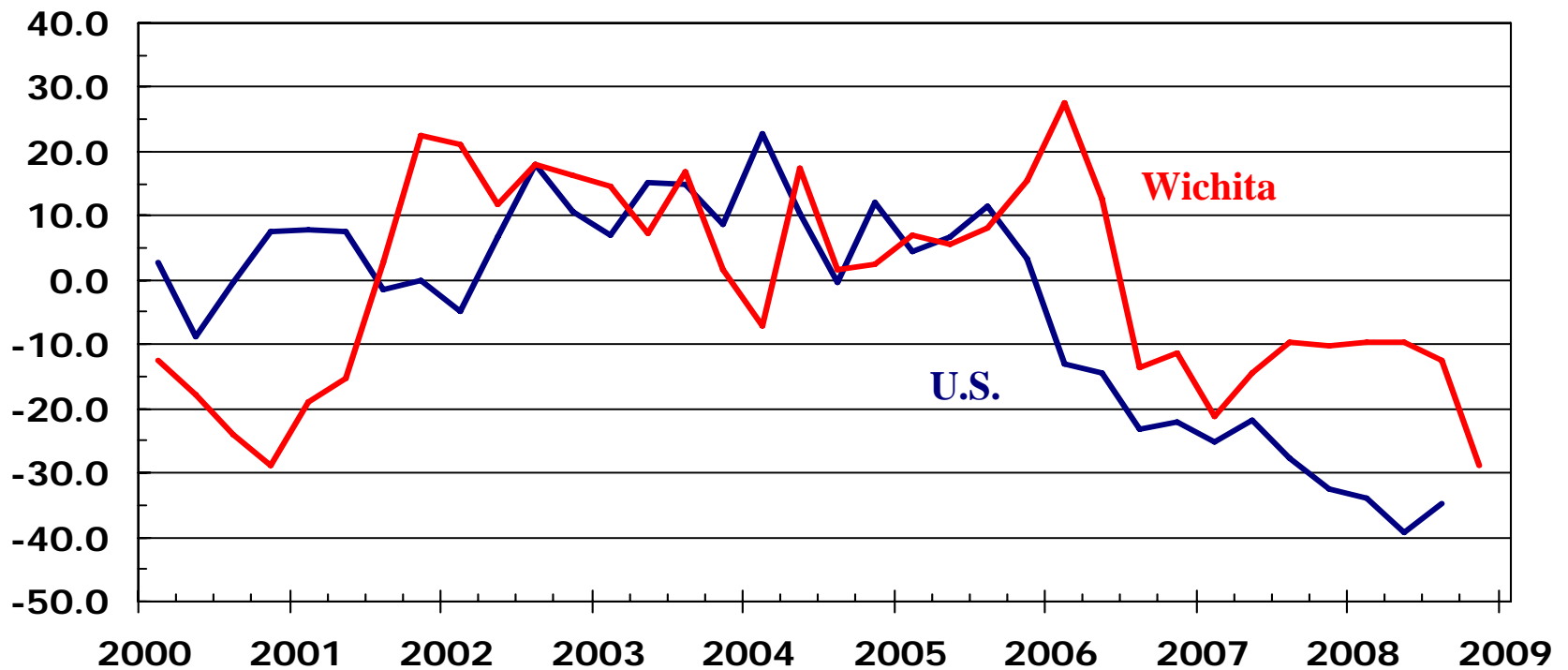
Months Supply (SA)



