

# Ball State Business Roundtable

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***Welcome***

**Steve Smith, Roundtable Chair**  
Midwest Metal Products Co., Inc.



# ***U.S. Economic Outlook***

**Michael J. Hicks, PhD**

Ball State University

# U.S. Economy in 2010

## TIME SERIES FORECAST 2010 (%)

## CONSENSUS (%)

Variable	2009 Avg. (%)	TIME SERIES FORECAST 2010 (%)				2010 Avg.	CONSENSUS (%)	
		Q 1	Q 2	Q 3	Q 4		Round Table	Blue Chip
Real GDP Growth	0.1	4.7	2.8	3.9	5.0	4.1	3.0	2.9
Inflation	0.7	1.4	1.1	2.0	0.7	1.3	2.0	1.5
Unempl. Rate	9.2	10.7	11.1	11.4	11.4	11.2	9.6	9.9
10-yr T-Bond	3.3	3.5	3.5	3.5	3.6	3.5	3.9	3.9

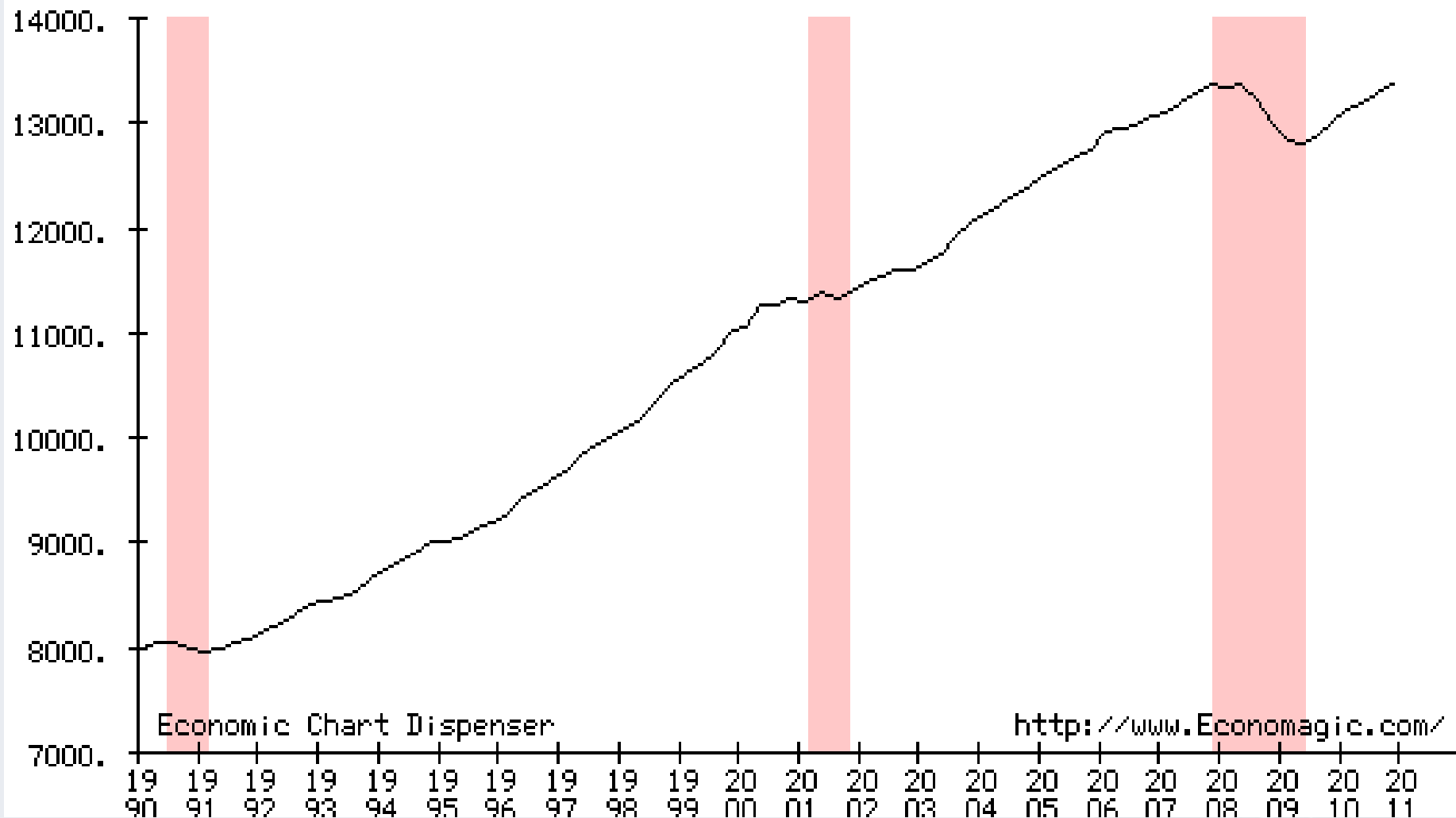
# U.S. Economy in 2010

## TIME SERIES FORECAST 2010 (%)

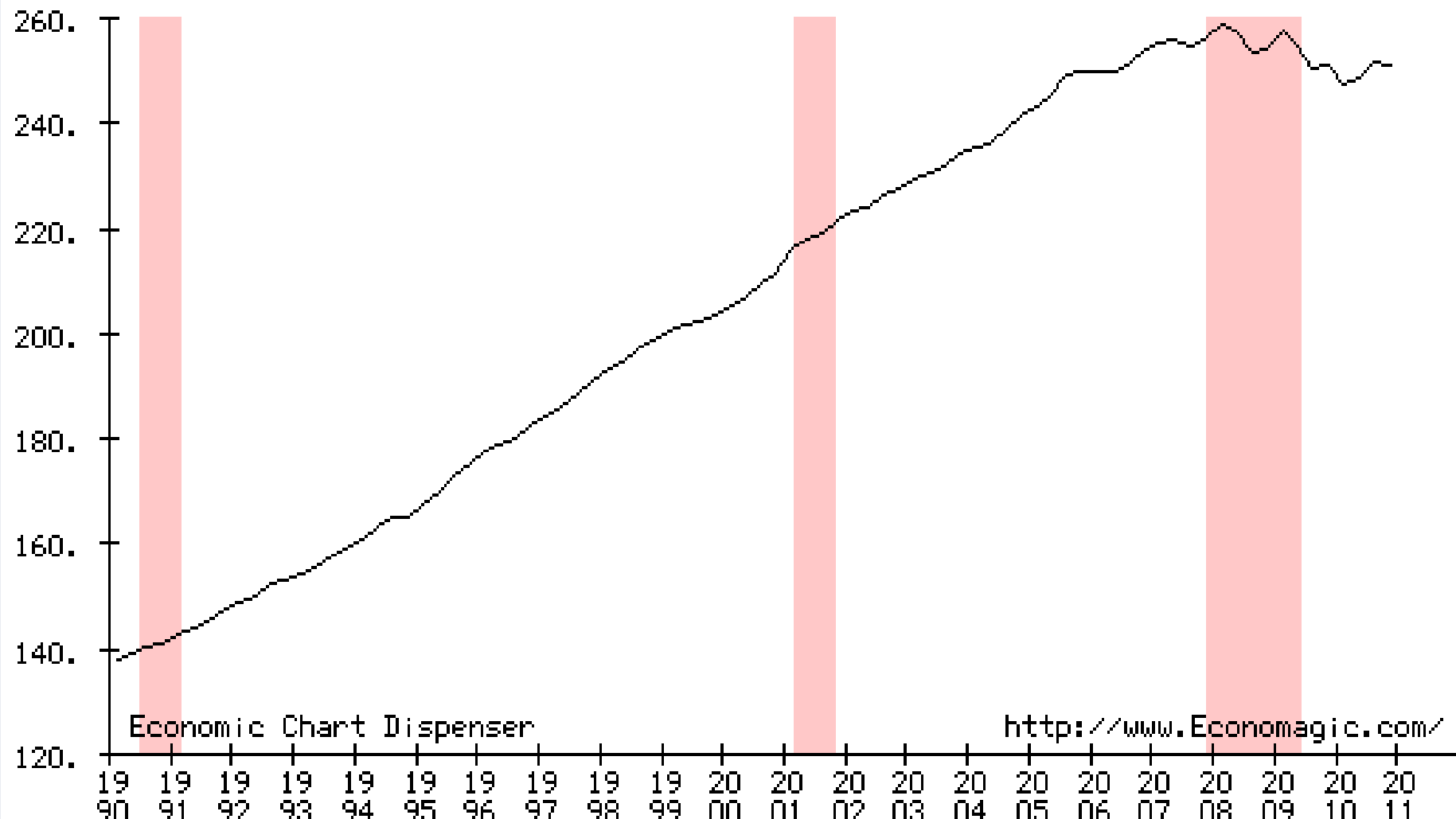
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## Real GDP, Chained Dollars 2010



