

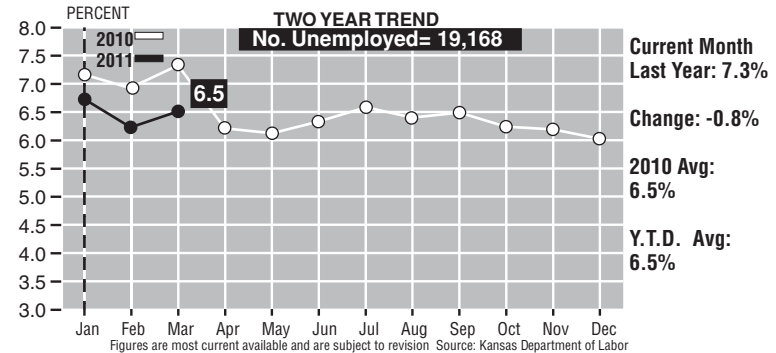
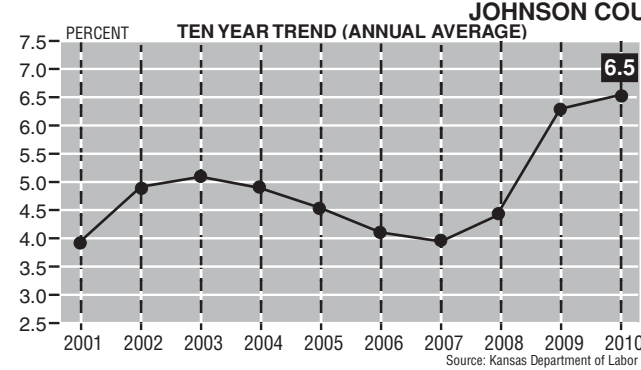
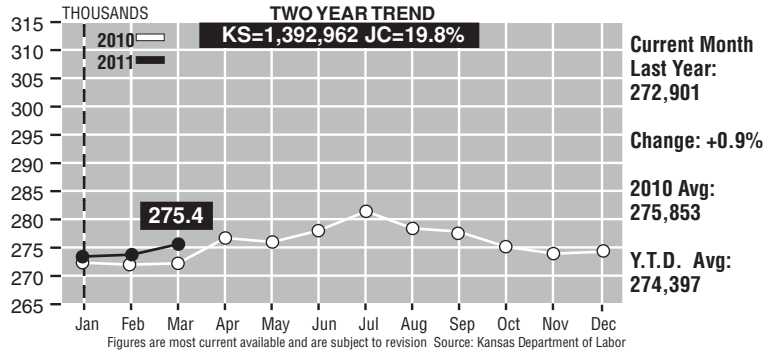
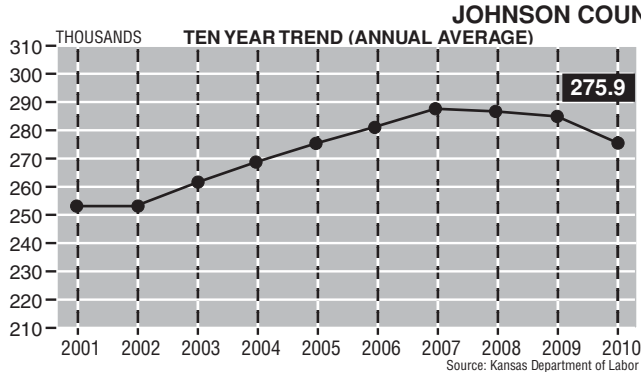
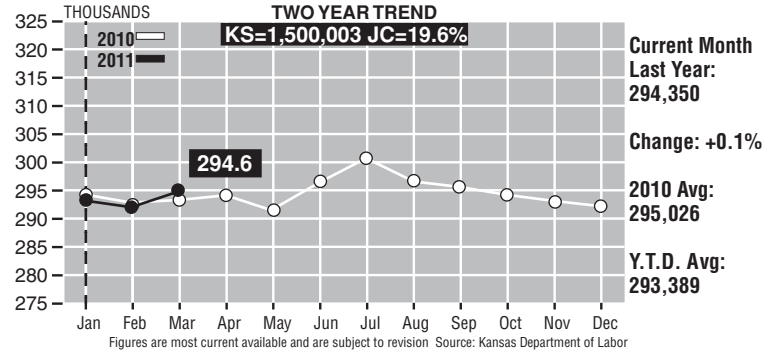
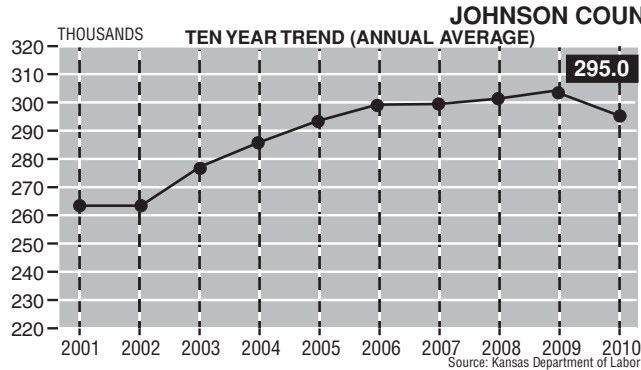


CERI

COUNTY ECONOMIC RESEARCH INSTITUTE

JOHNSON COUNTY INDICATORS

• May 2011 •



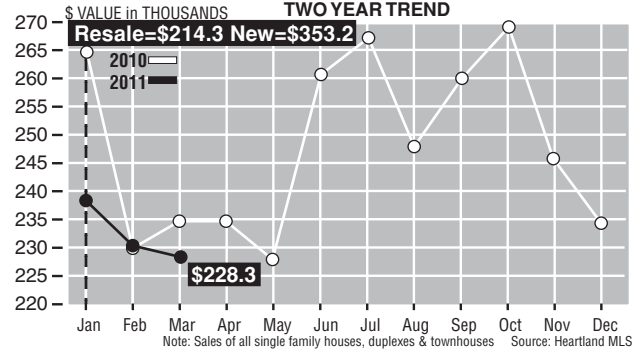
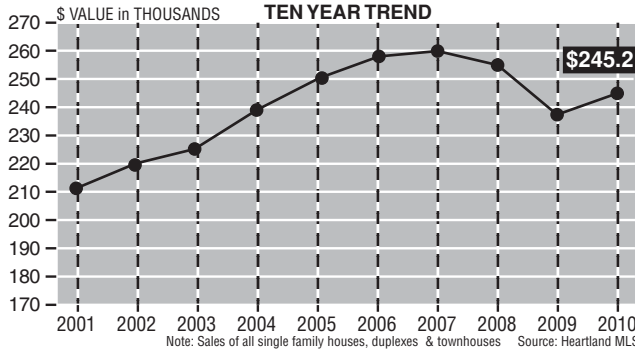
SELECTED STATES AND METRO AREAS: UNEMPLOYMENT RATES - March 2011

United States.....	9.2%	Michigan.....	11.0%	Kansas City.....	8.9%	Miami.....	10.9%
Kansas.....	7.1%	Minnesota.....	7.3%	Atlanta.....	9.8%	Minneapolis/St. Paul.....	6.8%
Arizona.....	9.3%	Missouri.....	9.2%	Boston.....	7.1%	New Orleans.....	7.9%
Arkansas.....	8.0%	Nebraska.....	4.5%	Charlotte.....	10.4%	New York.....	8.4%
California.....	12.3%	New Jersey.....	9.6%	Chicago.....	8.9%	Omaha.....	5.1%
Colorado.....	9.2%	New York.....	8.0%	Columbus.....	7.6%	Phoenix.....	8.7%
Florida.....	10.6%	N. Carolina.....	9.7%	Dallas.....	8.1%	Pittsburgh.....	7.4%
Georgia.....	9.8%	Ohio.....	9.0%	Denver.....	9.3%	St. Louis.....	9.3%
Illinois.....	9.1%	Oklahoma.....	5.7%	Des Moines.....	6.6%	San Francisco.....	10.0%
Iowa.....	6.7%	Pennsylvania.....	8.0%	Detroit.....	11.8%	Seattle.....	9.2%
Louisiana.....	8.0%	Texas.....	8.1%	Little Rock.....	6.8%	Tulsa.....	6.5%
Massachusetts.....	8.2%	Washington.....	9.7%	Los Angeles.....	11.4%	Wichita.....	8.3%