Sources: NAR; WSU Center for Real Estate
using data from KCRAR and SCK MLS

New Home Sales

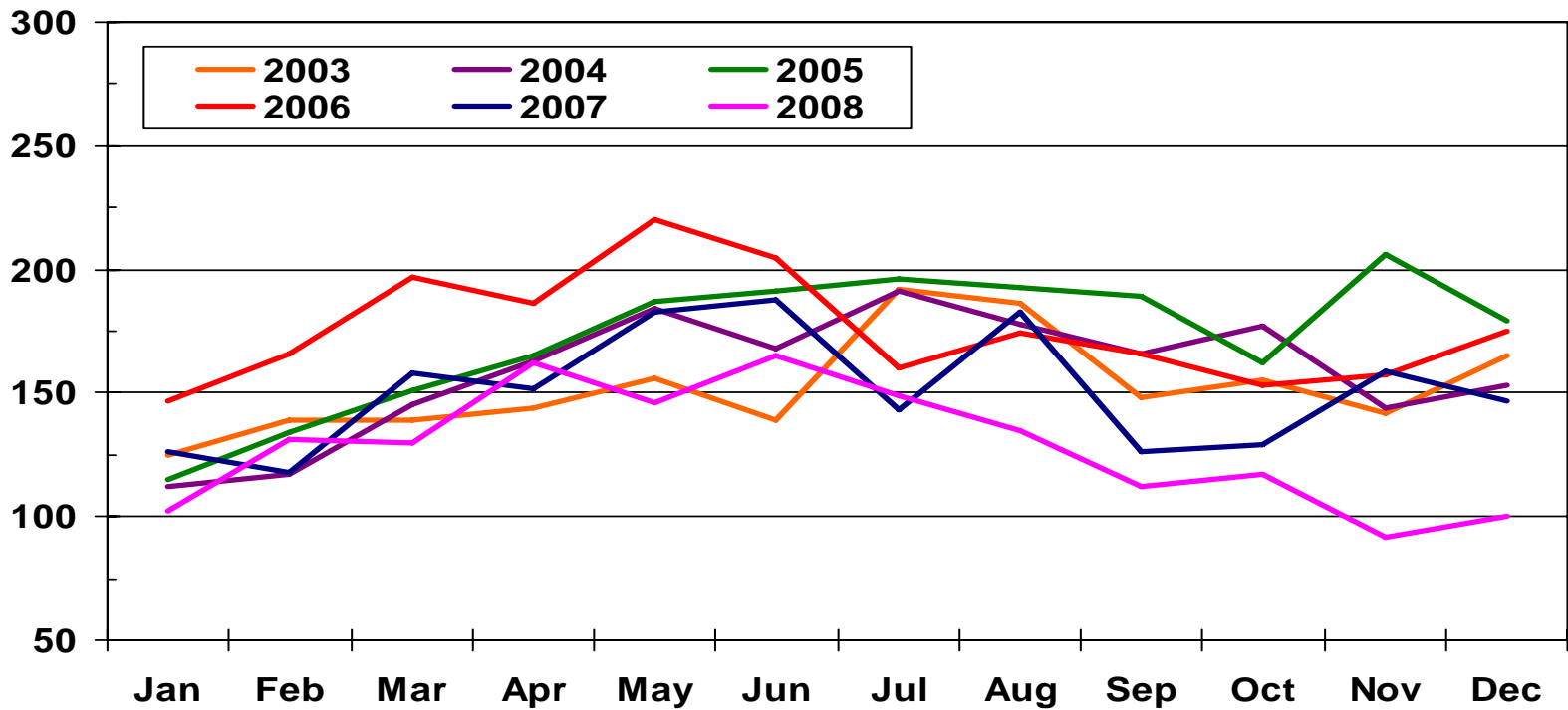
Year-over-year Percentage Change



Sources: HUD; SCK MLS