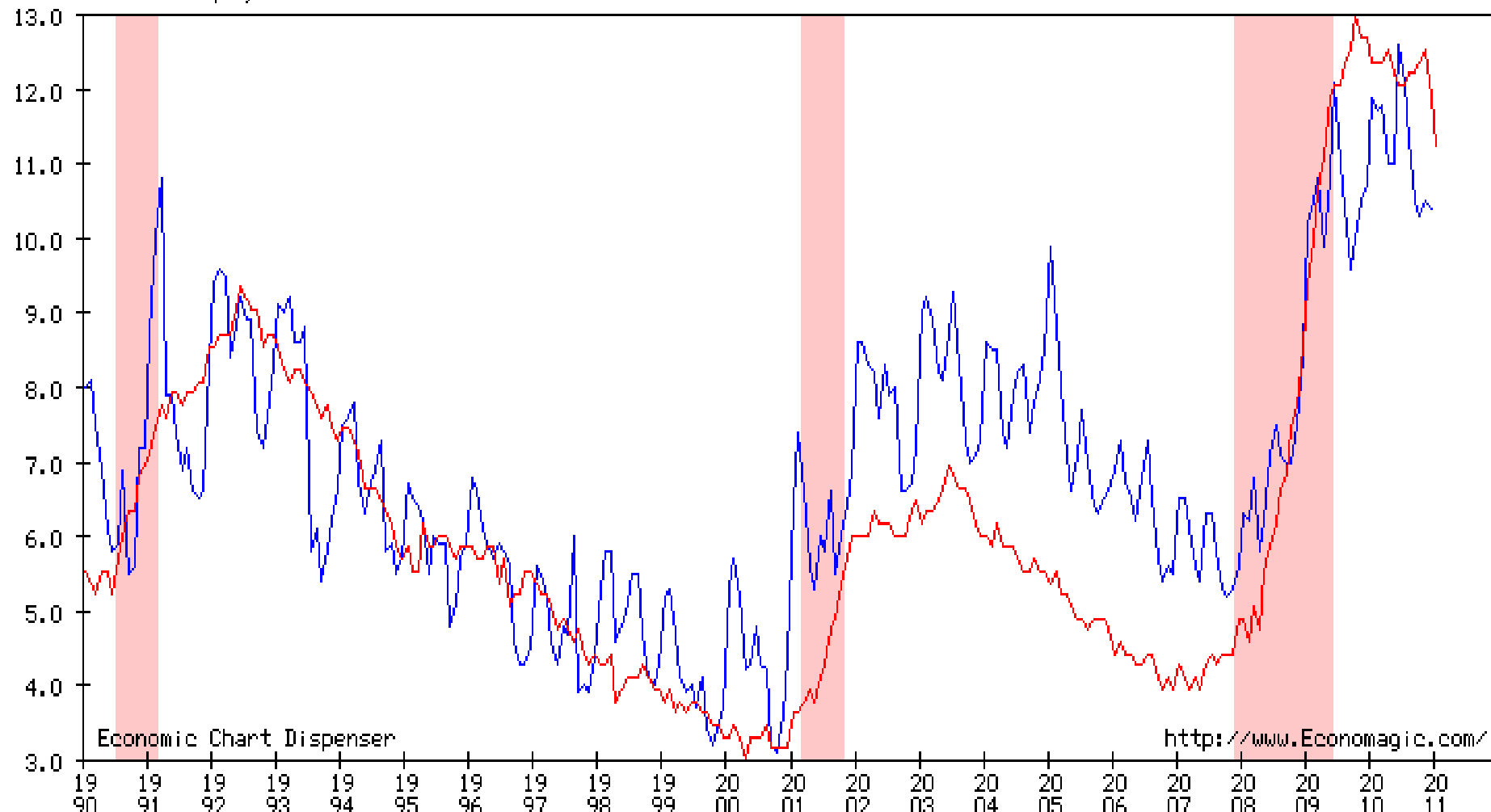
## Indiana House Price Index



## Muncie & US Unemployment Rates

← Unemployment Rate: Muncie city, IN, Indiana; Percent; NSA

— Civilian Unemployment Rate: Percent; SA



Economic Chart Dispenser

<http://www.Economagic.com/>





# ***State of Real Estate Muncie-Delaware County***

**Jim Kouns - Broker, CSR, GRI**  
Coldwell Banker Lunsford

# **Delaware County Real Estate**

## **2010 Market Review**

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Broker, GRI, CRS



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# The Good



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# The Bad