Not Seasonally Adjusted

Source: U.S. Bureau of Labor Statistics

JOHNSON COUNTY: AVERAGE PRICE OF HOMES SOLD



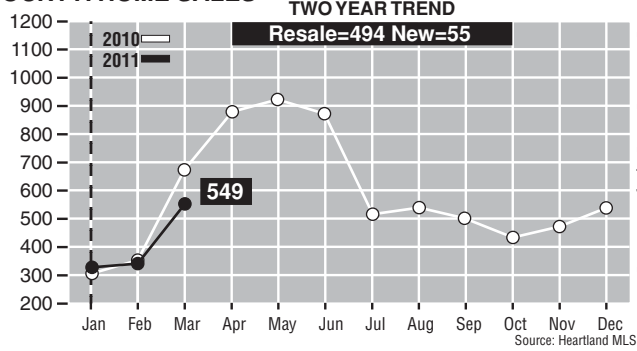
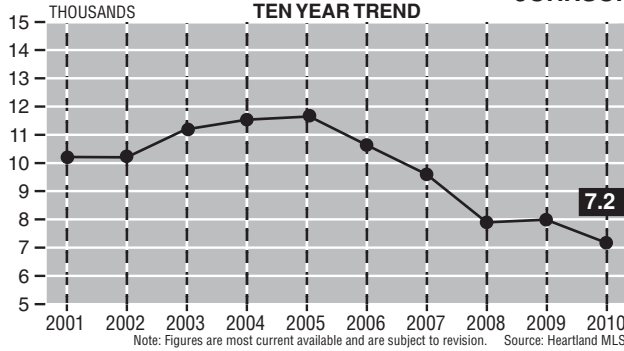
Current Month
Last Year:
\$234,265

Change: -2.6%

2010 Avg:
\$245,200

Y.T.D. Avg:
\$232,400

JOHNSON COUNTY: HOME SALES



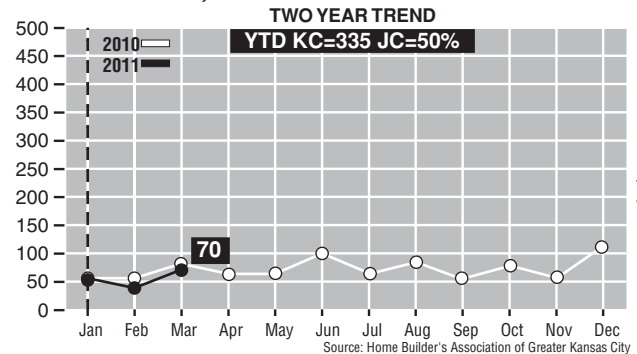
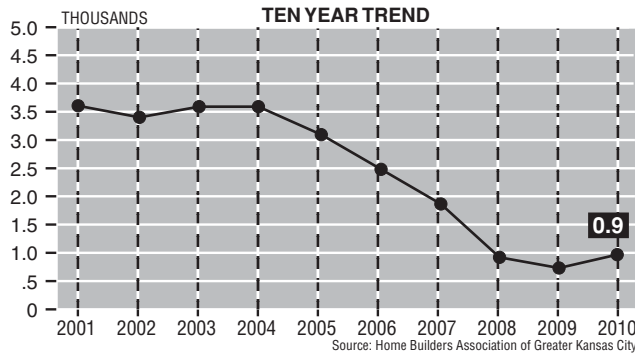
Current Month
Last Year: 695

Change: -21.0%

Cumulative to Date
This Year: 1,223
Last Year: 1,393

Change: -12.2%

JOHNSON COUNTY: RESIDENTIAL BUILDING PERMITS, SINGLE FAMILY UNITS



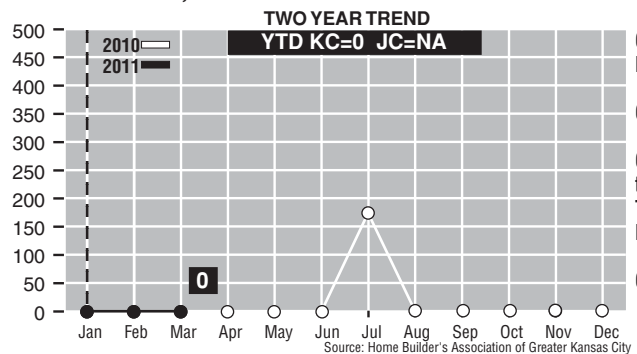
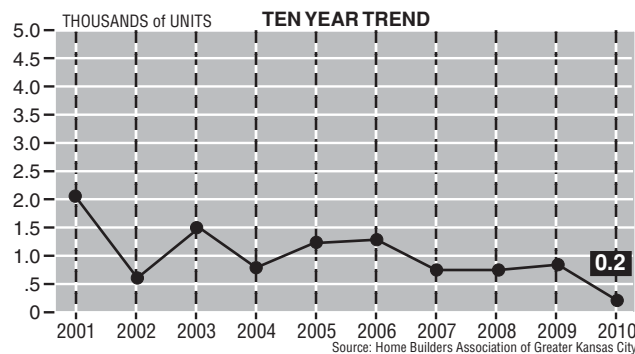
Current Month
Last Year: 81

Change: -13.6%

Cumulative to Date
This Year: 166
Last Year: 193

Change: -14.0%

JOHNSON COUNTY: BUILDING PERMITS, MULTI-FAMILY UNITS



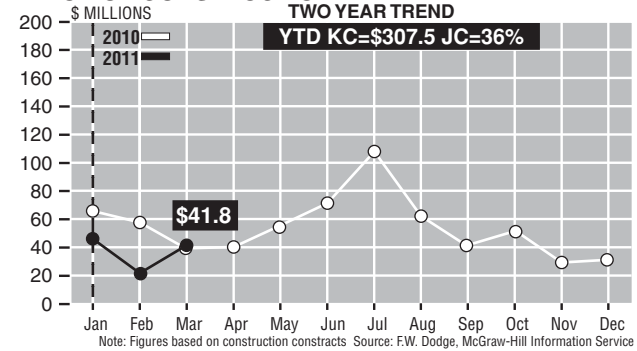
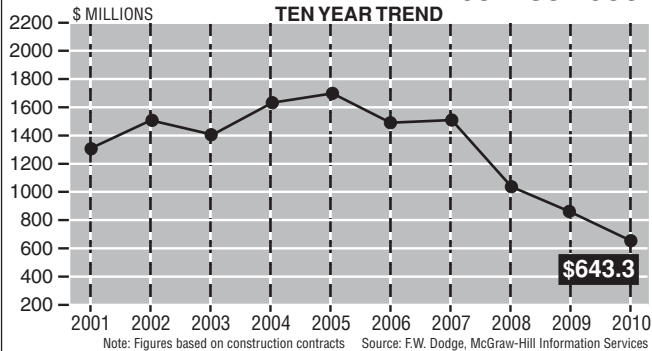
Current Month
Last Year: 0

Change: NA

Cumulative to Date
This Year: 0
Last Year: 0

Change: NA

JOHNSON COUNTY: VALUE OF CONSTRUCTION



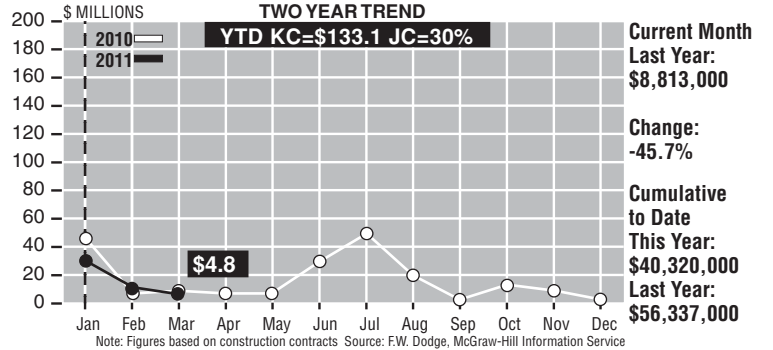
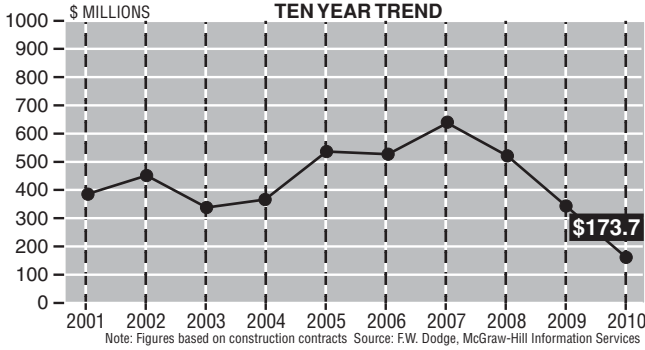
Current Month
Last Year:
\$38,755,000