Wichita Area New Home Sales

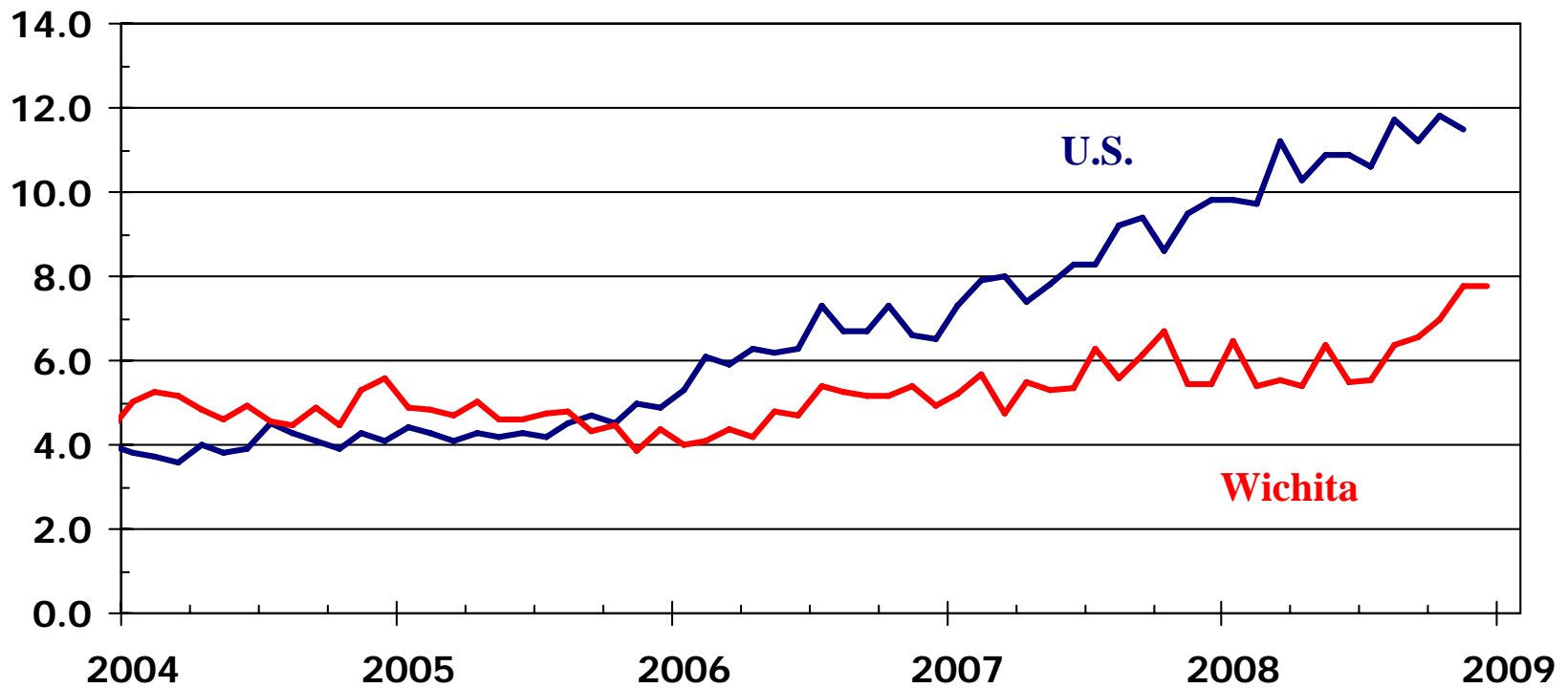
Number of Sales



Source: SCKMLS

Inventory of New Homes Available for Sale

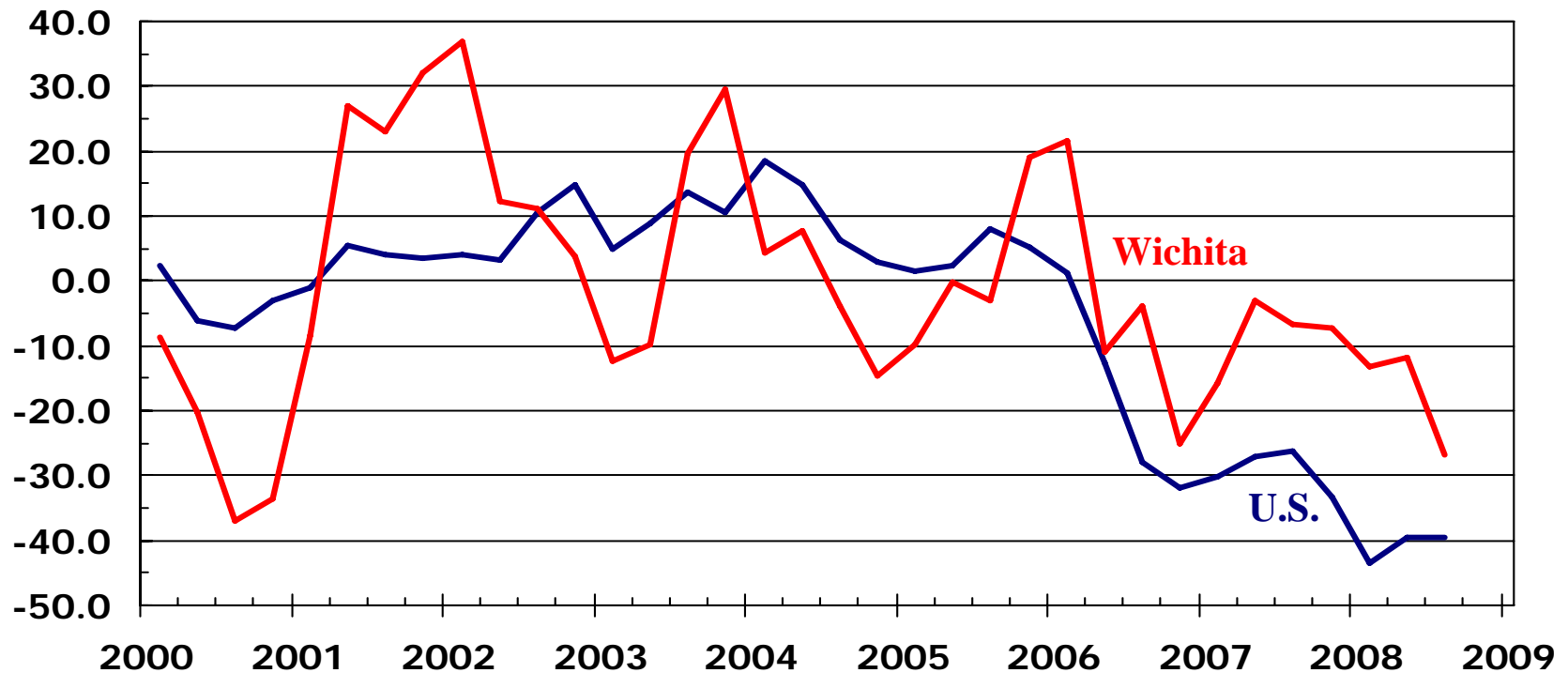
Months Supply (SA)



