

## East Sector

The East Sector is comprised of the relatively newer neighborhoods that wrap around Wichita's east side. Home price appreciation in East Wichita failed to keep pace with inflation between 1998 and 2001, in part due to the loss of the Pizza Hut and Thorn Americas corporate headquarters. Although prices have been flat in this sector since that time, recent trends suggest stronger appreciation for 2003.

### Census Characteristics

	1990	2000
Total Population	37,139	51,962
Total Households	15,508	21,032
Median HH Income <sup>a</sup>	\$46,158	\$56,278
Single-family Homes <sup>b</sup>	8,950	13,797
Median Home Value <sup>c</sup>	\$100,029	\$113,130
Owner-occupied Ratio <sup>d</sup>	49.00%	57.60%
Housing Turnover <sup>e</sup>	30.60%	30.00%

Source: U.S. Department of Commerce: Bureau of the Census

#### NOTES

- a) Median household income, inflation-adjusted to year 1999 dollars
- b) Includes both owner- and renter-occupied units
- c) Owner-occupied homes, inflation-adjusted to year 1999 dollars
- d) % of total housing units that are owner-occupied
- e) % of total households that changed housing units during the previous year

## West Sector

Homes west of the Big Ditch make up the West Sector of the city. Between the second quarters of 1998 and 2001, home prices in West Wichita appreciated at the steady rate of 3.43% per year, a half percent faster than the general inflation rate over that time period (2.93%). In the last two years, prices have dropped at an annual rate of 0.90%. Current indicators suggest that home prices in West Wichita will remain flat for the foreseeable future.

### Census Characteristics

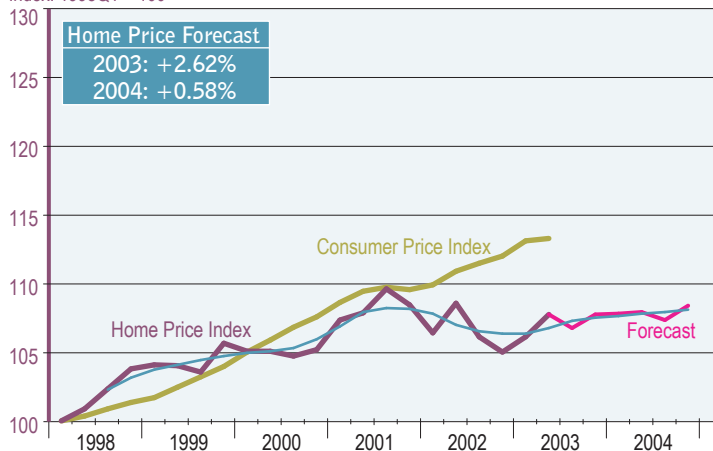
	1990	2000
Total Population	42,129	64,421
Total Households	15,194	23,486
Median HH Income <sup>a</sup>	\$45,767	\$60,490
Single-family Homes <sup>b</sup>	12,009	19,478
Median Home Value <sup>c</sup>	\$82,150	\$107,089
Owner-occupied Ratio <sup>d</sup>	69.20%	73.20%
Housing Turnover <sup>e</sup>	23.70%	22.00%

Source: U.S. Department of Commerce: Bureau of the Census

#### NOTES

- a) Median household income, inflation-adjusted to year 1999 dollars
- b) Includes both owner- and renter-occupied units
- c) Owner-occupied homes, inflation-adjusted to year 1999 dollars
- d) % of total housing units that are owner-occupied
- e) % of total households that changed housing units during the previous year

Index: 1998Q1 = 100



Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; U.S. Department of Labor: Bureau of Labor Statistics

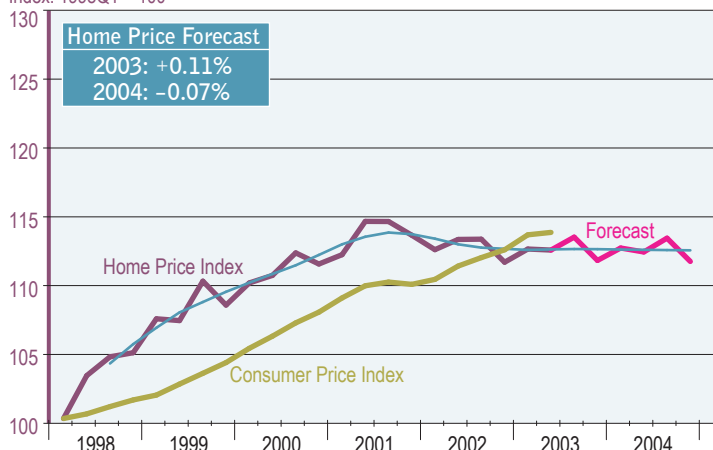
### Recent Housing Activity

	2001	2002	2003Q1	2003Q2
Number of Sales <sup>f</sup>	1,361	1,366	296	406
Median Sale Price <sup>f</sup>	\$134,000	\$137,125	\$143,750	\$144,950
Sales Volume <sup>f,g</sup>	\$225.25	\$237.29	\$54.64	\$75.35
Median Age <sup>f</sup>	8	7	7	8
Building Permits	457	544	n/a	n/a
Buildable Lots	1,469	1,448	n/a	n/a

Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; Wichita/Sedgewick County Metropolitan Area Planning Department

- f) All transactions, including both new and existing homes
- g) Total sales volume in millions of dollars

Index: 1998Q1 = 100



Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; U.S. Department of Labor: Bureau of Labor Statistics

### Recent Housing Activity

	2001	2002	2003Q1	2003Q2
Number of Sales <sup>f</sup>	1,577	1,753	330	453
Median Sale Price <sup>f</sup>	\$121,100	\$124,900	\$120,450	\$127,000
Sales Volume <sup>f,g</sup>	\$218.75	\$247.62	\$45.89	\$63.54
Median Age <sup>f</sup>	7	7	7	9
Building Permits	664	675	n/a	n/a
Buildable Lots	1,097	942	n/a	n/a

Sources: WSU Center for Real Estate, using data provided by the Wichita Area Association of REALTORS®; Wichita/Sedgewick County Metropolitan Area Planning Department

- f) All transactions, including both new and existing homes
- g) Total sales volume in millions of dollars