Change: +8.0%

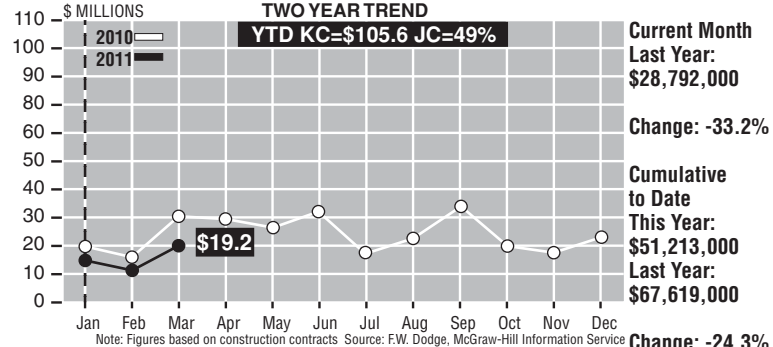
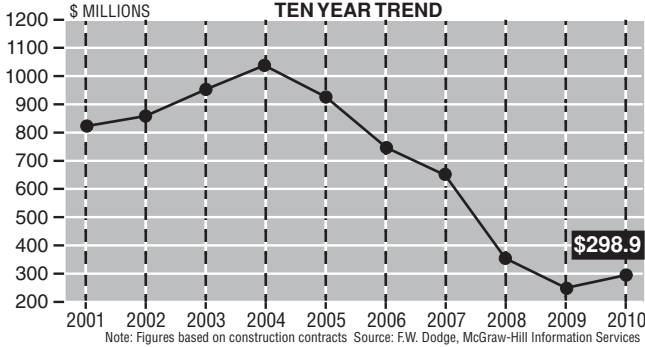
Cumulative to Date
This Year:
\$111,097,000
Last Year:
\$164,761,000

Change: -32.6%

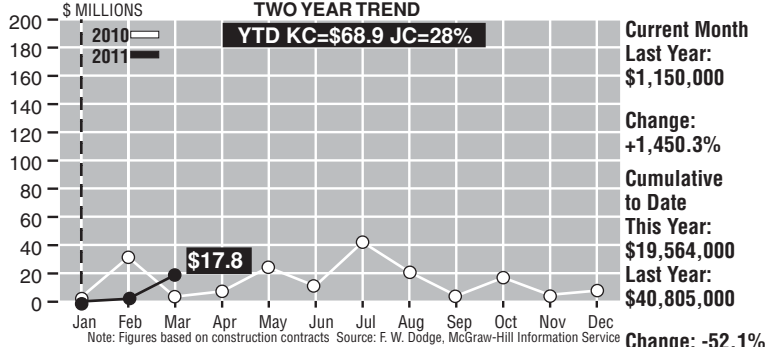
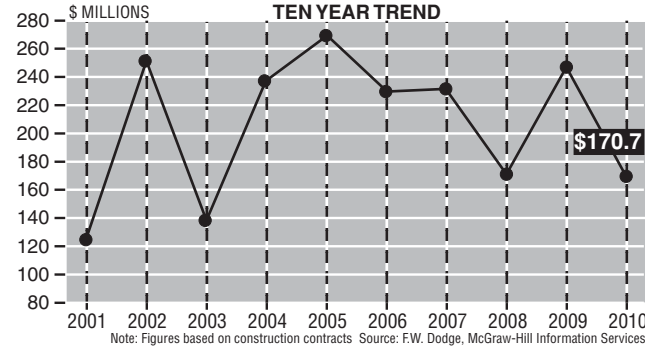
JOHNSON COUNTY: VALUE NON-RESIDENTIAL BUILDING CONSTRUCTION



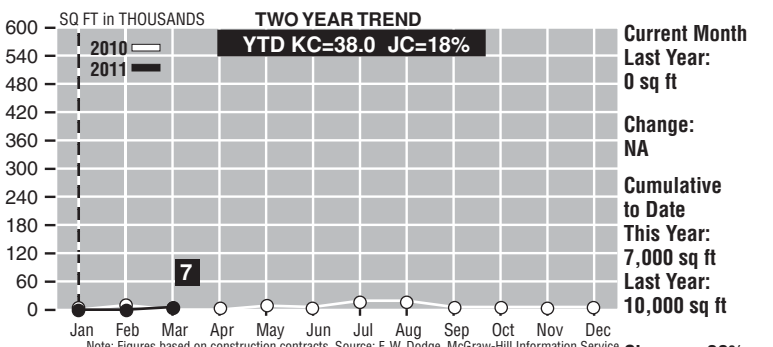
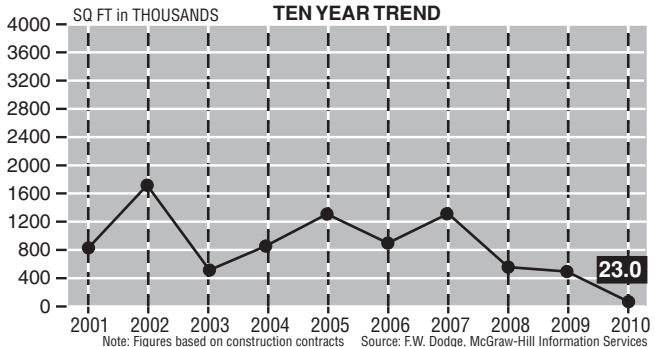
JOHNSON COUNTY: VALUE RESIDENTIAL BUILDING CONSTRUCTION



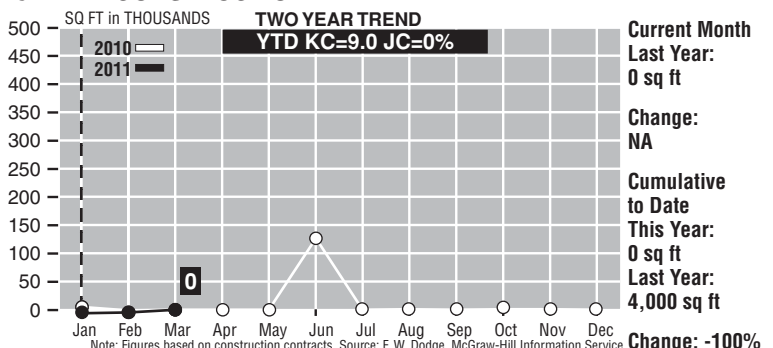
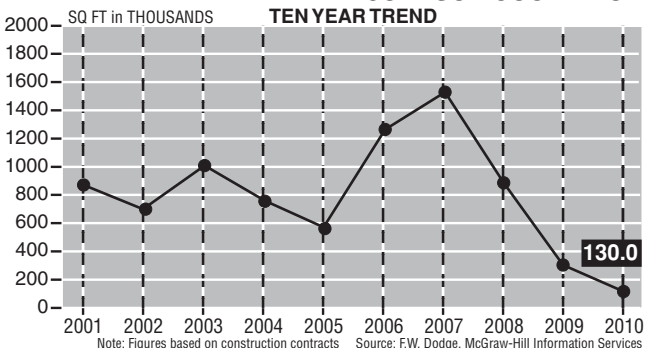
JOHNSON COUNTY: VALUE NON-BUILDING CONSTRUCTION



JOHNSON COUNTY: STORE & FOOD SERVICE CONSTRUCTION



JOHNSON COUNTY: OFFICE & BANK CONSTRUCTION

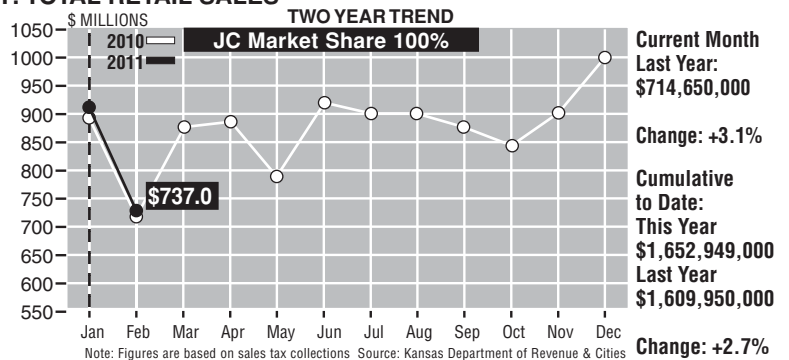
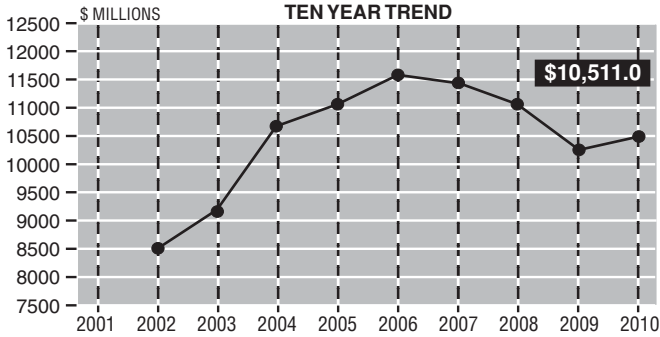


The data presented below represent estimates of the taxable retail sales occurring in the month indicated.

