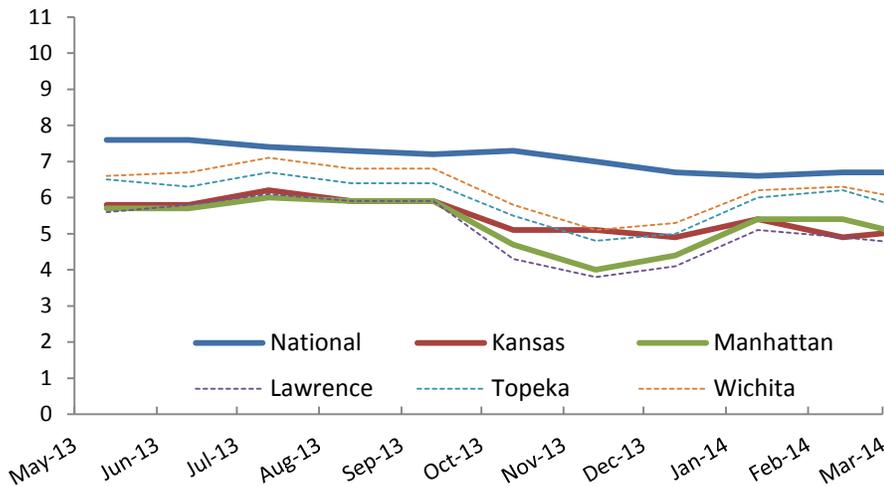


# City of Manhattan Economic Snapshot

March 2014

## Community Position

### Unemployment Rate



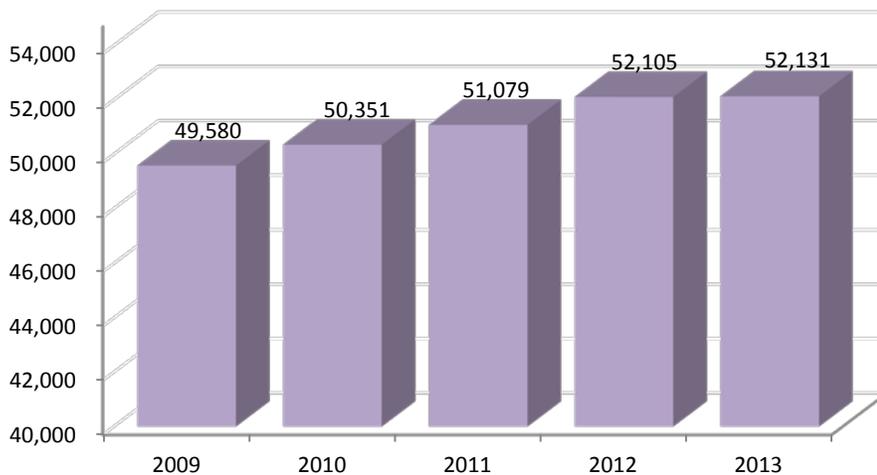
Unemployment rates listed for Manhattan, Lawrence, Topeka, and Wichita are a measure of the entire Metropolitan Statistical Area.

Source: United States Department of Labor: [www.bls.gov](http://www.bls.gov)  
Kansas Department of Labor: [www.klic.dol.ks.gov](http://www.klic.dol.ks.gov)

Consumer Price Index (CPI), the most commonly used measure of inflation, is the average change over time in the prices paid by urban consumers for goods and services. For a detailed report of the Midwest Region, please [click here](#).

\*Sep-13 rates were not available

### Growth Indicators - Vehicle Registrations



It should be noted that 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

Demographic Category	2005	2011	2012	2016
Authorized # Soldiers	9,500	18,100	17,900	17,700
Actual Spouses	4,600	8,750	9,650	9,600
Potential Spouses	5,350	10,500	10,350	10,300
Actual Spouses Available (A)	2,500	5,000	5,500	5,540
Potential Spouses Available	2,900	6,000	5,900	5,850
Actual Spouses looking for work (B)	270	600	630	660
Potential Spouses looking for work	320	720	710	700
# Retirees/Veterans Counseled		1,900	4,410	870
Actual Retirees/Veterans remaining in the area		4,750	5,100	6,500

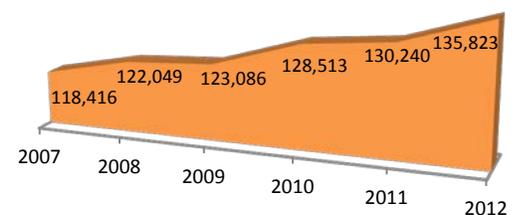
(A) Spouses - armywide, approximately 57% of spouses elect to work.

