

Northeast Sector

The Northeast Sector contains a diverse array of older neighborhoods on Wichita's near Northeast side. Between the second quarters of 1998 and 2001, home prices in Northeast Wichita grew by 3.92% per year, roughly a full percent faster than the general inflation rate. Over the last two years, however, home prices in this sector have *fallen* at an annual rate of 1.55%, with much of this drop occurring this year. Overall, home prices in the Northeast Sector will fall by nearly 3% in 2003, with further declines in 2004.

Census Characteristics

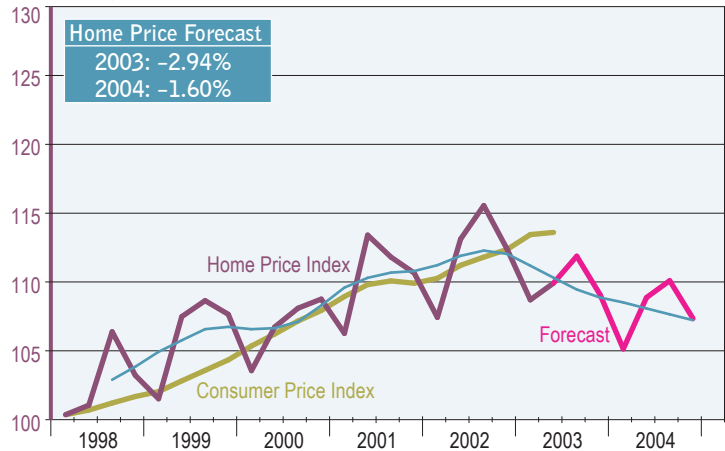
	1990	2000
Total Population	60,131	56,816
Total Households	23,688	23,212
Median HH Income ^a	\$29,323	\$34,060
Single-family Homes ^b	19,461	19,521
Median Home Value ^c	\$65,594	\$73,342
Owner-occupied Ratio ^d	53.60%	51.60%
Housing Turnover ^e	21.60%	24.00%

Source: U.S. Department of Commerce: Bureau of the Census

NOTES

- a) Median household income, inflation-adjusted to year 1999 dollars
- b) Includes both owner- and renter-occupied units
- c) Owner-occupied homes, inflation-adjusted to year 1999 dollars
- d) % of total housing units that are owner-occupied
- e) % of total households that changed housing units during the previous year

Index: 1998Q1 = 100



Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; U.S. Department of Labor: Bureau of Labor Statistics

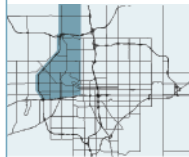
Recent Housing Activity

	2001	2002	2003Q1	2003Q2
Number of Sales ^f	756	783	166	180
Median Sale Price ^f	\$90,000	\$88,000	\$92,000	\$83,000
Sales Volume ^{f,g}	\$77.36	\$80.53	\$16.32	\$17.17
Median Age ^f	54	54	56	57
Building Permits	6	3	n/a	n/a
Buildable Lots	18	15	n/a	n/a

Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; Wichita/Sedgewick County Metropolitan Area Planning Department

- f) All transactions, including both new and existing homes
- g) Total sales volume in millions of dollars

Northwest Sector



The Northwest sector is bounded by Kellogg on the south, Broadway on the east, and the Big Ditch on the west. Home prices in Northwest Wichita grew by a robust 5.18% annual rate in the three years prior to the third quarter of 2001. Since that time, prices have remained relatively stable. Current conditions suggest that home prices in the Northwest will fall by nearly 2% over 2003, with moderate growth returning next year.

Census Characteristics

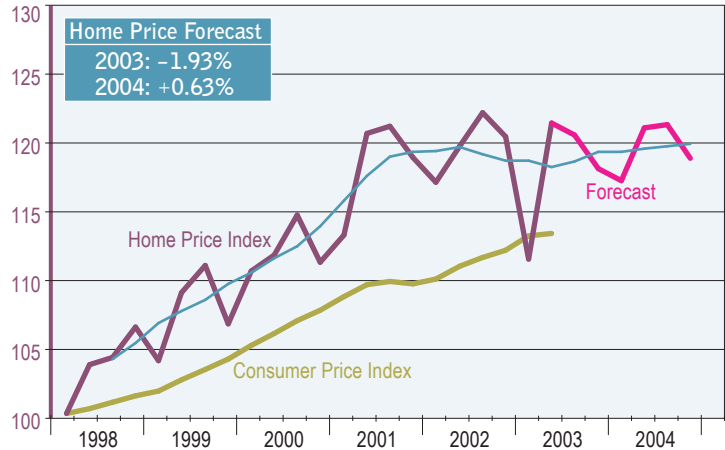
	1990	2000
Total Population	66,183	66,399
Total Households	27,365	27,375
Median HH Income ^a	\$26,668	\$35,084
Single-family Homes ^b	20,774	20,848
Median Home Value ^c	\$51,494	\$65,314
Owner-occupied Ratio ^d	54.00%	54.30%
Housing Turnover ^e	21.60%	24.00%

Source: U.S. Department of Commerce: Bureau of the Census

NOTES

- a) Median household income, inflation-adjusted to year 1999 dollars
- b) Includes both owner- and renter-occupied units
- c) Owner-occupied homes, inflation-adjusted to year 1999 dollars
- d) % of total housing units that are owner-occupied
- e) % of total households that changed housing units during the previous year

Index: 1998Q1 = 100



Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; U.S. Department of Labor: Bureau of Labor Statistics

Recent Housing Activity

	2001	2002	2003Q1	2003Q2
Number of Sales ^f	900	958	153	253
Median Sale Price ^f	\$71,950	\$74,900	\$72,900	\$75,000
Sales Volume ^{f,g}	\$71.80	\$78.55	\$12.40	\$20.72
Median Age ^f	51	51	53	51
Building Permits	10	48	n/a	n/a
Buildable Lots	207	159	n/a	n/a

Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; Wichita/Sedgewick County Metropolitan Area Planning Department

- f) All transactions, including both new and existing homes
- g) Total sales volume in millions of dollars