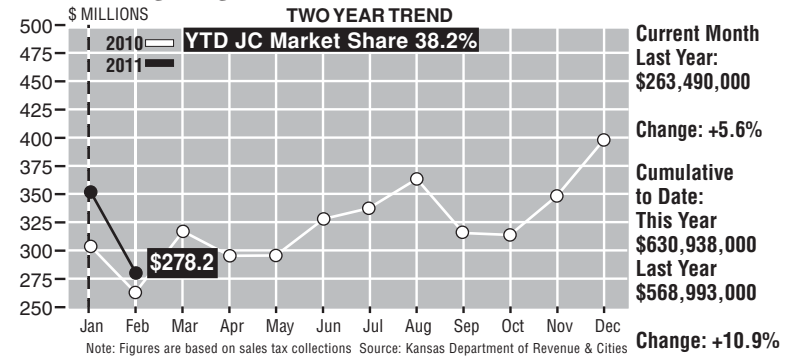
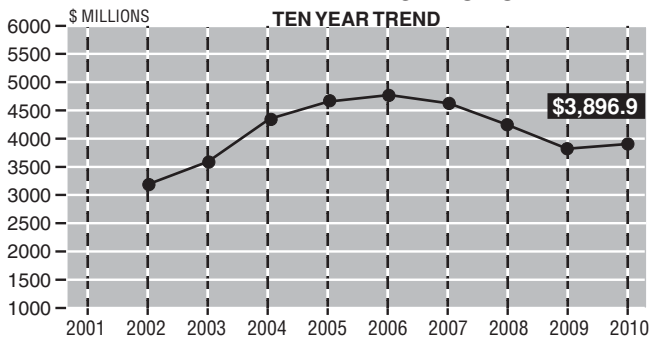
The retail sales estimates for Johnson County's thirteen largest cities shown below are calculated from the local sales and use tax reported by the Kansas Department of Revenue. The Johnson County total is the sum of the retail sales made within each of the county's seventeen cities that levy a city sales tax. The figures shown are the latest available from the Department of Revenue. They are considered preliminary and subject to revision.

Retail sales/use tax data provided by the Department of Revenue have been found to exhibit occasional random anomalies due to reporting and/or recording delays or errors. No attempt has been made by CERI to adjust the data for these anomalies or for seasonality. Monthly figures should be interpreted as the taxable retail sales necessary to generate the local sales tax revenue distributed to the respective city by the Kansas Department of Revenue.

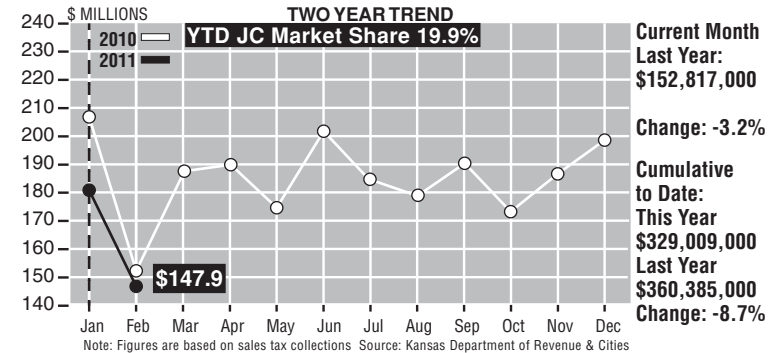
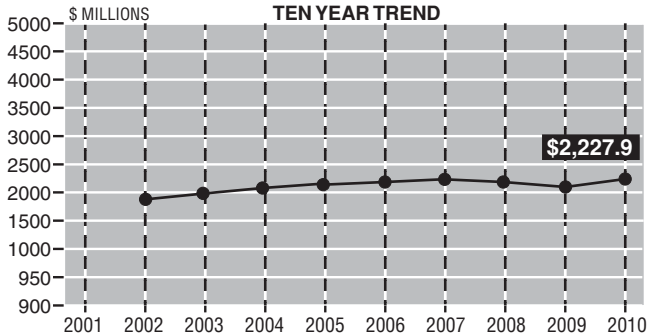
JOHNSON COUNTY: TOTAL RETAIL SALES



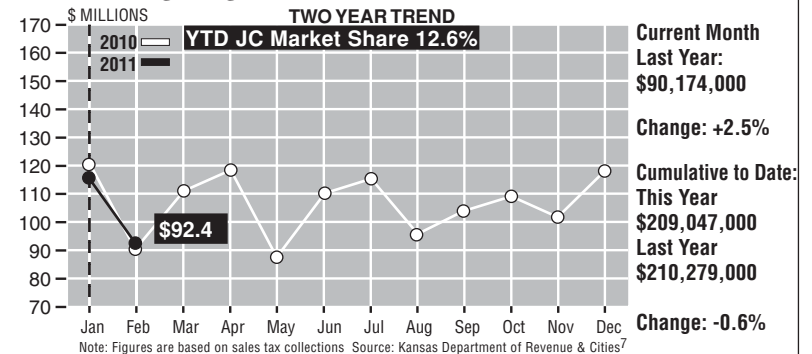
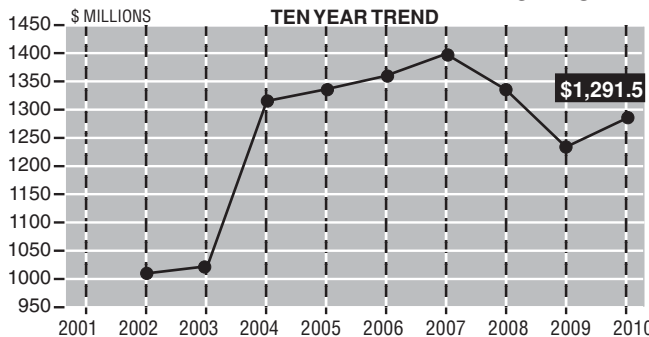
CITY OF OVERLAND PARK: RETAIL SALES



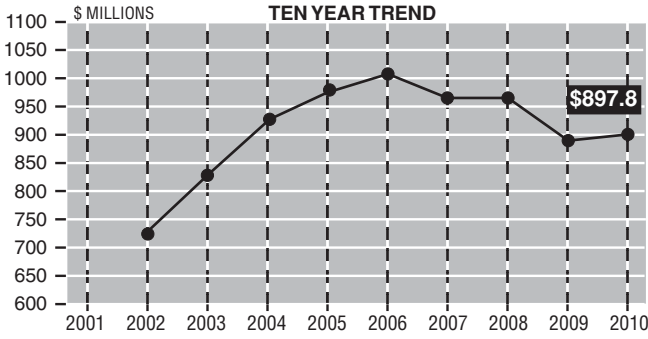
CITY OF OLATHE: RETAIL SALES



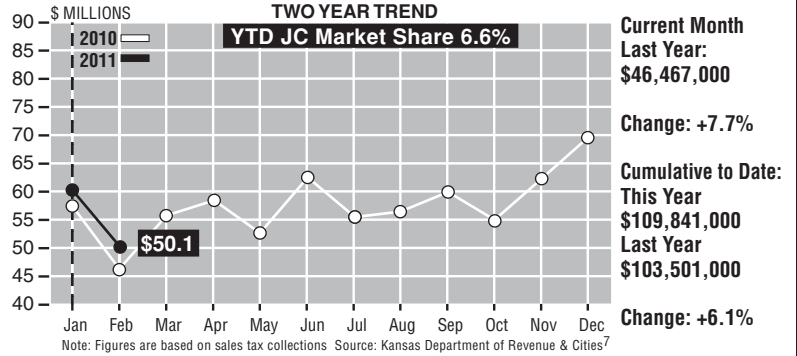
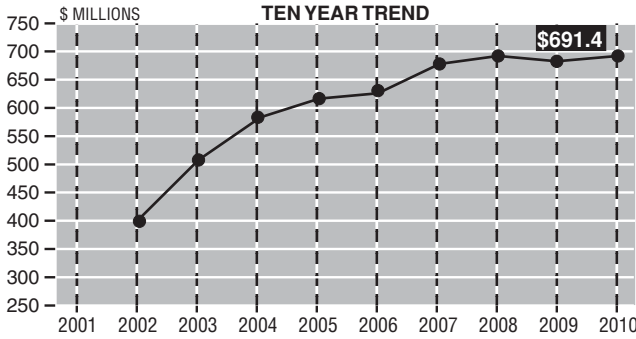
CITY OF LENEXA: RETAIL SALES