(B) 12% of spouses who elect to work are actively looking for work.

Source: RAND National Defense Research Institute prepared for Security of Defense.  
Community Partnership Conference, July 6, 2011

### Metropolitan Statistical Area Population

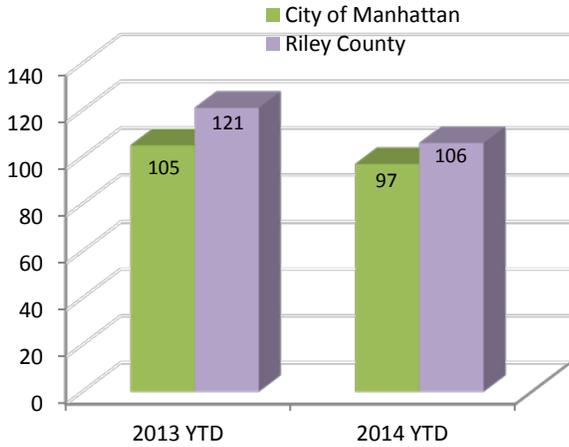
Comprised of Geary, Riley, and Pottawatomie Counties



Source: U.S. Census Bureau - Population Estimates by Statistical Area  
<http://factfinder2.census.gov/main.html>

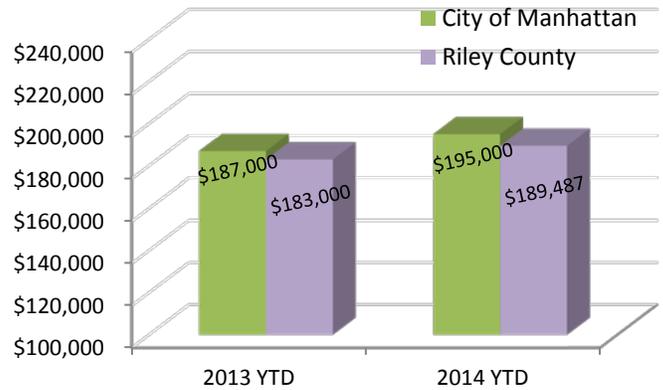
# Housing & Retail

## Sold Listings



Source: Manhattan Association of Realtors  
 This information is based upon the Multiple Listing Service and does not include homes that are listed and sold by owner.

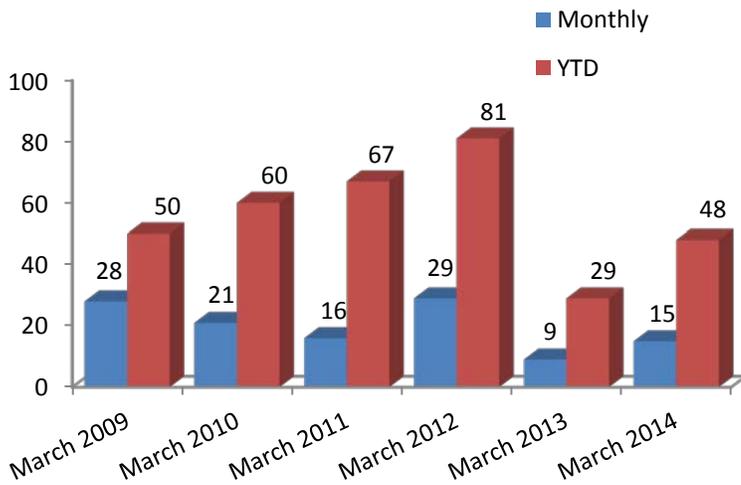
## Median Sales Price



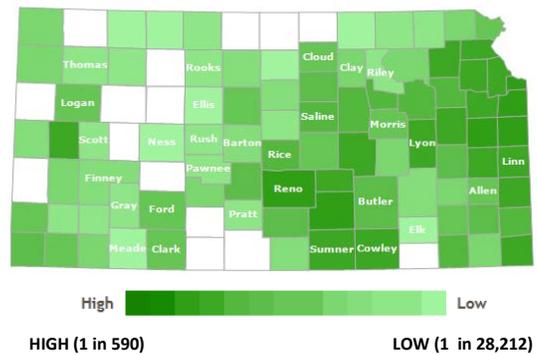
### Midwest Median Sales Price, March 2014: \$149,100