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# The Ugly



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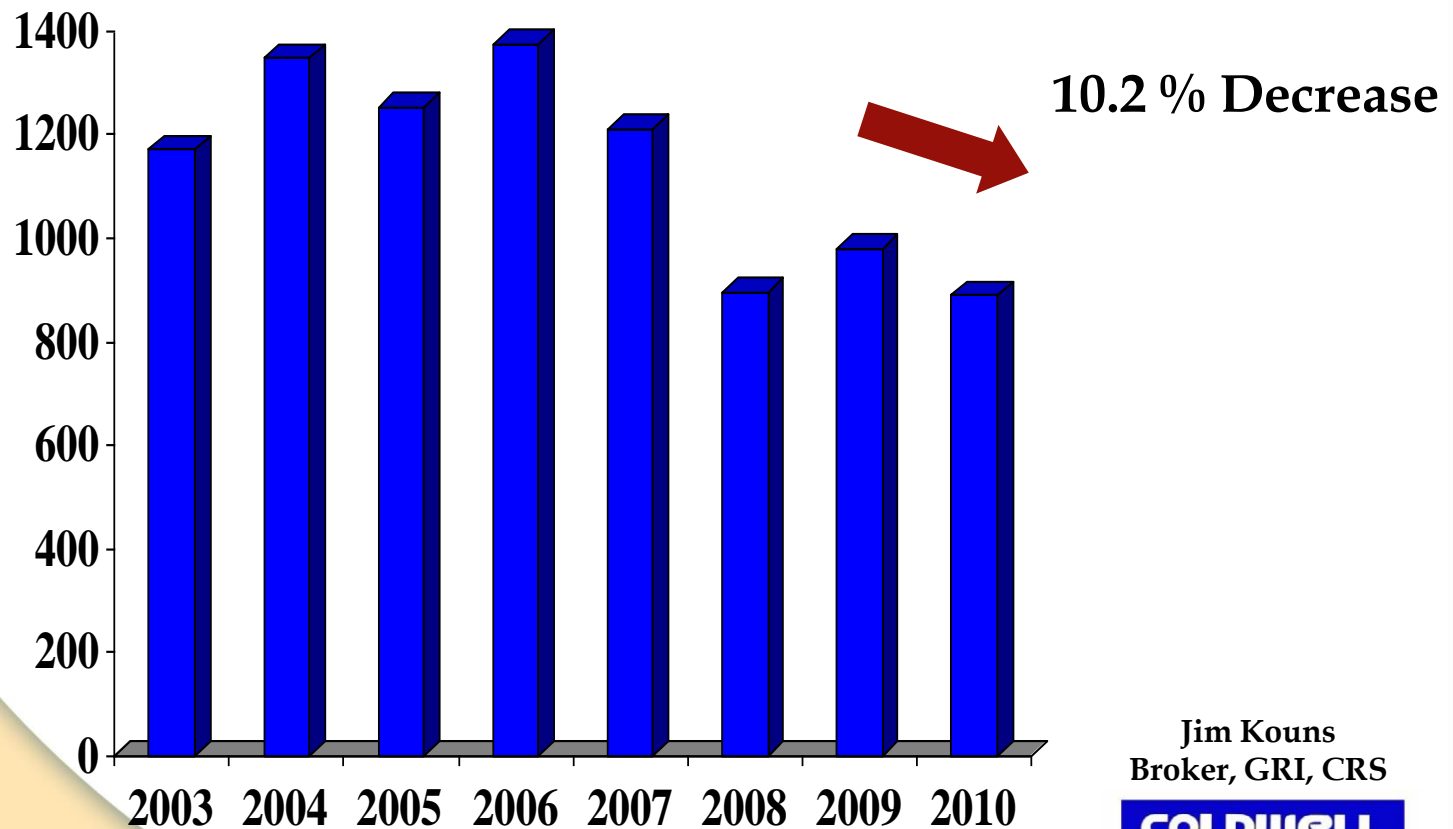
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# Delaware Co. Real Estate 2010 Market Review

## Units Sold

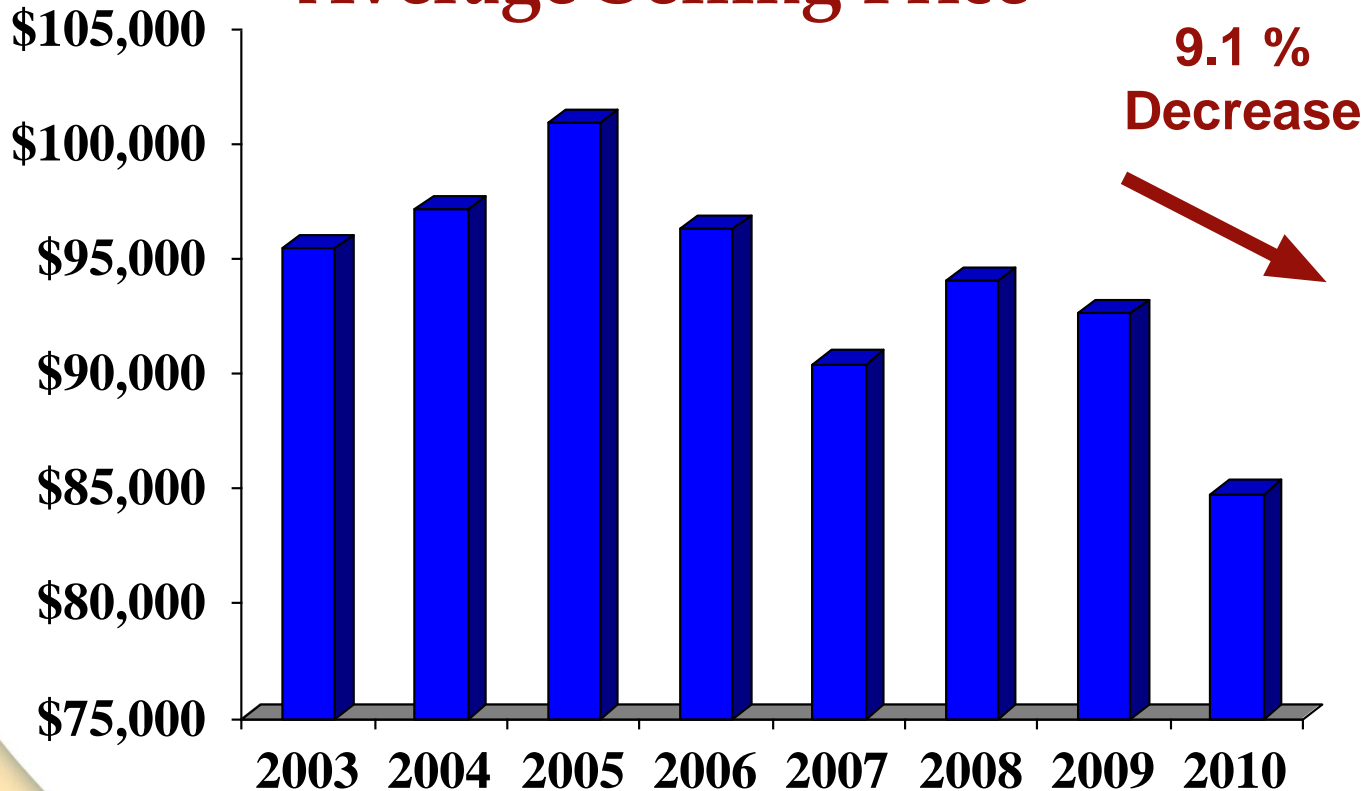


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# Delaware Co. Real Estate 2010 Market Review

## Average Selling Price



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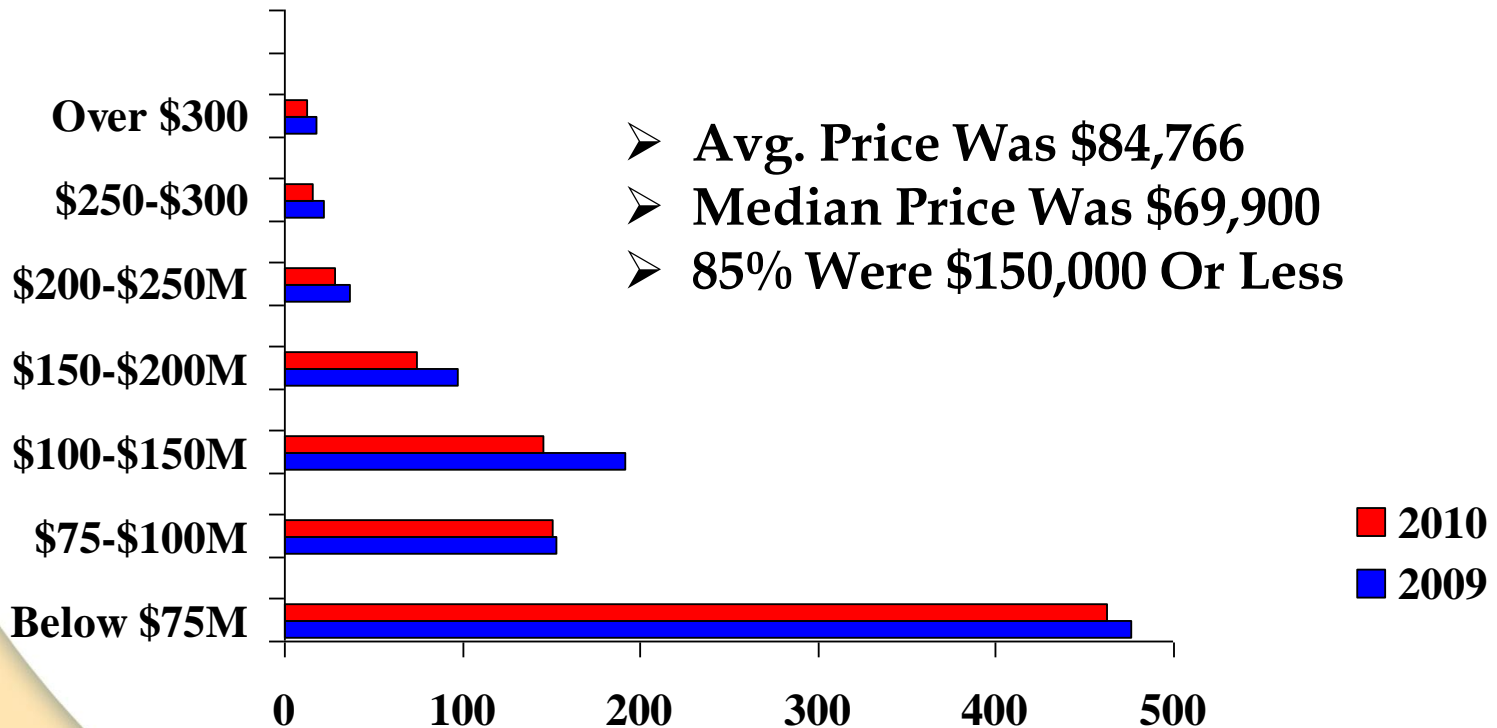
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# Delaware Co. Real Estate 2010 Market Review

