

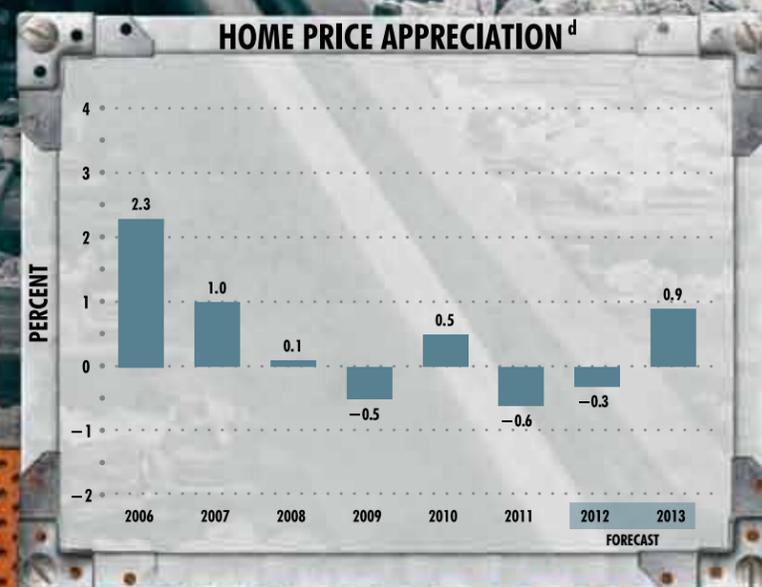
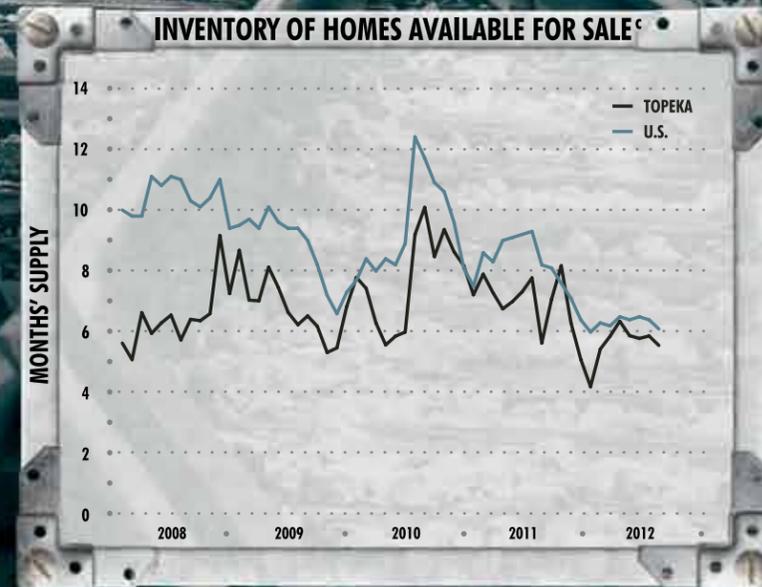
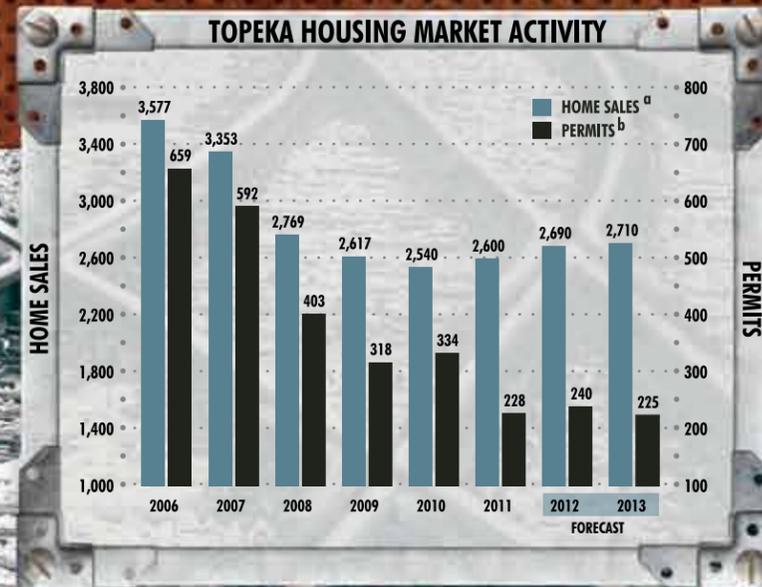
# TOPEKA

The Topeka housing market continues to improve, despite ongoing employment declines due to state budget cuts. Home sales are on pace to rise by nearly 4 percent this year, but will level off at 2,710 units in 2013.

Home prices have remained stable in recent years, avoiding major declines during the housing downturn. This should continue in the coming months, with prices ending 2013 close to their 2010 levels.

New home construction in the Topeka area continues to languish. Although permits are up slightly for the year, they should drop again in 2013 to 225 units, the lowest level on record. Until the area sees some significant employment growth, Topeka's new home market is unlikely to recover anytime soon.

Sources: Topeka Area Association of REALTORS®; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate  
 Notes: a) Total home sales in the Topeka area as reported by the Topeka Area Association of REALTORS®.  
 b) Total single-family building permits issued in the Topeka metropolitan area as reported by the U.S. Bureau of the Census.  
 c) Ratio of active home listings to home sales, seasonally adjusted. Topeka figures combine new and existing homes.  
 d) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for the Topeka metropolitan area, as measured using 4<sup>th</sup> quarter values.



## 2013 FORECAST

**SALES UP 0.7%**

**PRICES UP 0.9%**

**PERMITS DOWN 6.3%**