Source: Manhattan Association of Realtors  
 National Association of Realtors  
<http://www.realtor.org/research/research/ehsdata>

## Building Permits ~ Residential Housing Units



## Foreclosure Filings



### Riley County Foreclosures:

2010	85
2011	63
2012	70
2013	29

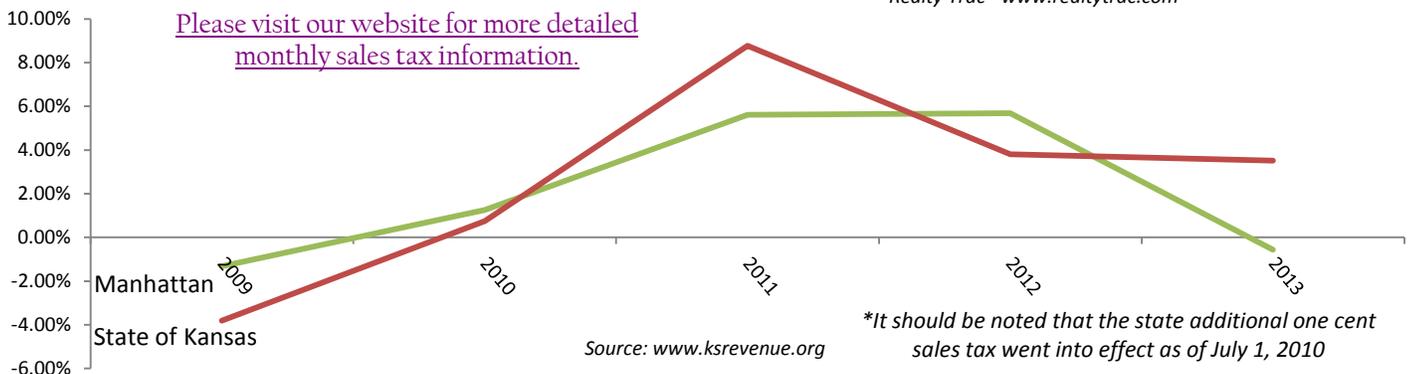
These are the total number of new Residential units which include single family, two family, and multi family homes.

Source: City of Manhattan Code Services Department

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 specific filing in Riley County is unknown.

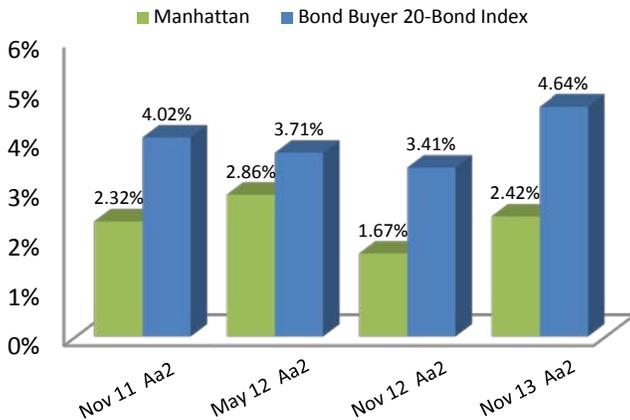
Source: Riley County Appraiser's Office  
 Realty Trac - [www.realtytrac.com](http://www.realtytrac.com)

## Sales Tax Increase (Decrease) over previous year to date



## Financial Outlook

### Municipal Bond Ratings & Rates



Source: City of Manhattan Bond Sale Records  
[www.munibondadvisor.com/rating.htm](http://www.munibondadvisor.com/rating.htm)

**\*There were no  
G.O. Bonds  
issued in May 2011  
or in May 2013**

### 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. Please visit the link below to view the City of Manhattan bond rating reports.

<http://www.cityofmhk.com/index.aspx?NID=1503>

## Manhattan in the news..

[Smart Money: Retire Here, Not There](#)

[Forbes List #1 Best Small Places for Business and Careers](#)

[New Geography: Top Ten Best City for Job Growth in 2011](#)

[Bloomberg Businessweek: The Money's in Manhattan. Manhattan, KS](#)

[Job Growth in U.S. Metros](#)

[Business Facilities #2 Economic Growth Potential](#)

[Future NBAF Information](#)

[Oil and Gas Boom Driving Population Growth in the Great Plains](#)

*Other Sources of Additional Statistics:*

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



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