## 2010 Vs 2009 Activity By Price Range

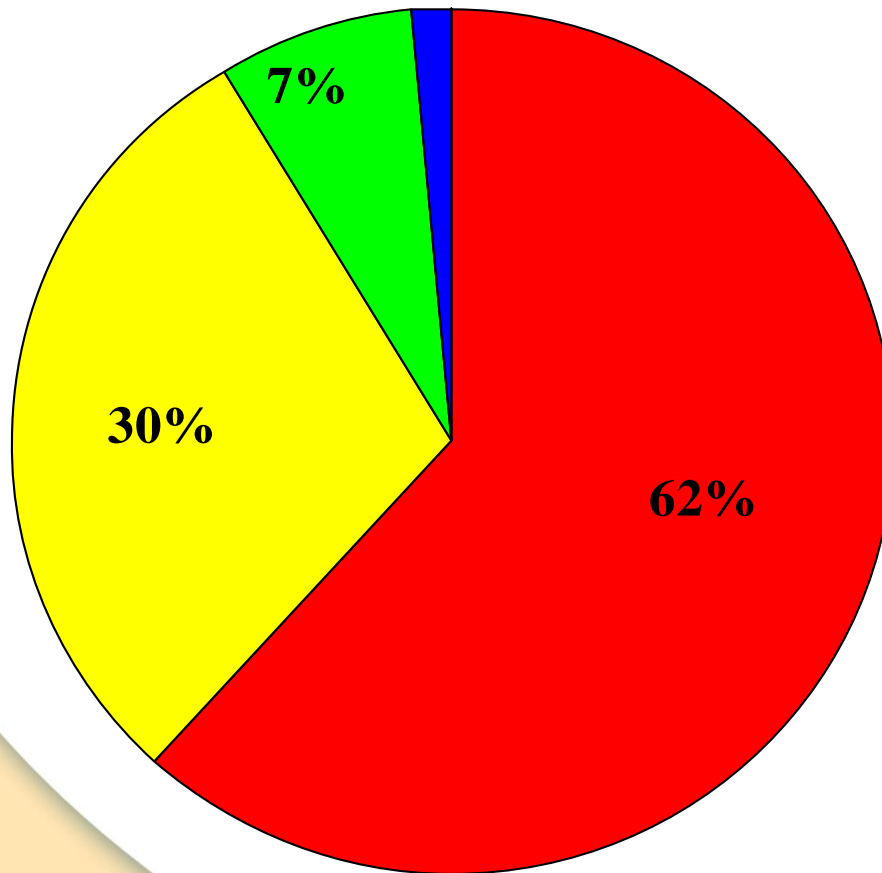


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# Delaware Co. Real Estate 2010 Market Review Sales By Type



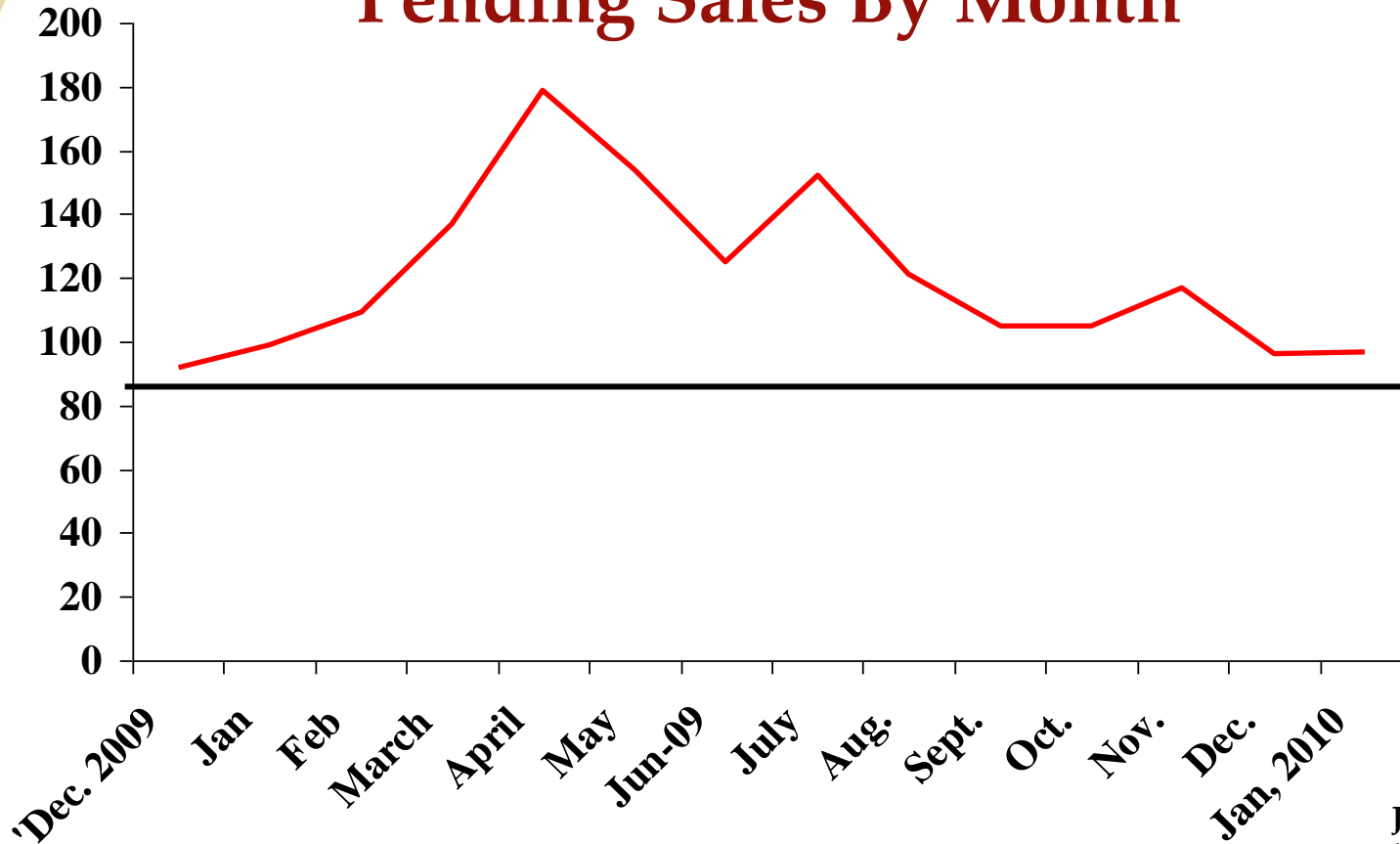
- Private Seller
- Foreclosure
- Estate
- Short Sale

