

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

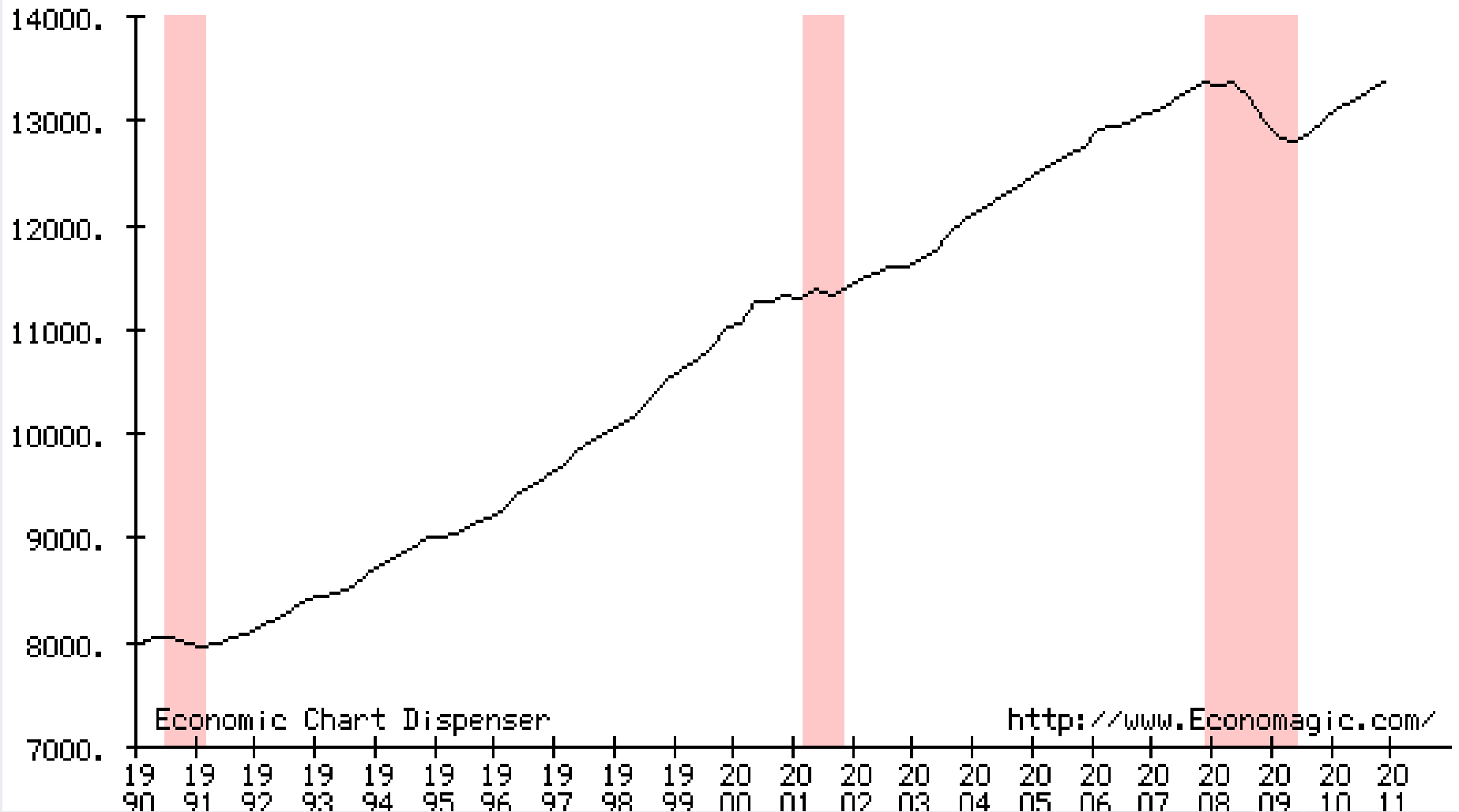
U.S. Economy in 2010

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CONSENSUS (%)

