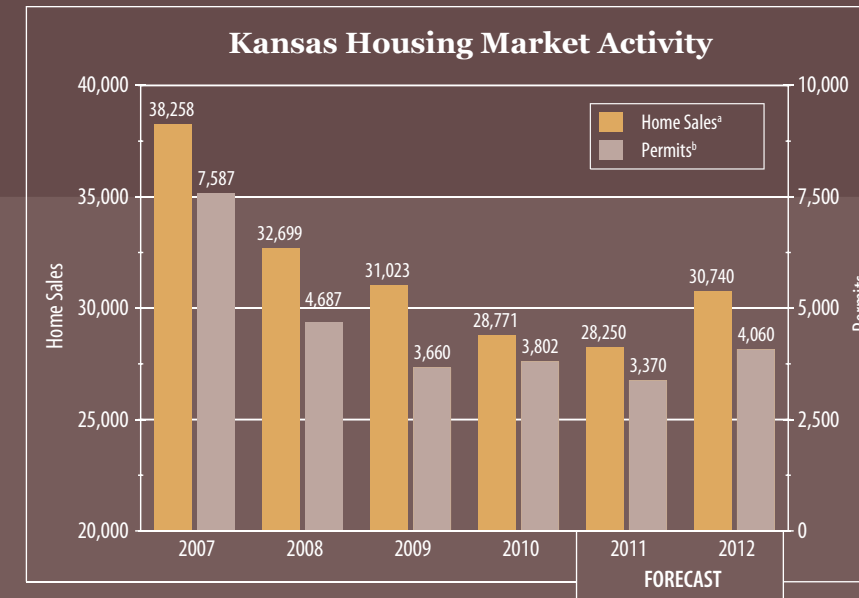




Kansas Forecast

Home sales across the state are on pace to end the year down 1.8 percent, but should rise by 8.8 percent in 2012.

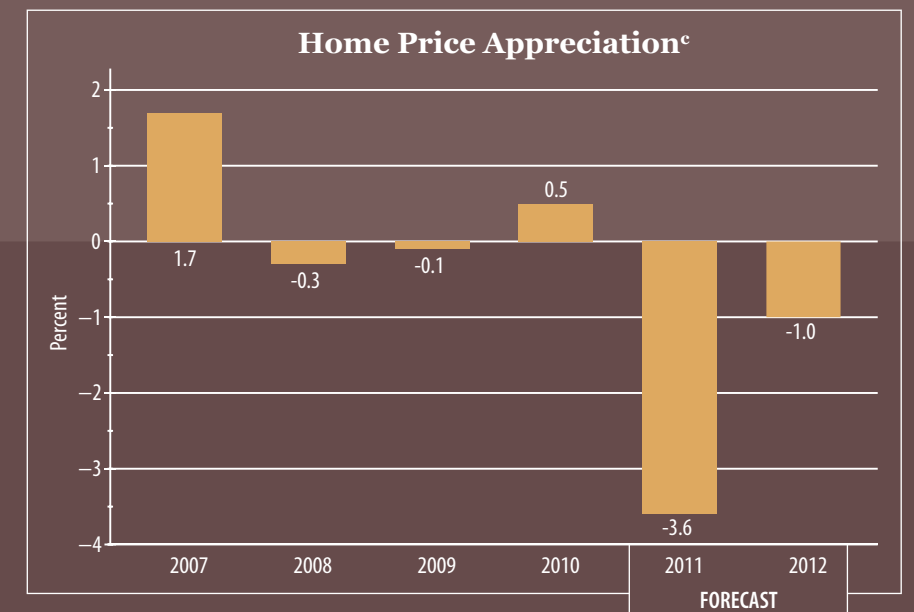
Home sales across the state have fallen in each of the past three years. This trend will likely continue in 2011, with sales ending the year down 1.8 percent. Next year, however, sales should begin to rise again, increasing by 8.8 percent.



Average home prices across the state will fall by 3.6 percent in 2011 and then fall by another 1.0 percent.

New home construction in Kansas fell sharply this year and should end 2011 down 11.4 percent. Increases in the Kansas City area, however, should cause permitting activity in Kansas to rebound in 2012.

Average home prices in Kansas have been falling in 2011, led by declines in the northeast part of the state. Overall, values will likely decline by 3.6 percent in 2011 and then 1.0 percent in 2012.



Sources: Participating REALTOR® multiple listing services across Kansas; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate
 Notes: a) Total home sales in Kansas as reported by participating REALTOR® multiple listing services across the state.
 b) Total single-family building permits issued in Kansas as reported by the U.S. Bureau of the Census.
 c) Year-over-year percentage change in the Federal Housing Finance Agency all-transaction house price index for Kansas, as measured using 4th quarter values.