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# Delaware Co. Real Estate 2010 Market Review

## Pending Sales By Month

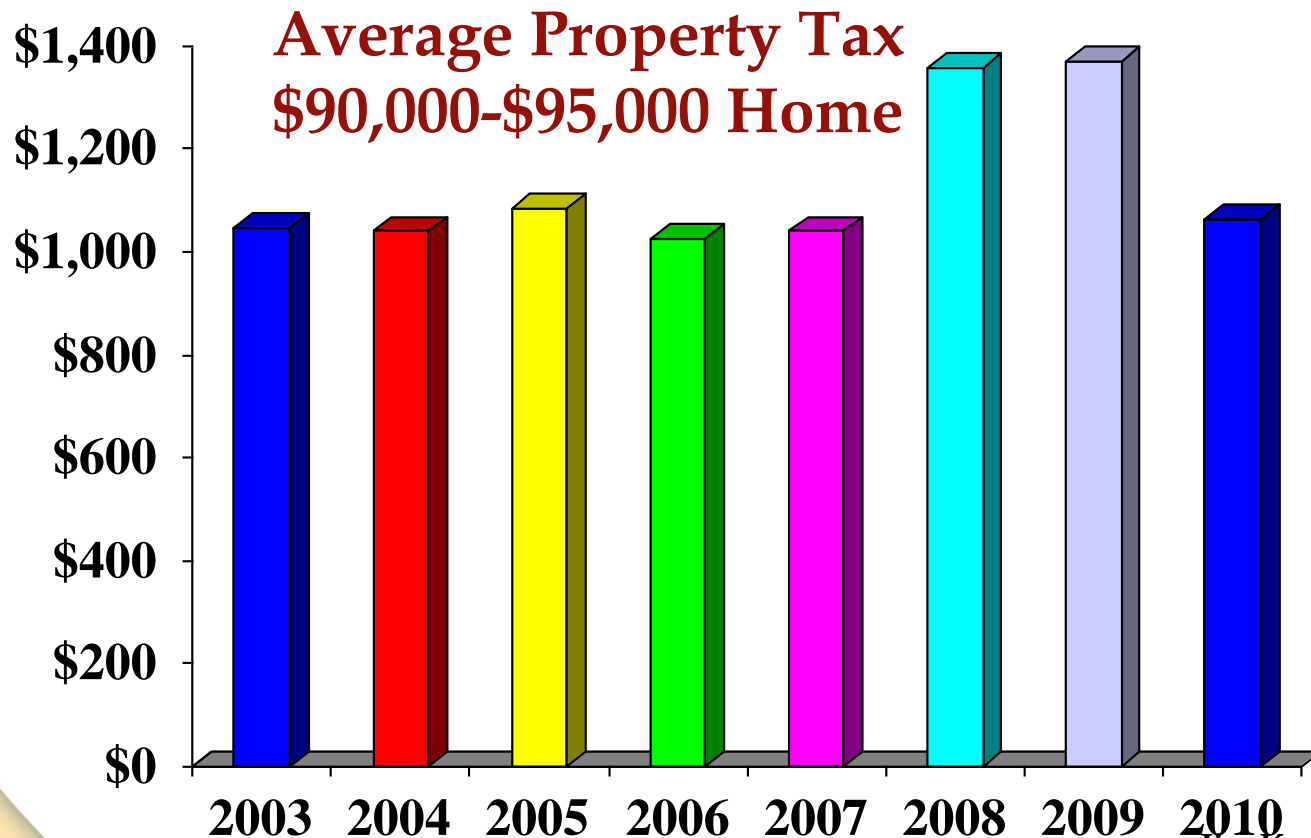


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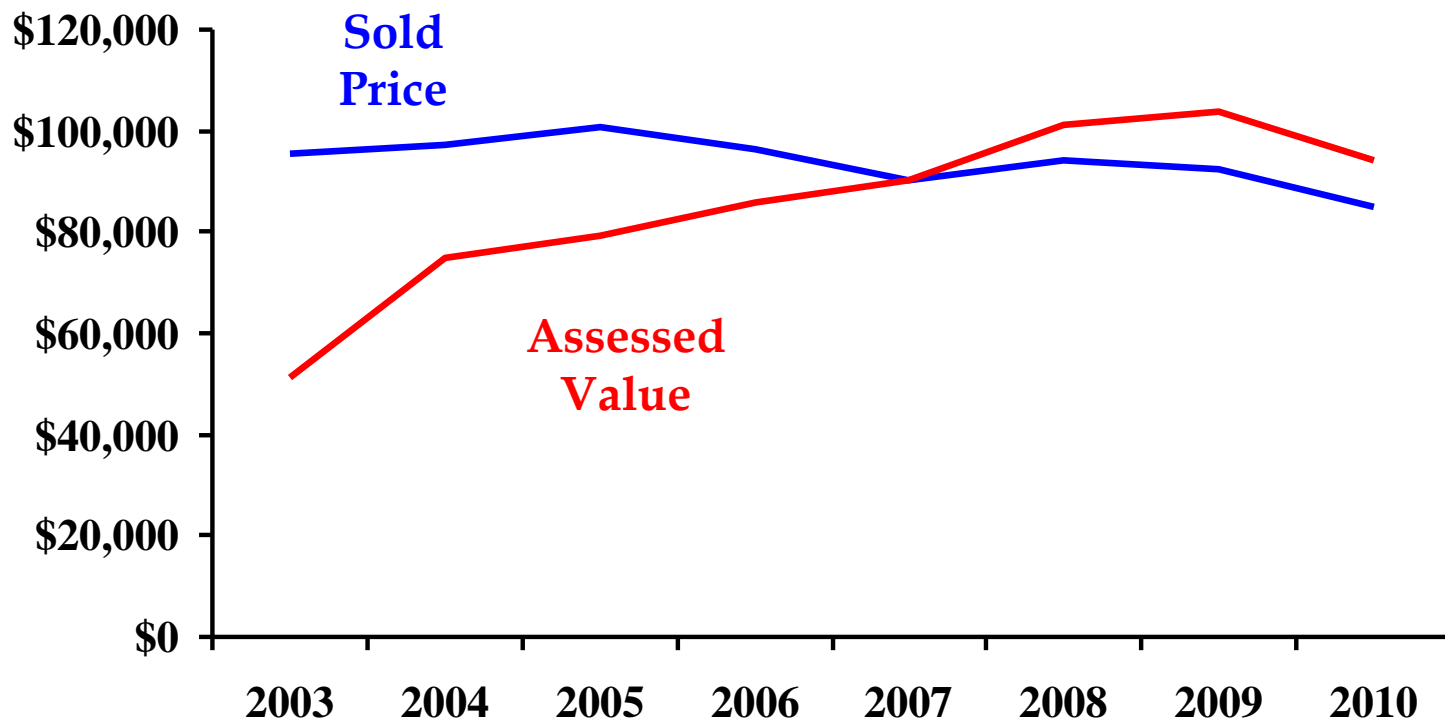
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