

City of Manhattan Economic Snapshot

May 2010



A historic community,
making new history...



Most Recent Community Highlights

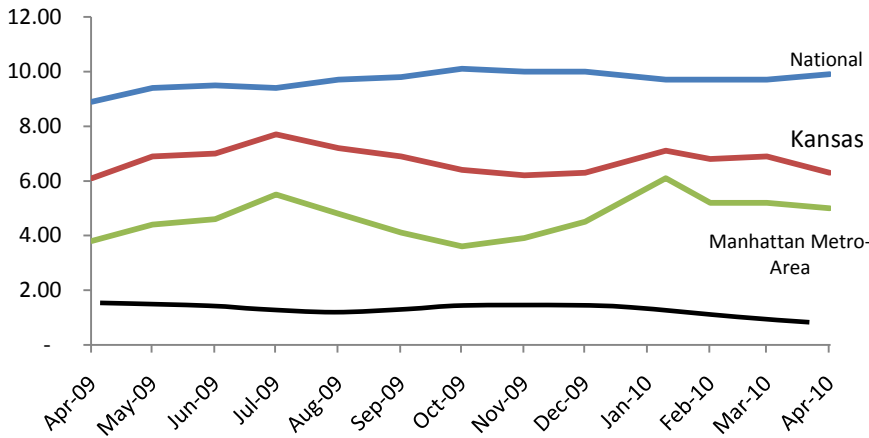
- * National Bio and Agro-Defence Facility relocating to the campus of Kansas State University
- * Manhattan Area Metropolitan Re-Classification
- * Kansas State University surpasses the spring enrollment record in 2009
- * Approved a \$97.5 million bond issue for the growth and renovations to the USD 383 facilities

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Community Position

Unemployment Rate

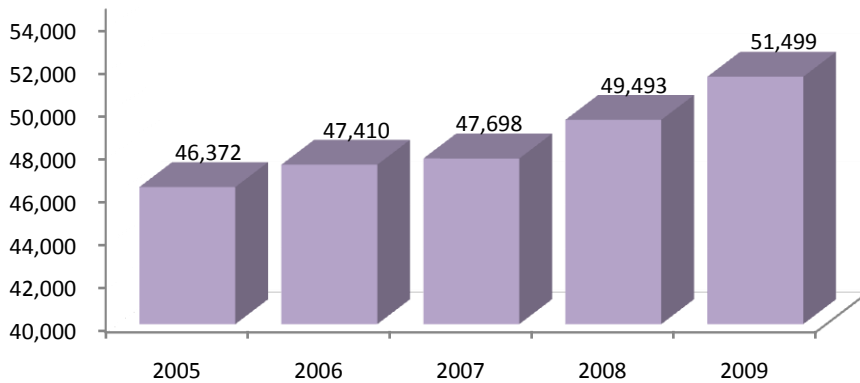


The unemployment rates are compiled by the U.S. Department of Labor and the state and metropolitan area statistics are produced by the Kansas Department of Labor.

The Consumer Price Index (CPI) is the average change over time in the prices paid by urban consumers for goods and services. The urban consumer group represents approximately 87% of the total U.S. population. Not included are the spending patterns of people living in rural non-metropolitan areas, farm families, people in the Armed Forces, and those in institutions, such as prisons and mental hospitals.

Source: United States Department of Labor: www.bls.gov
 Kansas Department of Labor: www.klic.dol.ks.gov

Growth Indicators - Vehicle Registrations



Non-Kansas military personnel have the option of registering in the county they reside in or in their home state of record.

Source: Riley County Treasurer's Office

Military Population

	2010	2011	2013	2015
Auth # Soldiers	18,171	17,985	18,009	18,009
Families at Fort Riley	8,753	8,663	8,675	8,675
Potential # of Families at Fort Riley	11,448	11,331	11,346	11,346
# Families on Post	3,675	3,656	3,549	3,544
Total Civilians	8,162	8,162	8,162	8,162

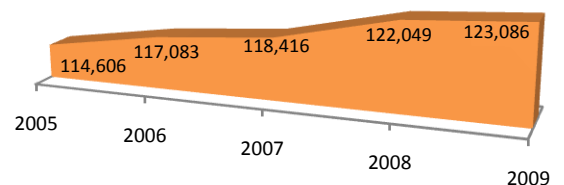
From 2005 to 2013...

- Soldier population almost doubles
- Potential number of families more than double

Source: Community Partnership Conference, April 4, 2010

Metropolitan Statistical Area Population

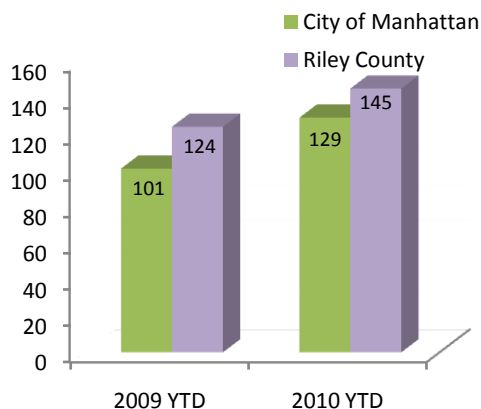
Comprised of Geary, Riley, and Pottawatomie Counties



Source: U.S. Census Bureau - Population Estimates by Statistical Area

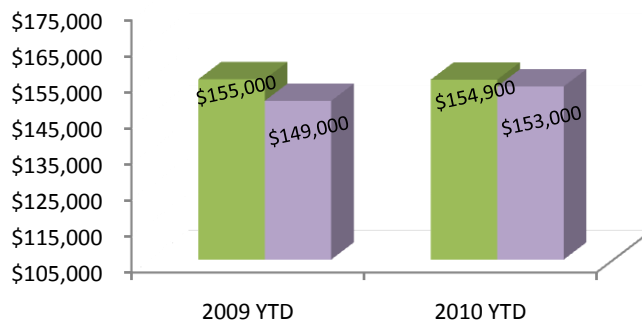
Housing & Retail

Sold Listings



Source: Riley County Appraiser's Office
 This information is based upon the Multiple Listing Service and does not include homes that are listed and sold by owner.