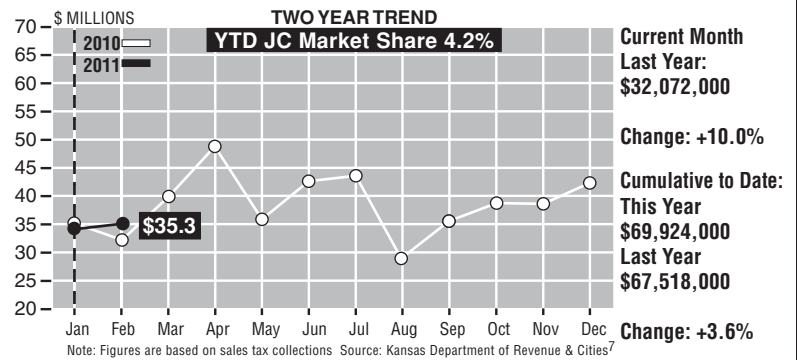
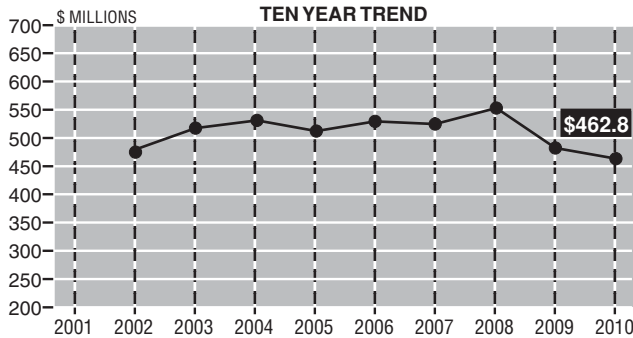
CITY OF SHAWNEE: RETAIL SALES



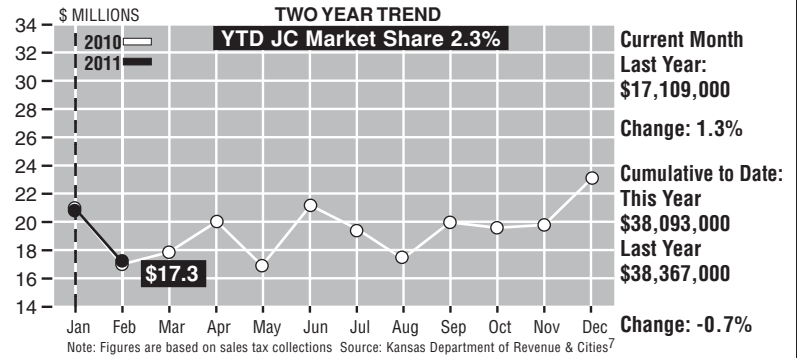
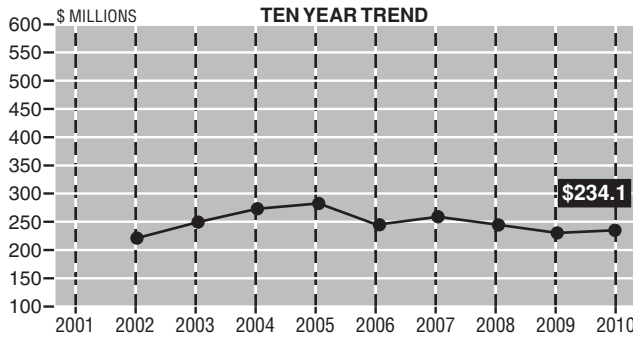
CITY OF LEAWOOD: RETAIL SALES



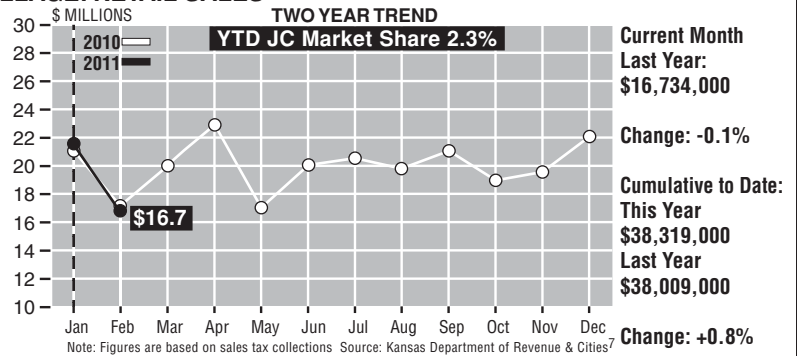
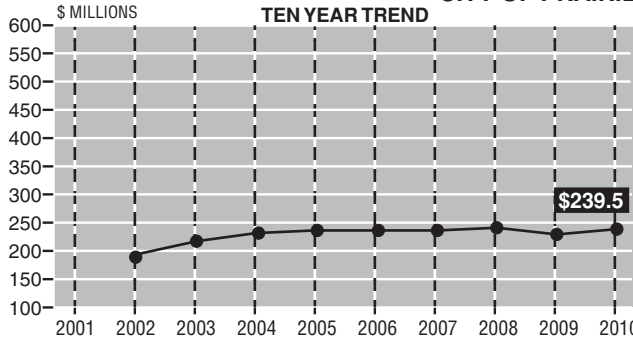
CITY OF MERRIAM: TOTAL RETAIL SALES



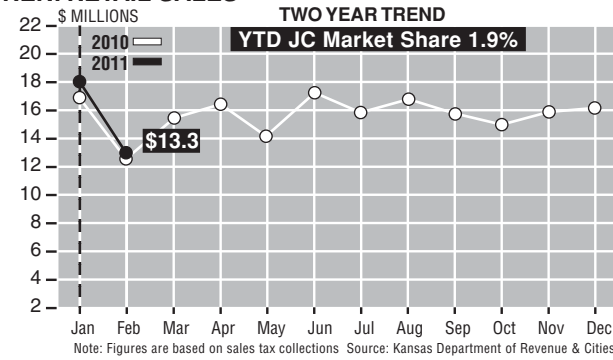
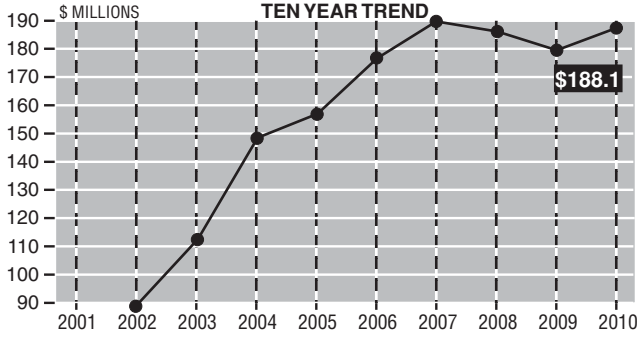
CITY OF MISSION: TOTAL RETAIL SALES



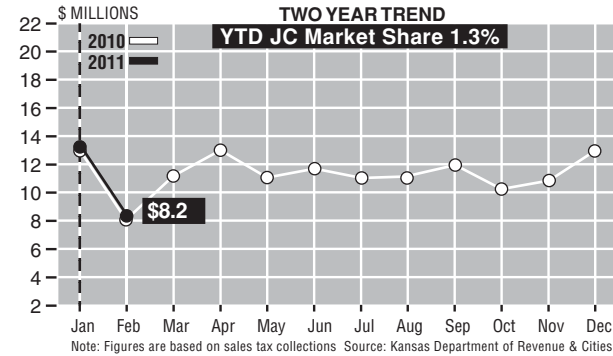
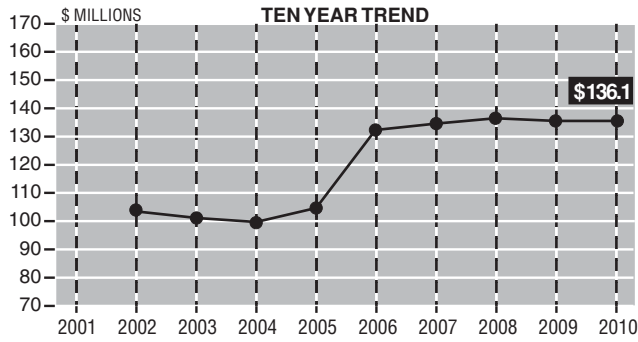
CITY OF PRAIRIE VILLAGE: RETAIL SALES