Sources: HUD; WSU Center for Real Estate
using data from SCK MLS

New Home Construction

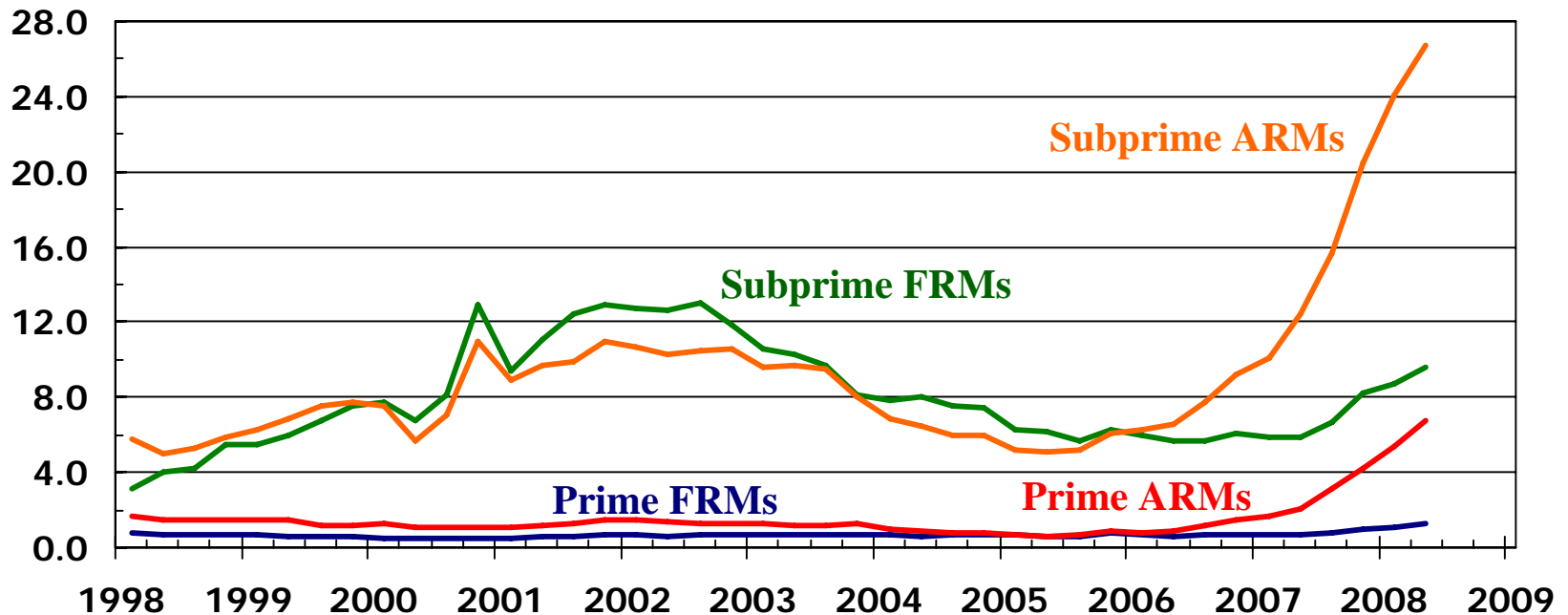
Year-over-year Percentage Change in Single-Family Building Permits