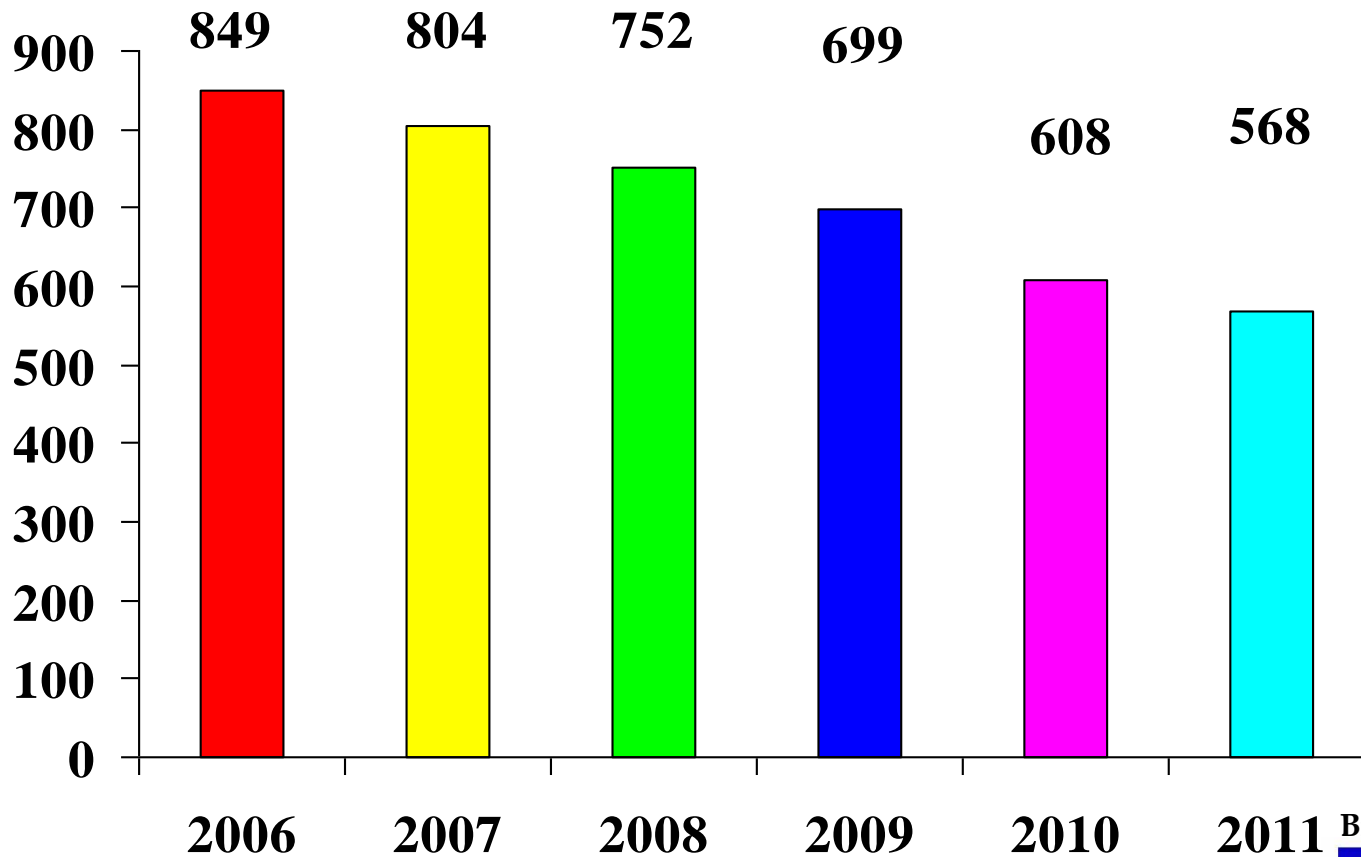


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# Delaware Co. Real Estate 2010 Market Review

## Active Listings

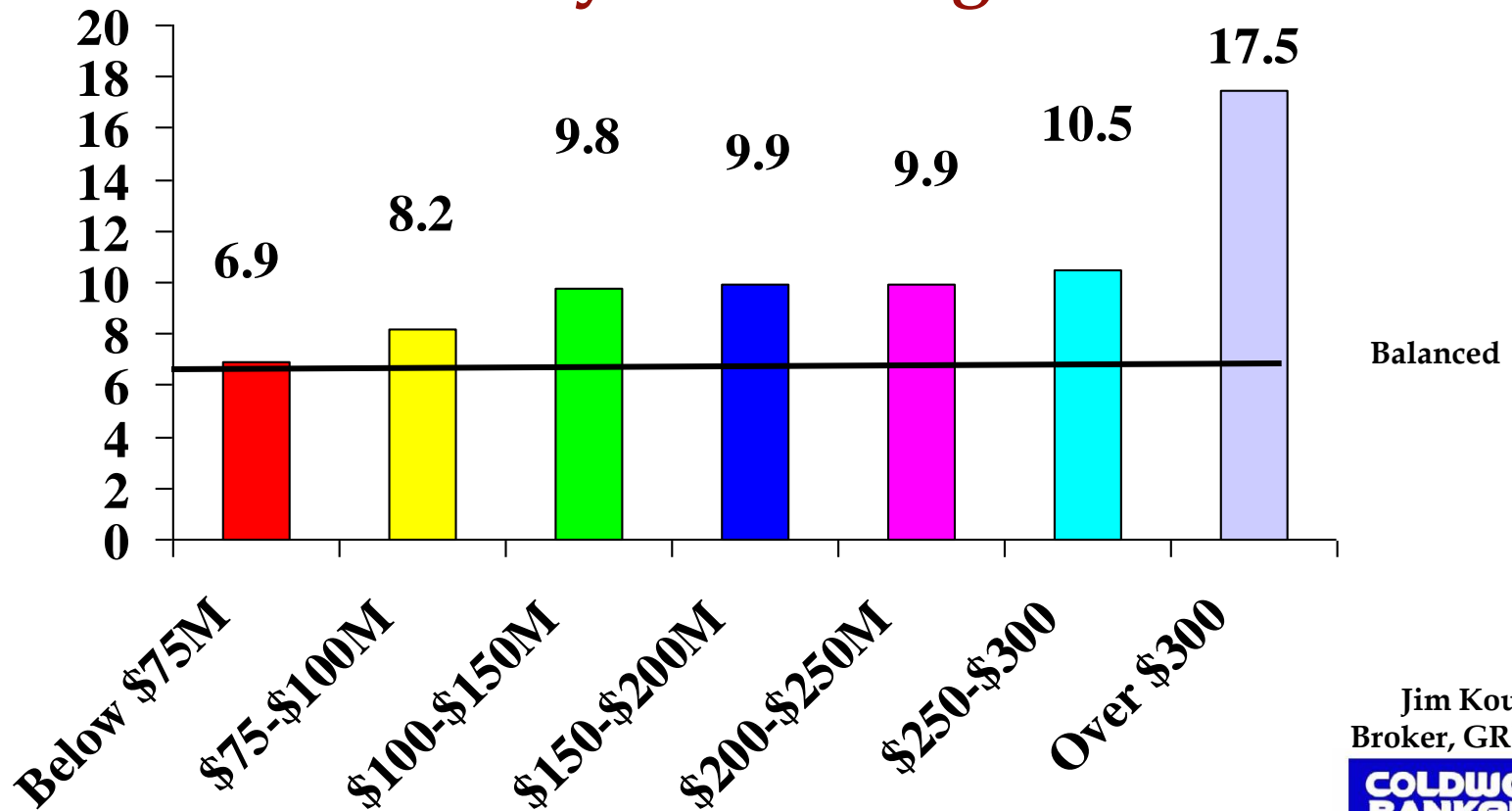


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# Delaware Co. Real Estate 2010 Market Review