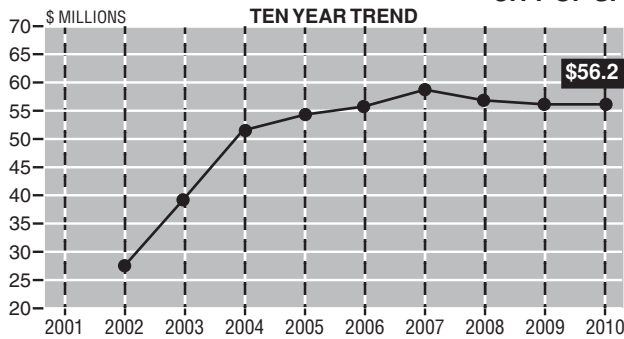
CITY OF GARDNER: RETAIL SALES



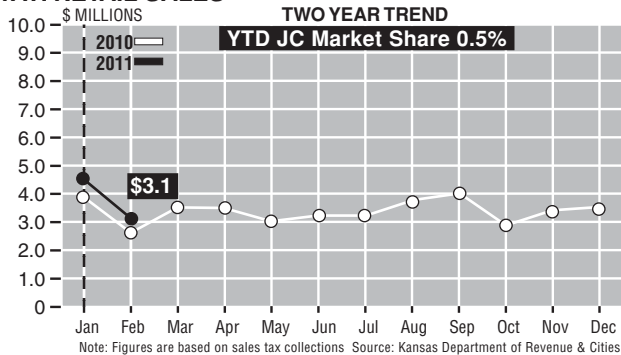
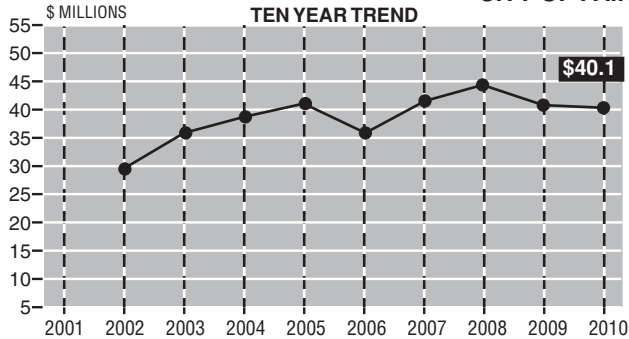
CITY OF ROELAND PARK: RETAIL SALES



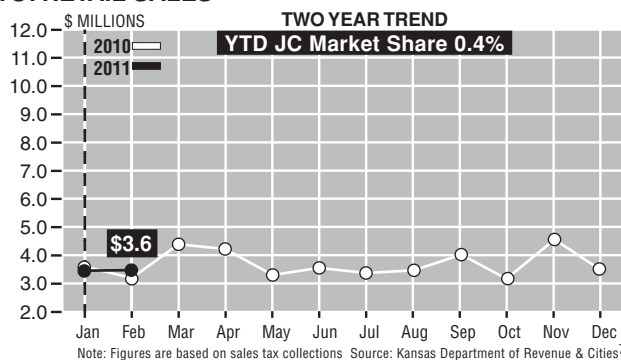
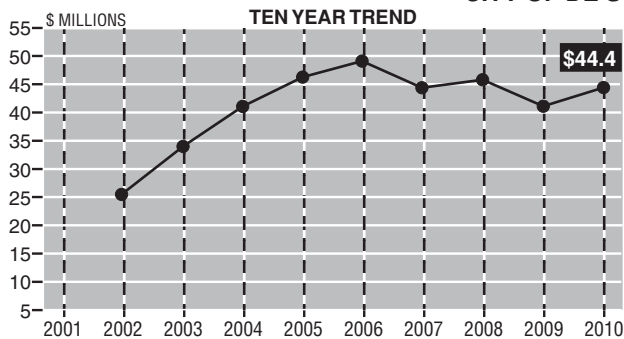
CITY OF SPRING HILL: RETAIL SALES



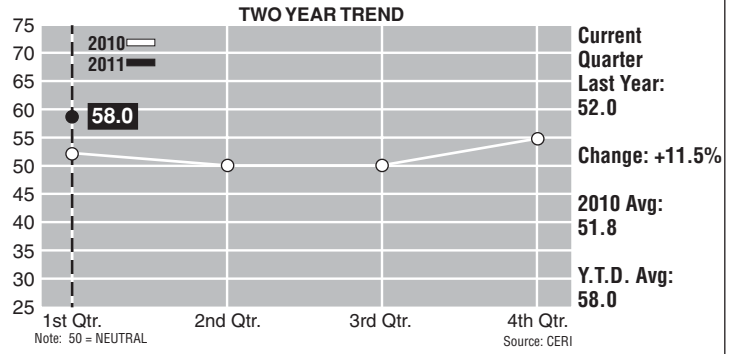
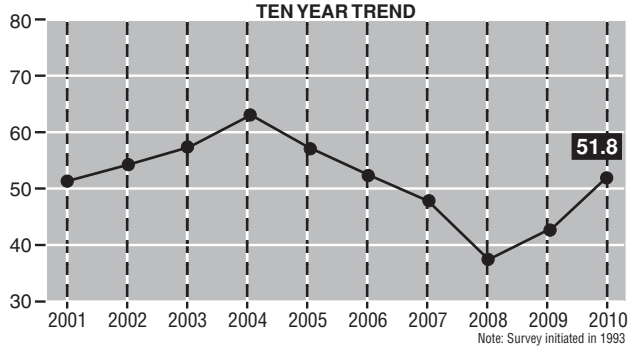
CITY OF FAIRWAY: RETAIL SALES



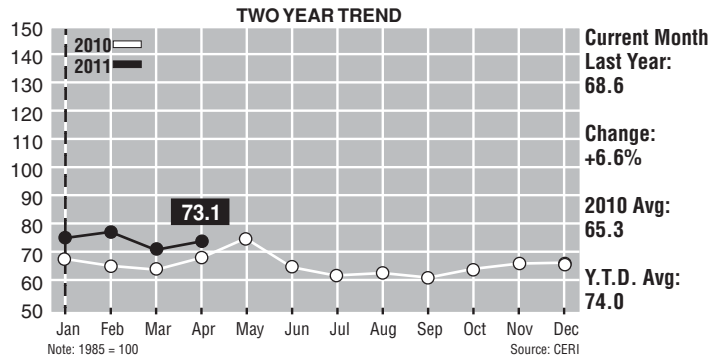
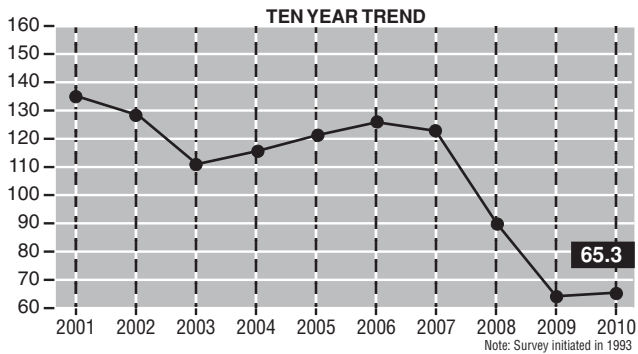
CITY OF DE SOTO: RETAIL SALES



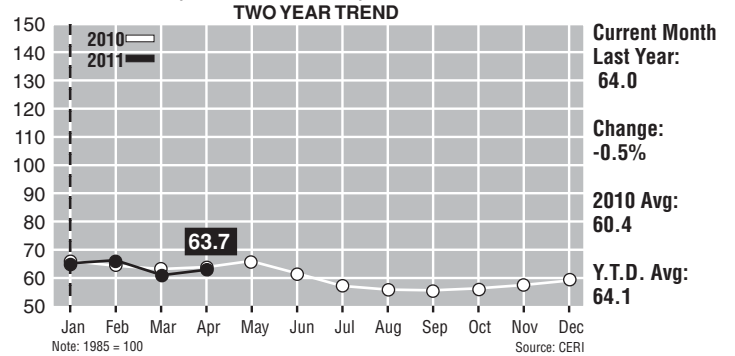
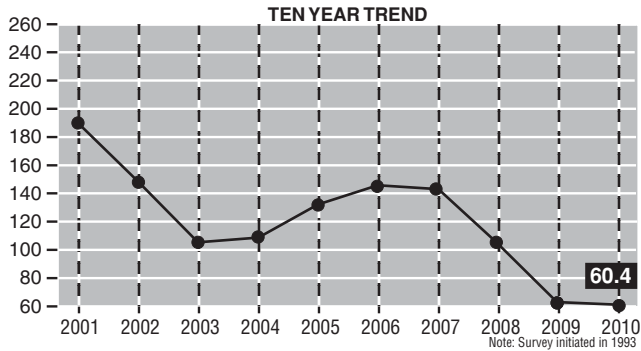
JOHNSON COUNTY: BUSINESS EXECUTIVES' CONFIDENCE