Sources: HUD; WABA

US Severely Delinquent Loans

Percent of Loans Serviced

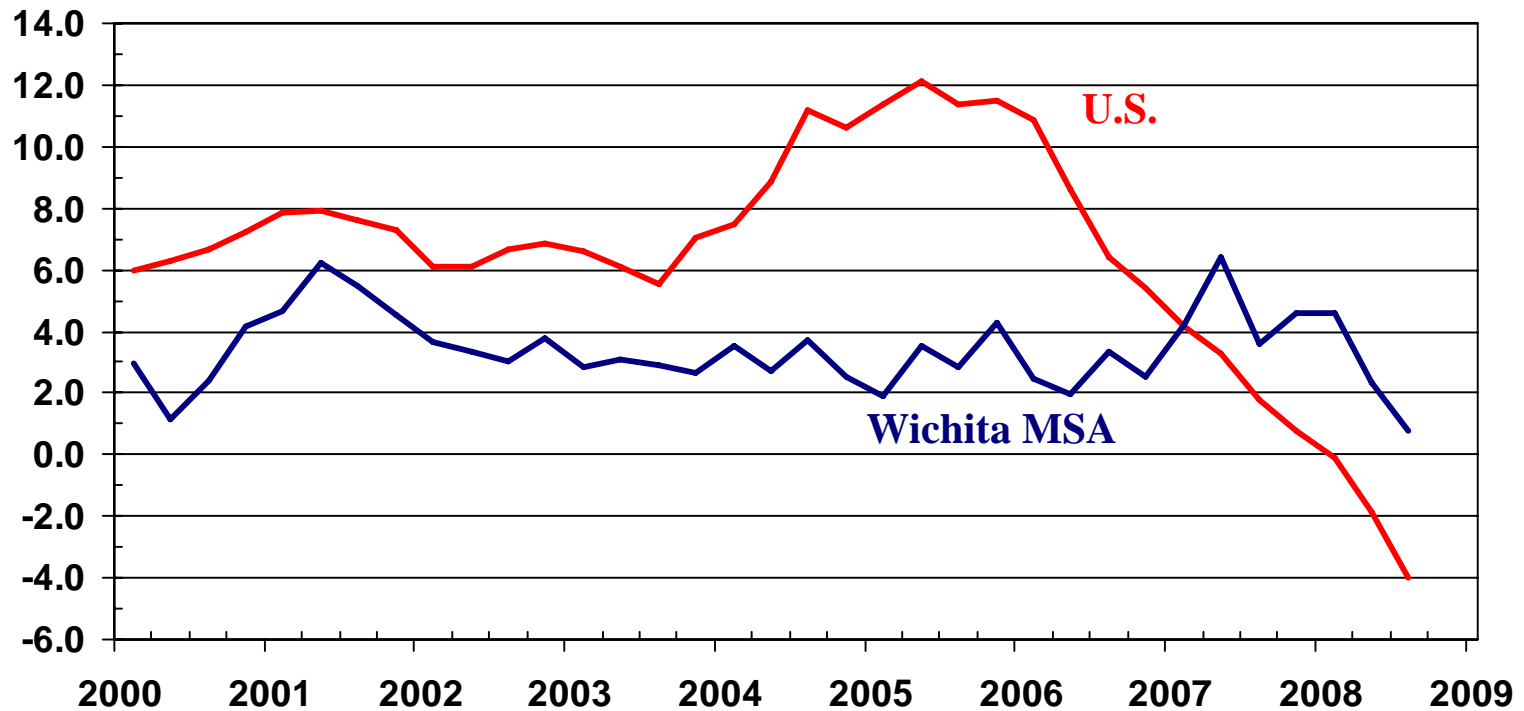


ARMs make up about 46% of subprime loans in the U.S. but only 17% of all prime loans

Source: MBA

Home Price Appreciation

Year-over-year Percentage Change



Source: Office of Federal Housing Enterprise Oversight

Wichita State University Center for Real Estate

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