

Northeast Sector

THE NORTHEAST SECTOR CONTAINS A diverse array of older neighborhoods on Wichita's near Northeast side. It is bounded by Broadway on the west and Kellogg on the south.

Home prices in Northeast Wichita appreciated rapidly in 2001 and 2002, outpacing inflation by 8.66% over the two-year period.

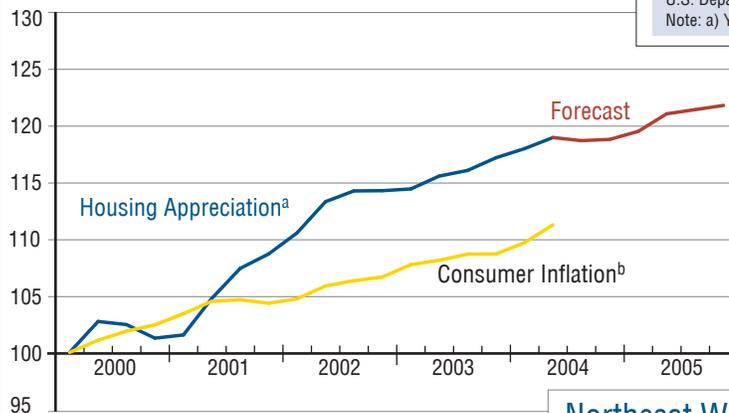
Northeast Wichita Home Price Appreciation

	2000	2001	2002	2003	2004F	2005F
Home Price Appreciation ^a	0.41%	7.29%	5.10%	2.54%	1.37%	2.50%
Consumer Inflation ^a	3.43%	1.86%	2.20%	1.90%	n/a	n/a
Real Home Price Appreciation	-3.02%	5.43%	2.90%	0.64%	n/a	n/a

Sources: WSU Center for Real Estate, using data provided by the Sedgwick County Appraiser's Office; U.S. Department of Labor: Bureau of Labor Statistics
Note: a) Year-over-year percentage change as measured using 4th quarter values

Northeast Wichita Home Price Index and Forecast

Index: 2000Q1 = 100



Appreciation slowed somewhat in 2003, to a still-respectable 2.54%.

We forecast that homes in Northeast Wichita will appreciate by a 1.37% this year and 2.50% in 2005.

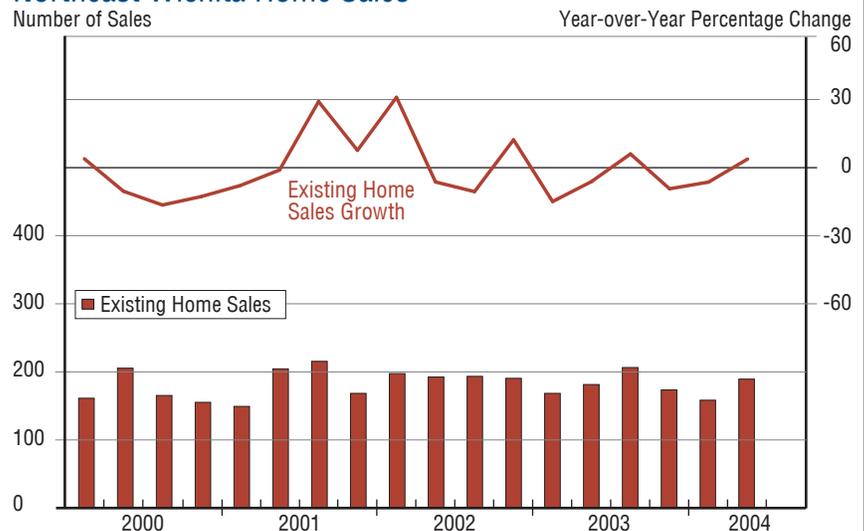
Sources: WSU Center for Real Estate, using data provided by the Sedgwick County Appraiser's Office; U.S. Department of Labor: Bureau of Labor Statistics
Notes: (a) WSU Home Price Index for Northeast Wichita
□ □ b) Quarterly average of the Consumer Price Index for All Urban Consumers

After a record year in 2002, existing home sales in the Northeast Sector were down slightly last year, from 772 to 728.

The market for existing homes continues to be active in 2004, with the pace of sales so far this year matching last year's numbers.

Source: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS® Multiple Listing Service

Northeast Wichita Home Sales



Northeast Wichita Housing Market Activity

	2002 Q1	Q2	Q3	Q4	2003 Q1	Q2	Q3	Q4	2004 Q1	Q2
Home Price Index ^a	110.47	113.20	114.15	114.17	114.32	115.45	115.95	117.07	117.85	118.83
MSP - Existing Homes ^b	\$83,000	\$89,900	\$92,000	\$88,850	\$89,250	\$83,000	\$97,915	\$75,000	\$64,500	\$88,400
MSP - New Homes ^b	\$122,797	\$101,418	\$98,035	\$110,000	\$103,000	n/a	\$106,700	\$96,000	\$95,000	\$99,000
Sales Volume - Existing Homes ^c	\$18.434	\$19.434	\$21.058	\$20.276	\$16.466	\$17.308	\$22.851	\$14.808	\$13.825	\$20.566
Sales Volume - New Homes ^c	\$0.359	\$0.391	\$0.380	\$0.304	\$0.480	n/a	\$0.530	\$0.192	\$0.291	\$0.198
Days on Market ^d	46	28	29	48	39	38	27	47	68	28

Source: WSU Center for Real Estate, using data provided by the Sedgwick County Appraiser's Office and the Wichita Area Association of REALTORS® Multiple Listing Service
Notes: a) WSU Home Price Index for Northeast Wichita; b) Median sale price; c) Total sales volume in millions; d) Median days on market for existing homes