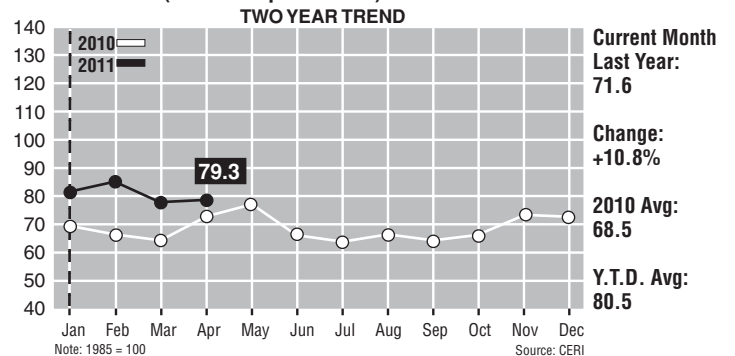
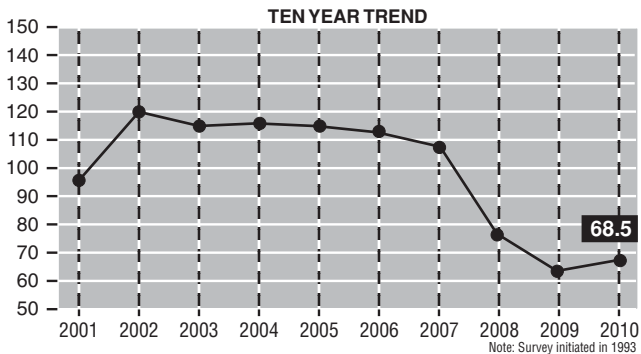
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE



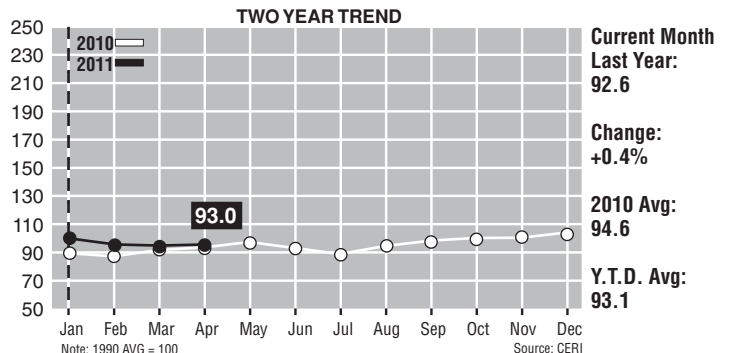
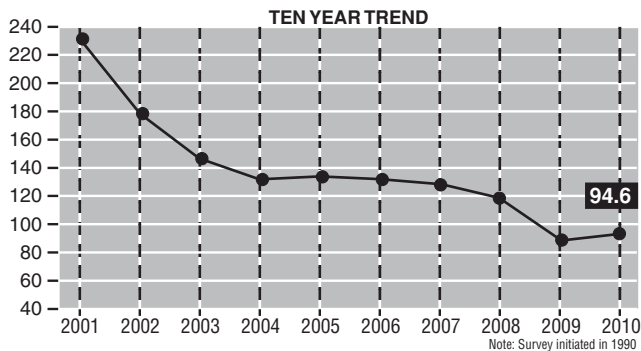
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE (Present Situation)



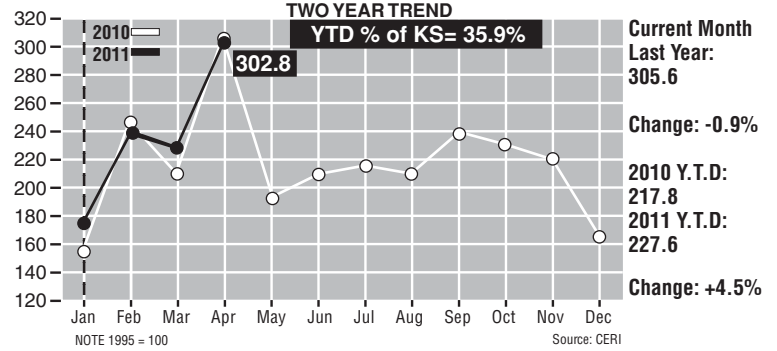
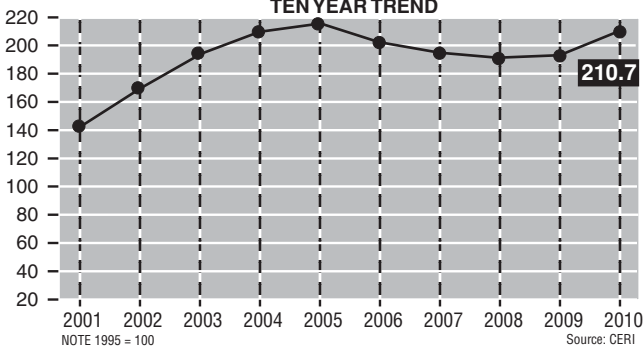
JOHNSON COUNTY: INDEX OF CONSUMER CONFIDENCE (Future Expectations)



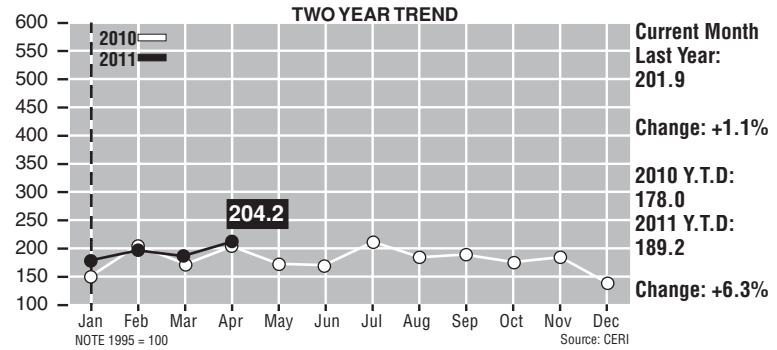
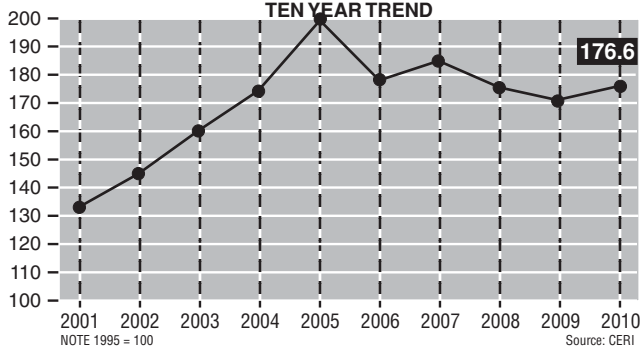
JOHNSON COUNTY: INDEX OF HELP WANTED ADVERTISING



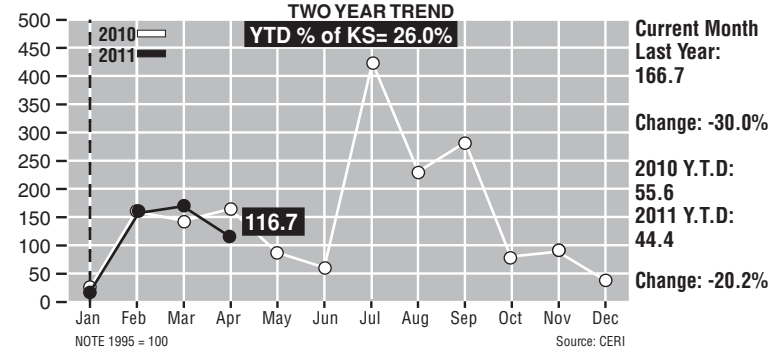
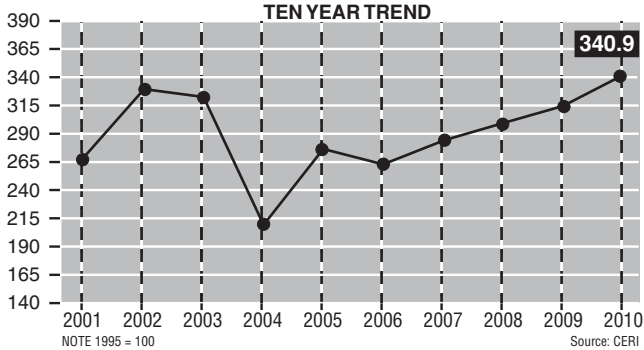
JOHNSON COUNTY: INDEX OF CORPORATE FORMATION



