

# Forecast Summary

## FORECAST

### Kansas

	2009	2010	2011	2012
Total Home Sales	31,023	28,771	28,250	30,740
Building Permits	3,660	3,802	3,370	4,060
Home Price Appreciation	-0.1	0.5	-3.6	-1.0
Sales Volume	4,830	4,459		
Average Price	155,680	154,993		

### Kansas City

Total Home Sales	25,768	22,948	23,060	24,610
Building Permits	1,909	2,129	2,465	2,800
Home Price Appreciation	-1.8	-0.5	-5.5	-1.6
Sales Volume	4,168	3,748		
Average Price	161,757	163,319		

### Lawrence

Total Home Sales	1,253	1,240	1,060	1,150
Building Permits	187	211	150	180
Home Price Appreciation	-1.8	-0.4	-1.6	0.7
Sales Volume	228	224		
Average Price	181,739	180,339		



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### Manhattan

	2009	2010	2011	2012
Total Home Sales	598	584	570	580
Building Permits	179	220	165	170
Home Price Appreciation	1.1	0.1	-1.6	0.1
Sales Volume	114	110		
Average Price	189,833	189,041		

### Topeka

Total Home Sales	2,617	2,539	2,610	2,760
Building Permits	318	334	245	265
Home Price Appreciation	-0.2	0.8	-4.2	-2.6
Sales Volume	322	309		
Average Price	123,037	121,726		

### Wichita

Total Home Sales	8,617	7,825	7,390	8,130
Building Permits	1,256	951	715	710
Home Price Appreciation	0.8	0.4	-2.2	-0.2
Sales Volume	1,139	1,034		
Average Price	132,175	132,165		

Sources: Heartland Multiple Listing Service; Lawrence Board of REALTORS®; Manhattan Association of REALTORS®; Topeka Area Association of REALTORS®; South Central Kansas Multiple Listing Service; Kansas Association of REALTORS® and participating multiple listing services across Kansas; U.S. Bureau of the Census; City of Manhattan; Wichita Area Builders Association; Federal Housing Finance Agency; WSU Center for Real Estate

Notes: Total home sales and average price figures include both existing and new home sales. Building permits reflect single-family residential building permits. Home price appreciation figures are the year-over-year percentage change in the Federal Housing Finance Agency all-transactions house price index, as measured using 4<sup>th</sup> quarter values. Sales volume includes both existing and new home sales and is measured in millions of dollars.