

2003 Wichita Housing Market Forecast



Greetings from the WSU Center for Real Estate!

It is with great pleasure that we present the inaugural edition of the Wichita Housing Market Forecast. This forecast offers a new look at the Wichita single-family housing market, providing new measures of housing activity and price appreciation that have been heretofore unavailable.

The centerpiece of the Wichita Housing Market Forecast is our new Home Price Index. This index measures the "constant quality" change in Wichita home prices over time, providing a more accurate picture of the return on a housing investment in Wichita. In addition to presenting this index for the Wichita market as a whole, we have calculated separate home price indices for six different sectors of the city. These indices reveal striking differences in appreciation rates across our community.

With this forecast, we also unveil new information on the prices of "benchmark homes." The Benchmark Home Price series will provide a simple way for newcomers to the community to understand what homebuyers get for their money in Wichita.

The Center for Real Estate strives to be the premier source of information and analysis on real estate markets throughout Kansas, and it is with this goal in mind that we offer the 2003 Wichita Housing Market Forecast. We hope you find it both interesting and useful.

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Director, Center for Real Estate
Stephen L. Clark, Chair of Real Estate and Finance

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- Wichita Area Association of REALTORS®
- Wichita Area Builders Association
- Clark Investment Group

Special thanks to...

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For more data and analysis of the Wichita housing market, visit our web site at <http://realestate.wichita.edu>.