

# Topeka Forecast

Topeka area home sales should rise modestly over the next two years, increasing by 2 percent in 2010 and 1.1 percent in 2011.

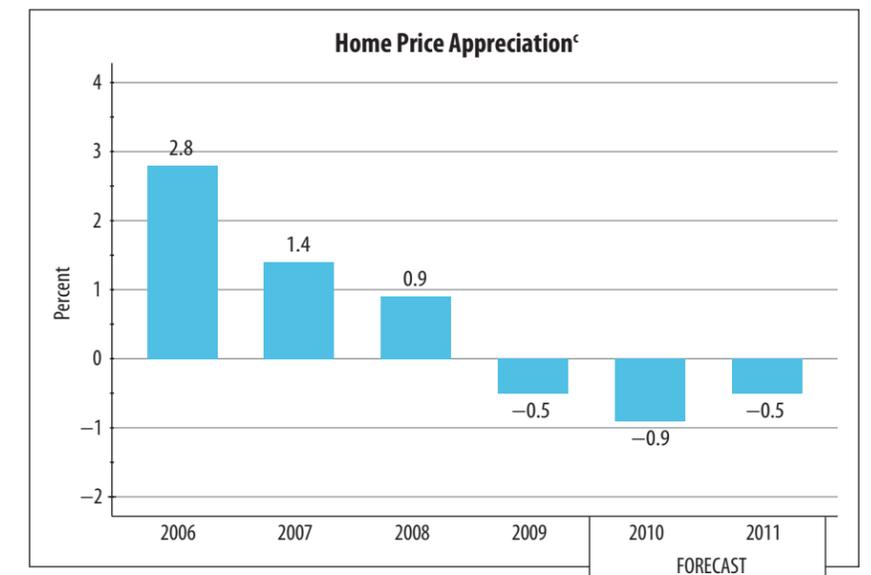
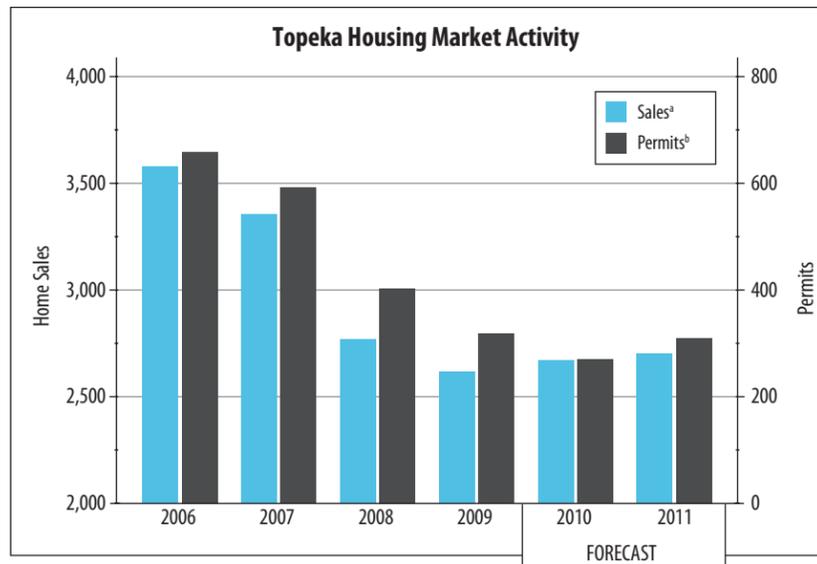
Topeka home sales appear to have stabilized this year after having fallen by more than 25 percent since 2006. Sales should rise by a modest 2 percent in 2010 and another 1.1 percent in 2011.

Construction activity continues to falter, however, with the 127 permits issued in the first half of 2010 the lowest figure on record. As a result, new construction should fall by 15.1 percent this year before rebounding by 14.8 percent in 2011.

Home prices in the Topeka area should continue to decline slightly this year and next.

Topeka home prices fell slightly in 2009. This trend will likely continue, with prices falling another 0.9 percent in 2010 and 0.5 percent in 2011.

New home construction in the Topeka area will fall by 15.1 percent in 2010 before rebounding by 14.8 percent next year.



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) 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.