## Months Inventory By Price Range



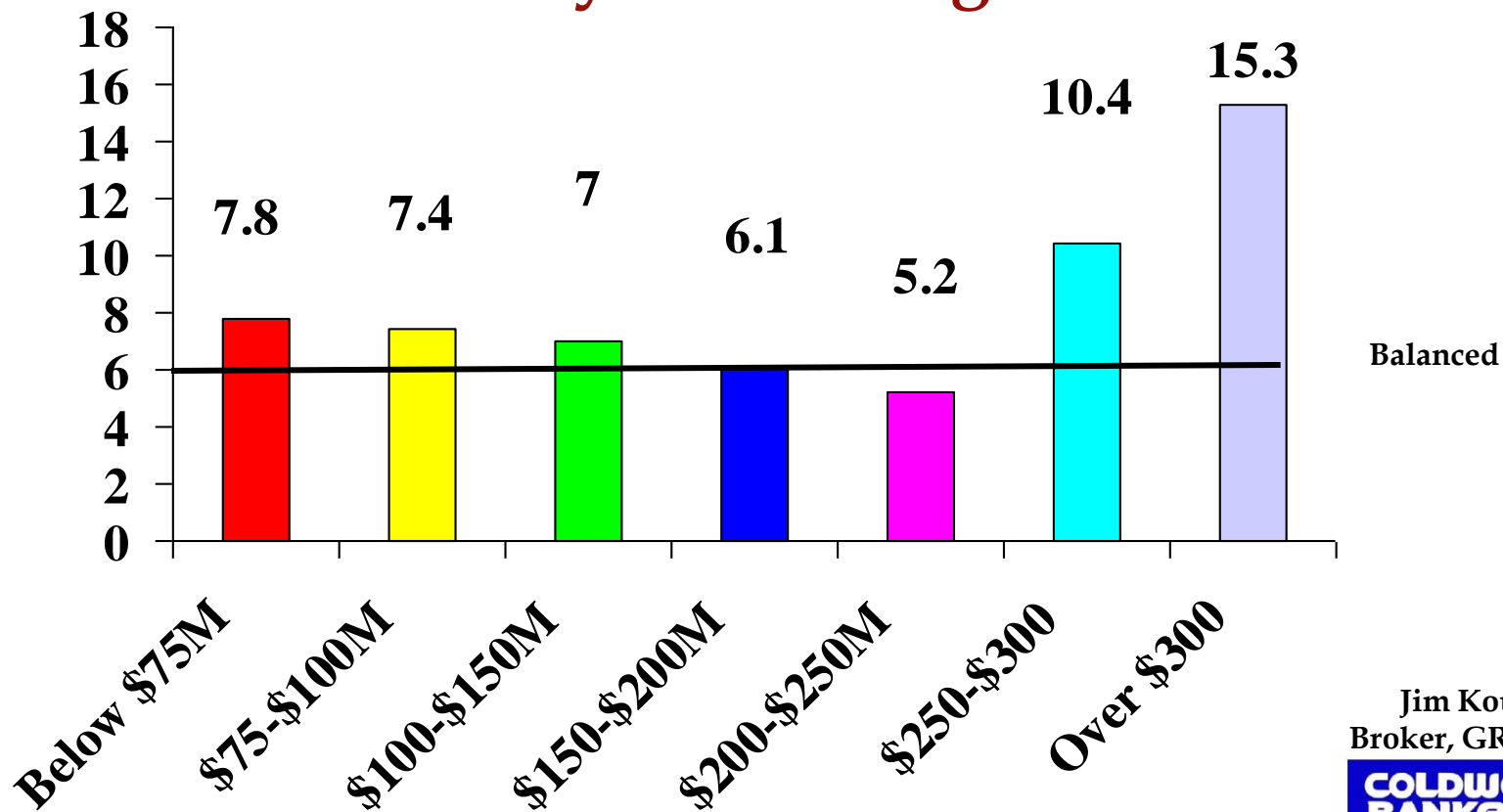
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# Delaware Co. Real Estate 2009 Market Review

## Months Inventory By Price Range



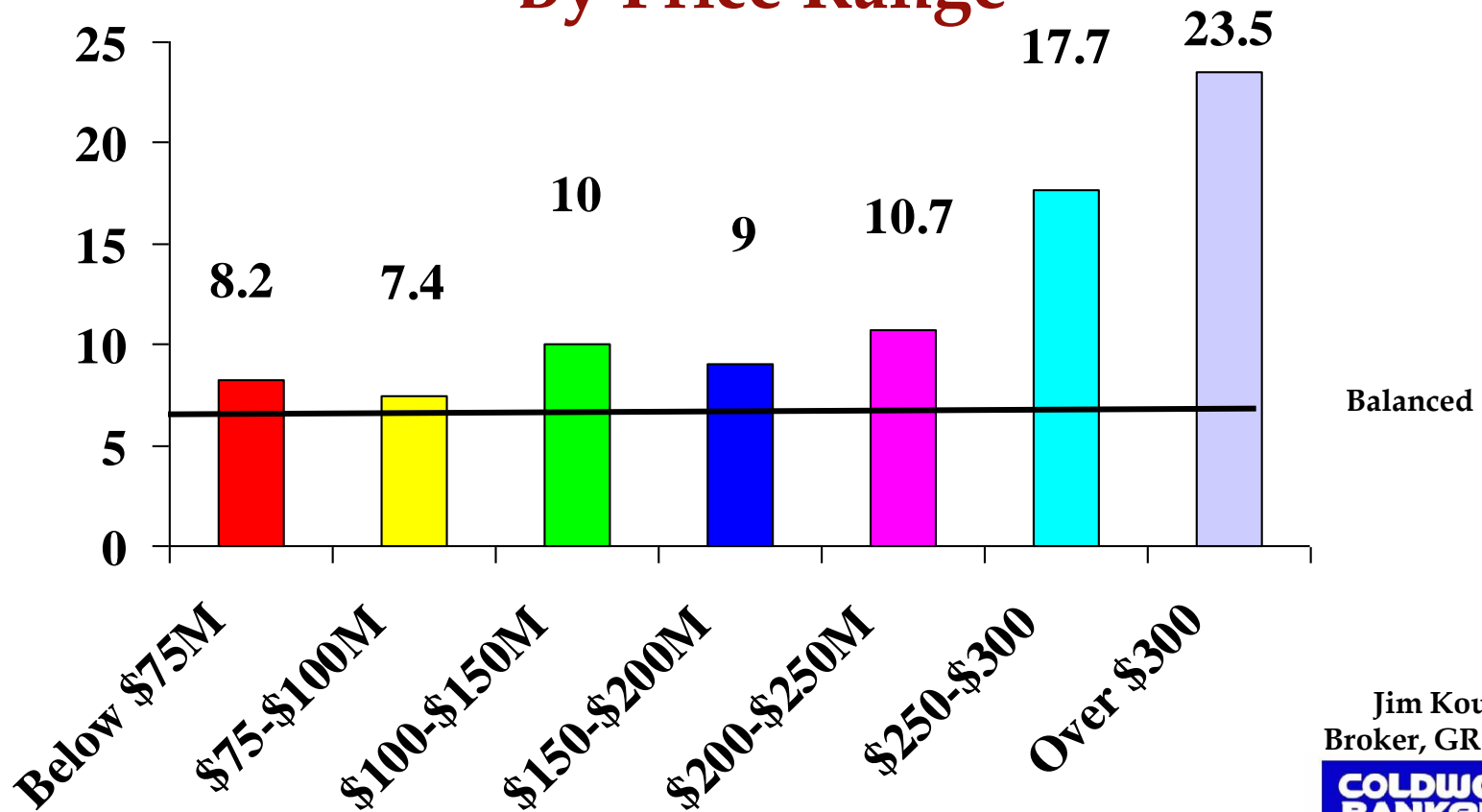
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# Delaware Co. Real Estate 2008 Market Review