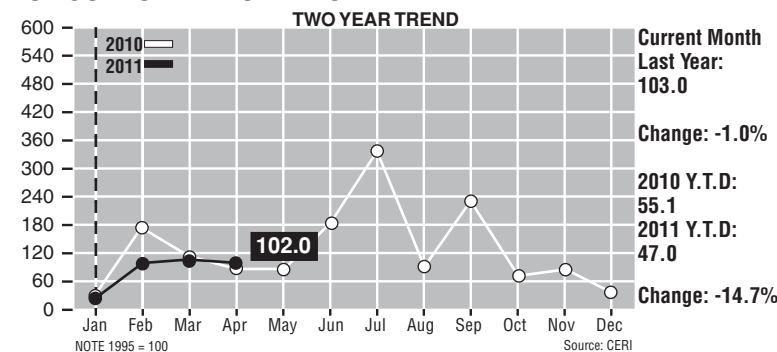
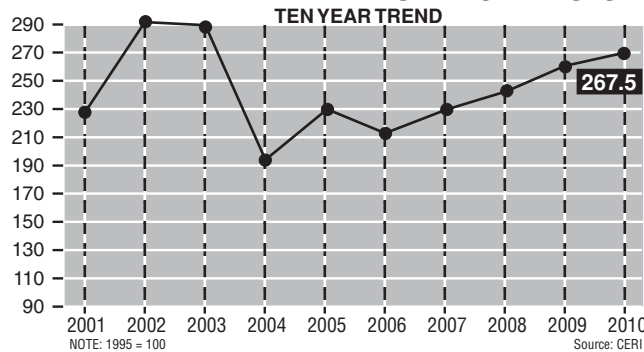
STATE OF KANSAS: INDEX OF CORPORATE FORMATION



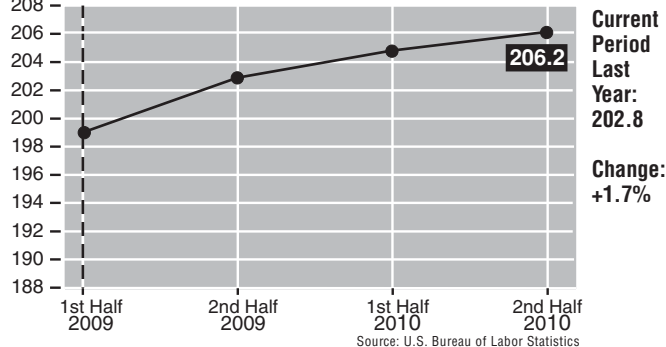
JOHNSON COUNTY: INDEX OF CORPORATE FORFEITURE



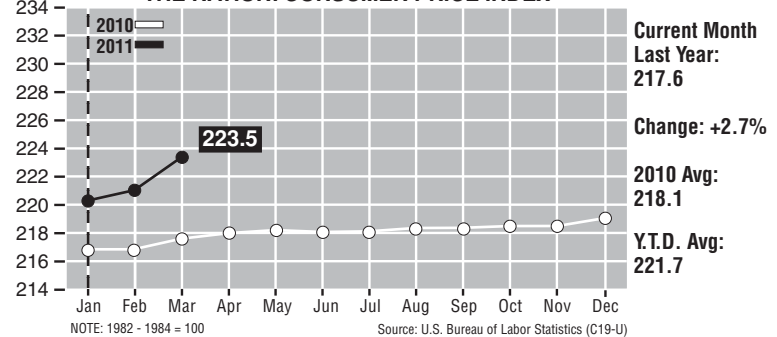
STATE OF KANSAS: INDEX OF CORPORATE FORFEITURE



KANSAS CITY METRO: CONSUMER PRICE INDEX



THE NATION: CONSUMER PRICE INDEX





To: Subscribers, Johnson County Indicators
From: Doug Davidson, CERI Inc.
Date: May 16, 2011
Subject: Selected Data Analysis, May 2011 Edition of the Johnson County Indicators

LABOR FORCE AND EMPLOYMENT

Unemployment rate, March 2011	6.5%
Average unemployment rate same month previous 5 years	5.3%
Highest unemployment rate same month previous 5 years	7.3% (2010)
Lowest unemployment rate same month previous 5 years.....	3.9% (2007)

RESIDENTIAL REAL ESTATE

Number of Johnson County homes sold by realtors, March 2011	549
Average number of homes sold same month previous 5 years	727
Largest number same month previous 5 years	917 (2006)
Smallest number same month previous 5 years	530 (2009)
Number of Johnson County homes sold by realtors, year-to-date, 2011	1,223
Average number of homes sold same period previous 5 years	1,638
Largest number same period previous 5 years	2,081 (2006)
Smallest number same period previous 5 years	1,204 (2009)
Real (inflation-adjusted) change in price of homes sold from Mar. 2010 to Mar. 2011	-1.9%
Average real annual change in price of homes sold same period previous 5 years.....	-4.0%

RESIDENTIAL BUILDING PERMITS

Number of single-family building permits issued, March 2011	70
Average number of single-family building permits issued same month previous 5 years	144
Largest number same month previous 5 years	264 (2006)
Smallest number same month previous 5 years	39 (2009)
Number of single-family building permits issued year-to-date, 2011	166
Average number of single-family building permits issued same period previous 5 years	335
Largest number same period previous 5 years	671 (2006)
Smallest number same period previous 5 years	104 (2009)
Number of multi-family building permits issued, March 2011	0
Average number of multi-family building permits issued same month previous 5 years	25
Largest number same month previous 5 years	100 (2008)
Smallest number same month previous 5 years	0 (2010)
Number of multi-family building permits issued year-to-date, 2011	0
Average number of multi-family building permits issued same period previous 5 years	180
Largest number same period previous 5 years	692 (2007)
Smallest number same period previous 5 years	0 (2010)

VALUE OF CONSTRUCTION

Total value of construction contracts let year-to-date through March 2011	\$111,097,000
Average real (inflation-adjusted) value of construction contracts same period previous 5 years	\$289,168,000
Largest real (inflation-adjusted) value same period previous 5 years	\$438,461,000 (2006)
Lowest real (inflation-adjusted) value same period previous 5 years	\$156,322,000 (2009)

VALUE OF CONSTRUCTION (continued)

Value of Non-Residential construction contracts let year-to-date	\$40,320,000
Average real (inflation-adjusted) value of construction contracts same period previous 5 years	\$118,108,000
Largest real (inflation-adjusted) value same period previous 5 years	\$176,405,000 (2006)
Lowest real (inflation-adjusted) value same period previous 5 years	\$57,848,000 (2010)
Value of Residential construction contracts let year-to-date	\$51,213,000
Average real (inflation-adjusted) value of construction contracts same period previous 5 years	\$123,227,000
Largest real (inflation-adjusted) value same period previous 5 years	\$218,891,000 (2006)
Lowest real (inflation-adjusted) value same period previous 5 years	\$35,937,000 (2009)
Value of Non-Building construction contracts let year-to-date	\$19,564,000
Average real (inflation-adjusted) value of construction contracts same period previous 5 years	\$47,834,000
Largest real (inflation-adjusted) value same period previous 5 years	\$108,387,000 (2007)
Lowest real (inflation-adjusted) value same period previous 5 years	\$16,294,000 (2009)

TAXABLE RETAIL SALES

Total taxable retail sales year-to-date through February 2011	\$1,652,949,000
Average real (inflation-adjusted) retail sales same period previous 5 years	\$1,870,762,000
Nominal (not adjusted for inflation) change in retail sales same period previous year.....	+2.7%
Average nominal annual change in retail sales same period previous 5 years	-2.0%

JOHNSON COUNTY INDEX OF CONSUMER CONFIDENCE

Johnson County Index of Consumer Confidence, April 2011	73.1
Direction of change from previous month	Positive
Length of trend.....	1 Month
Average for month previous 5 years	94.6
Highest level, same month previous 5 years	128.3 (2006)
Lowest level, same month previous 5 years.....	56.1 (2009)

JOHNSON COUNTY INDEX OF HELP WANTED ADVERTISING

Johnson County Index of Help Wanted Advertising, April 2011	93.0
Direction of change from previous month	Positive
Length of trend.....	1 Month
Average for month previous 5 years	111.7
Highest level, same month previous 5 years	144.4 (2006)
Lowest level, same month previous 5 years.....	85.7 (2009)

JOHNSON COUNTY INCORPORATIONS & CORPORATE FORFEITURES

Articles of Incorporation filed year-to-date through April 2011	1,691
Average for period previous 5 years	1,544
Largest number same period previous 5 years	1,618 (2010)
Smallest number same period previous 5 years	1,444 (2008)
Change in number of articles of incorporation filed same period previous year.....	+4.5%
Average annual change in number of filings same period previous 5 years	+0.9%
Articles of Incorporation forfeited year-to-date through April 2011	75
Average for period previous 5 years	137
Largest number same period previous 5 years	342 (2006)
Smallest number same period previous 5 years	68 (2008)
Change in number of articles of incorporation forfeited same month previous year	-15.2%
Average annual change in number of forfeitures same period previous 5 years.....	-27.6%