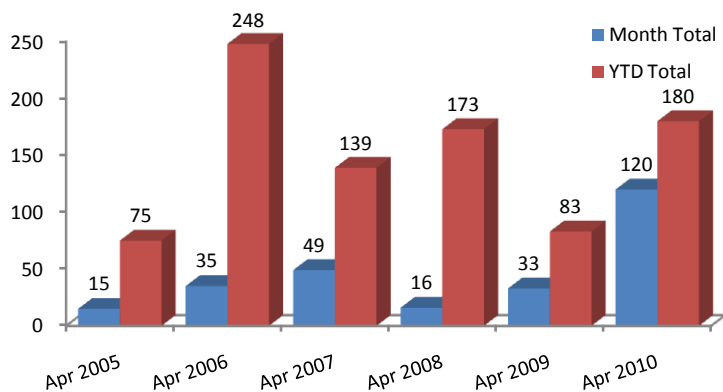
Median Sales Price



National Median Sales Price, April 2010: \$173,100

Source: Riley County Appraiser's Office
 National Association of Realtors
<http://www.realtor.org/research/research/chsdata>

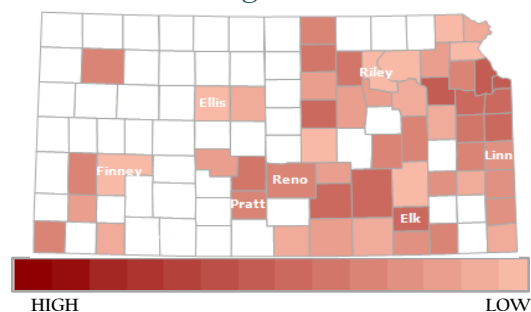
Housing Units



These are the total number of new Residential units which include single family, two family, and multi family homes.

Source: City of Manhattan Code Services Department

Foreclosure Filings



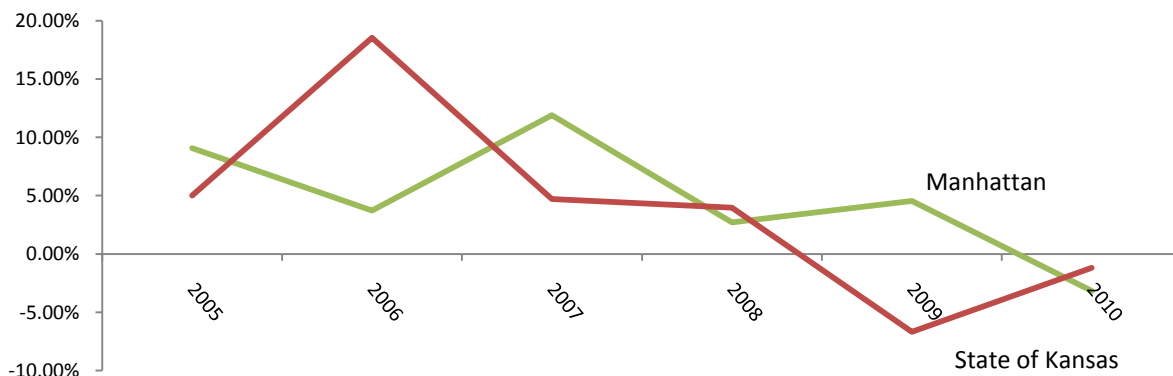
Riley County Foreclosures:

2007 Filings: 68
 2008 Filings: 59
 2009 Filings: 70

There are three basic levels to foreclosures:
Level 1 - resolved by the lender and borrower
Level 2 - property sold as a "short sale"
Level 3 - property set up for auction
 The outcome of each of the filings in Riley County are unknown.

Source: Riley County Appraiser's Office
 Realty Trac - www.realtytrac.com

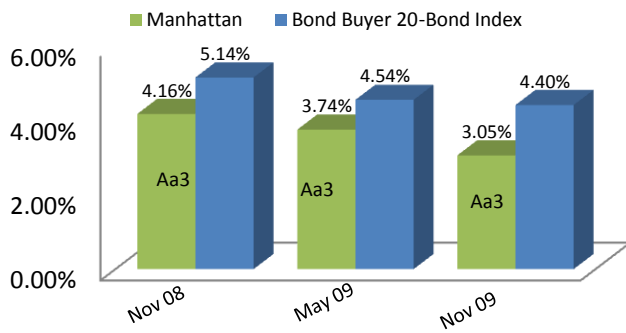
Sales Tax Increase (Decrease) over previous year to date



Source: www.ksrevenue.org

Financial Outlook

Municipal Bond Ratings & Rates



Source: City of Manhattan Bond Sale Records
www.munibondadvisor.com/rating.htm

Moody's Bond Rating

Ratings are assessed on the following factors: economy, debt structure, financial condition, demographics, and management practices of the governing body and administration.

"Aaa" - Best Quality

"Aa" - High Quality by all standards;

"A" - Upper medium grade

"Baa" - Medium grade obligations; they are neither highly protected nor poorly secured.

Bonds in the Aa, A, and Baa are also assigned a "1", "2", or "3" based on strength. "1" as the strongest and "3" as the weakest.

Other Sources of Additional Statistics:

<http://www.city-data.com/city/Manhattan-Kansas.html>



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