

East Sector

THE EAST SECTOR IS COMPRISED OF the newer development that wraps around the east side of the city. It mirrors the West Sector in composition and age of the housing stock.

After lagging behind inflation in 2000, home prices in East Wichita have appreciated more rapidly since then. Over the last four years, home price appreciation in this sector has matched overall inflation.

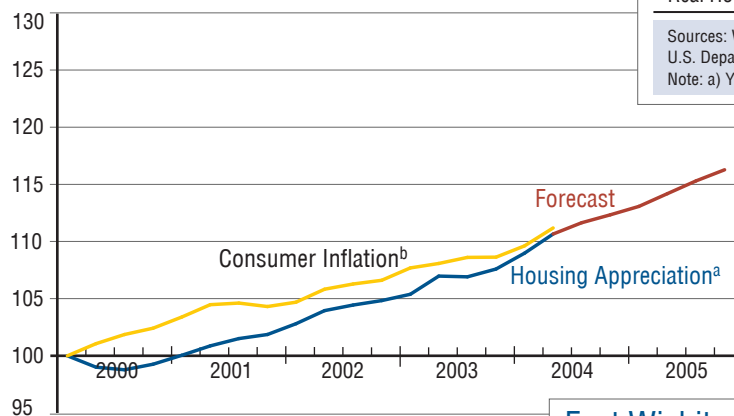
East Wichita Home Price Appreciation

	2000	2001	2002	2003	2004F	2005F
Home Price Appreciation ^a	-0.53%	2.62%	2.91%	2.63%	4.41%	3.51%
Consumer Inflation ^a	3.43%	1.86%	2.20%	1.90%	n/a	n/a
Real Home Price Appreciation	-3.96%	0.76%	0.71%	0.73%	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

East Wichita Home Price Index and Forecast

Index: 2000Q1 = 100



We project that homes in East Wichita will appreciate by a strong 4.41% this year before slowing to a still-respectable 3.51% in 2005.

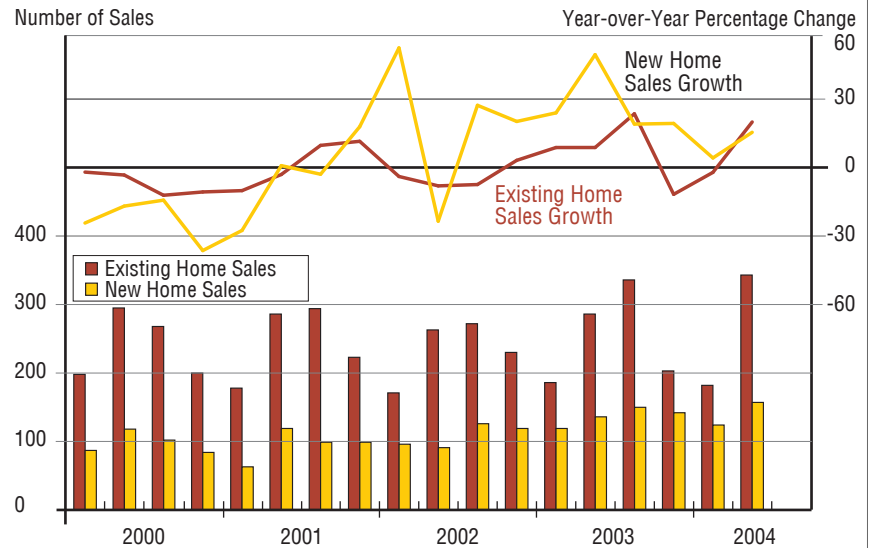
Sources: WSU Center for Real Estate, using data provided by the Sedgwick County Appraiser's Office; U.S. Department of Labor: Bureau of Labor Statistics
 Notes: (a) WSU Home Price Index for East Wichita
 (b) Quarterly average of the Consumer Price Index for All Urban Consumers

After increasing 44% between 2001 and 2003, new home sales in East Wichita are on pace to set a new record again this year.

Existing home sales volume in East Wichita was up a remarkable 27% in the first quarter compared to the same period in 2003.

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

East Wichita Home Sales



East Wichita Housing Market Activity

	2002				2003				2004	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Home Price Index ^a	102.80	103.95	104.44	104.83	105.38	106.97	106.91	107.59	108.98	110.66
MSP - Existing Homes ^b	\$123,900	\$126,000	\$129,900	\$129,900	\$127,450	\$132,750	\$132,750	\$131,000	\$135,250	\$139,900
MSP - New Homes ^b	\$145,100	\$145,218	\$151,549	\$163,000	\$163,153	\$163,191	\$168,012	\$169,443	\$164,650	\$173,954
Sales Volume - Existing Homes ^c	\$26.505	\$44.159	\$47.142	\$35.915	\$30.743	\$49.002	\$57.495	\$32.978	\$31.583	\$62.333
Sales Volume - New Homes ^c	\$16.073	\$17.315	\$24.951	\$25.553	\$26.123	\$28.690	\$30.381	\$27.938	\$25.252	\$35.902
Days on Market ^d	48	41	45	40	40	40	34	35	58	37

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 East Wichita; b) Median sale price; c) Total sales volume in millions; d) Median days on market for existing homes