## Months Inventory By Price Range



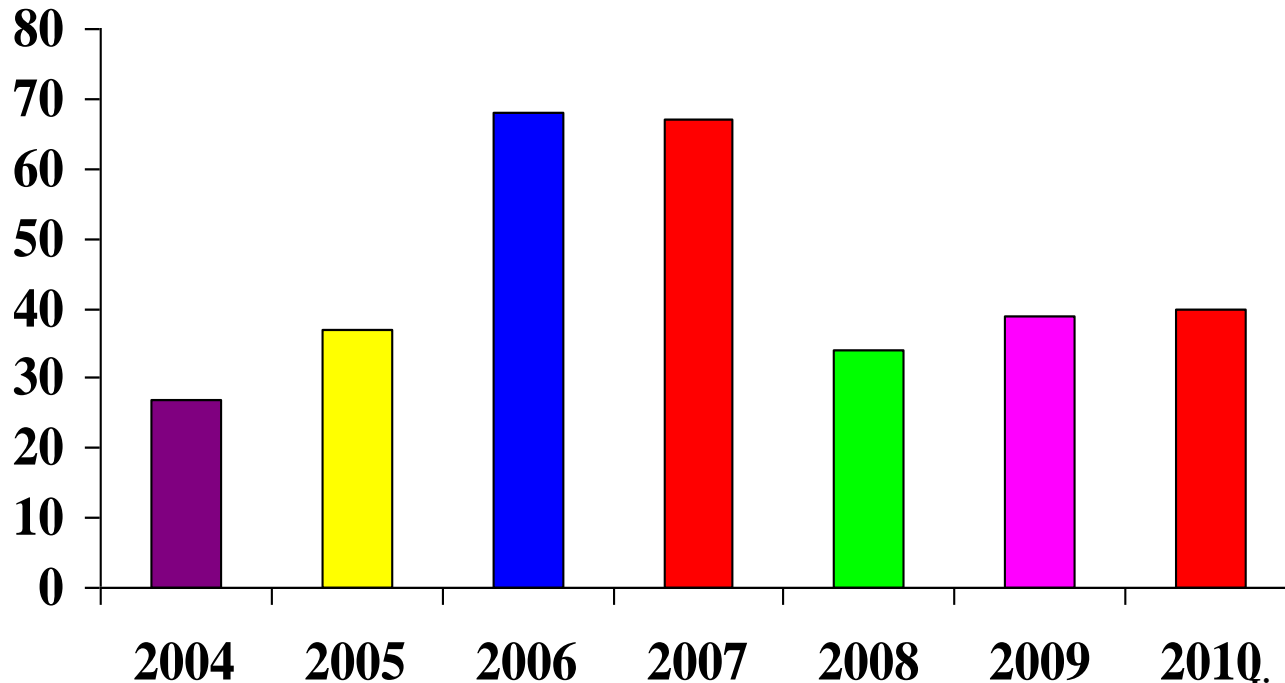
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# Delaware Co. Real Estate 2010 Market Review

## Condo/Villa Units Sold



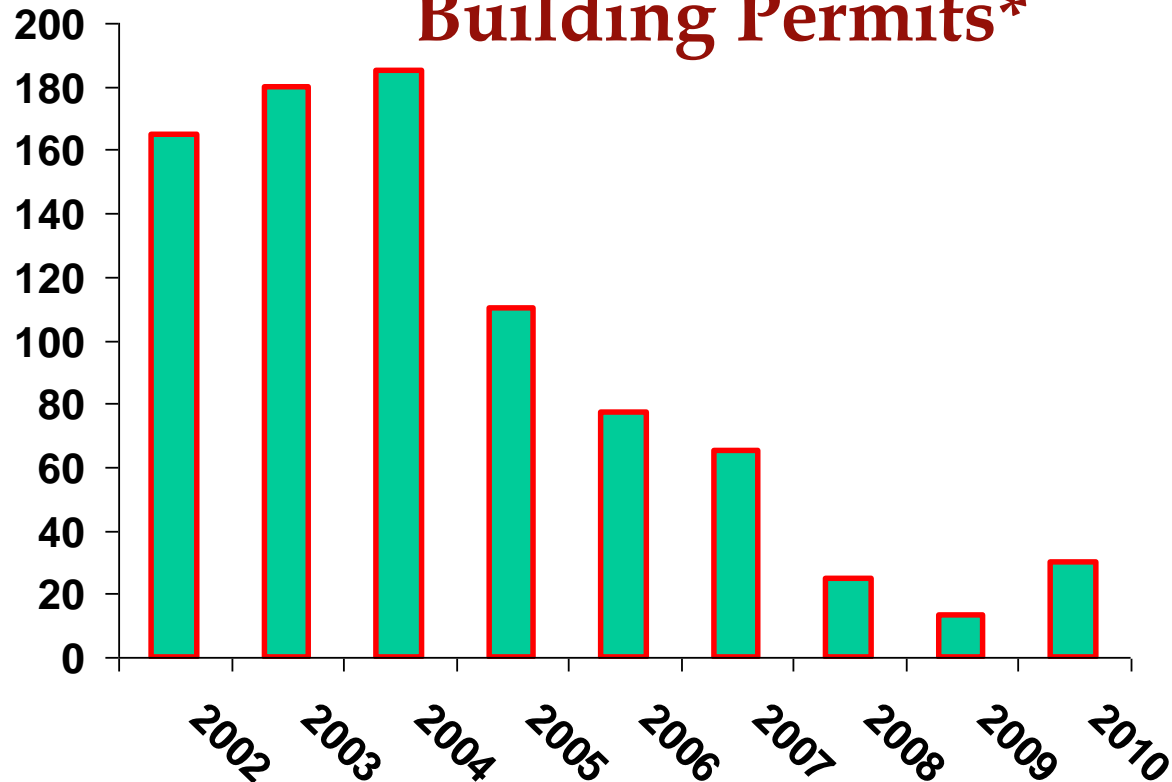
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# Delaware Co. Real Estate 2010 Market Review

## County-Issued Building Permits\*



\*Single Family, New Construction

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# Delaware Co. Real Estate 2010 Market Review

## The Good

- Property Taxes Continue Decreasing
- Interest Rates Remain Very Attractive
- Listing Inventories Are Much Lower
- Muncie Remains Indiana's Most Affordable Housing Market\*
- Muncie Is The Most Affordable Market Hosting A Div. 1A School In The US\*

\*Source: Coldwell Banker 2010 Home Price Comparison Index.

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# Delaware Co. Real Estate 2010 Market Review

## The Bad

- Building Permits Were Up But Only Slightly
- Sales Of Condo/Patio Homes Maintained A Small Increase
- Foreclosures Remained About The Same

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# Delaware Co. Real Estate 2010 Market Review

## The Ugly

- 889 Homes Sold in 2010 (-10.2%)
- Average Sale Price Was Down (-9.1%)

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*Congratulations!*

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**Rick Lopez**

*Thank you*

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