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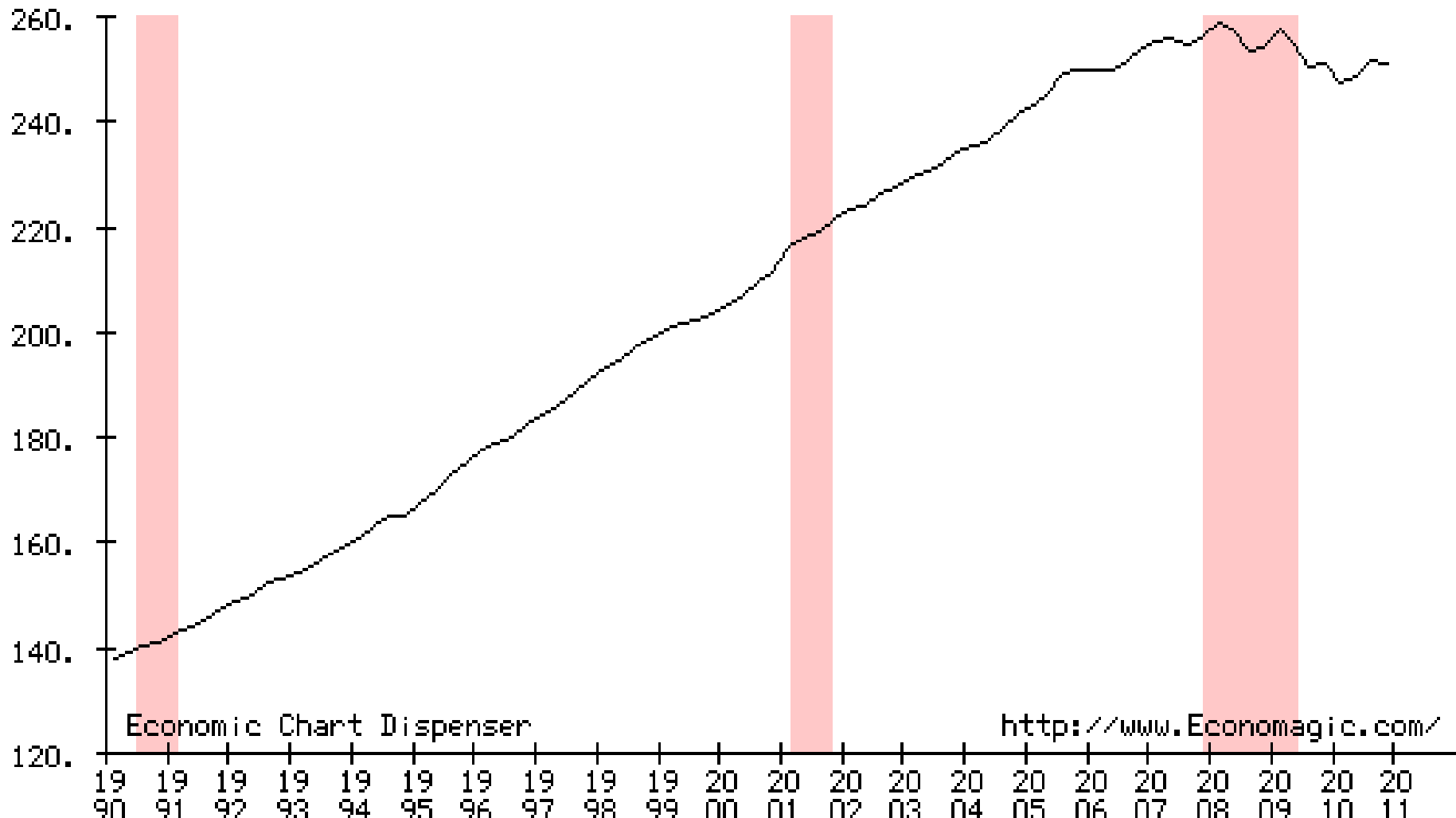
Real GDP, Chained Dollars 2010



Economic Chart Dispenser

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

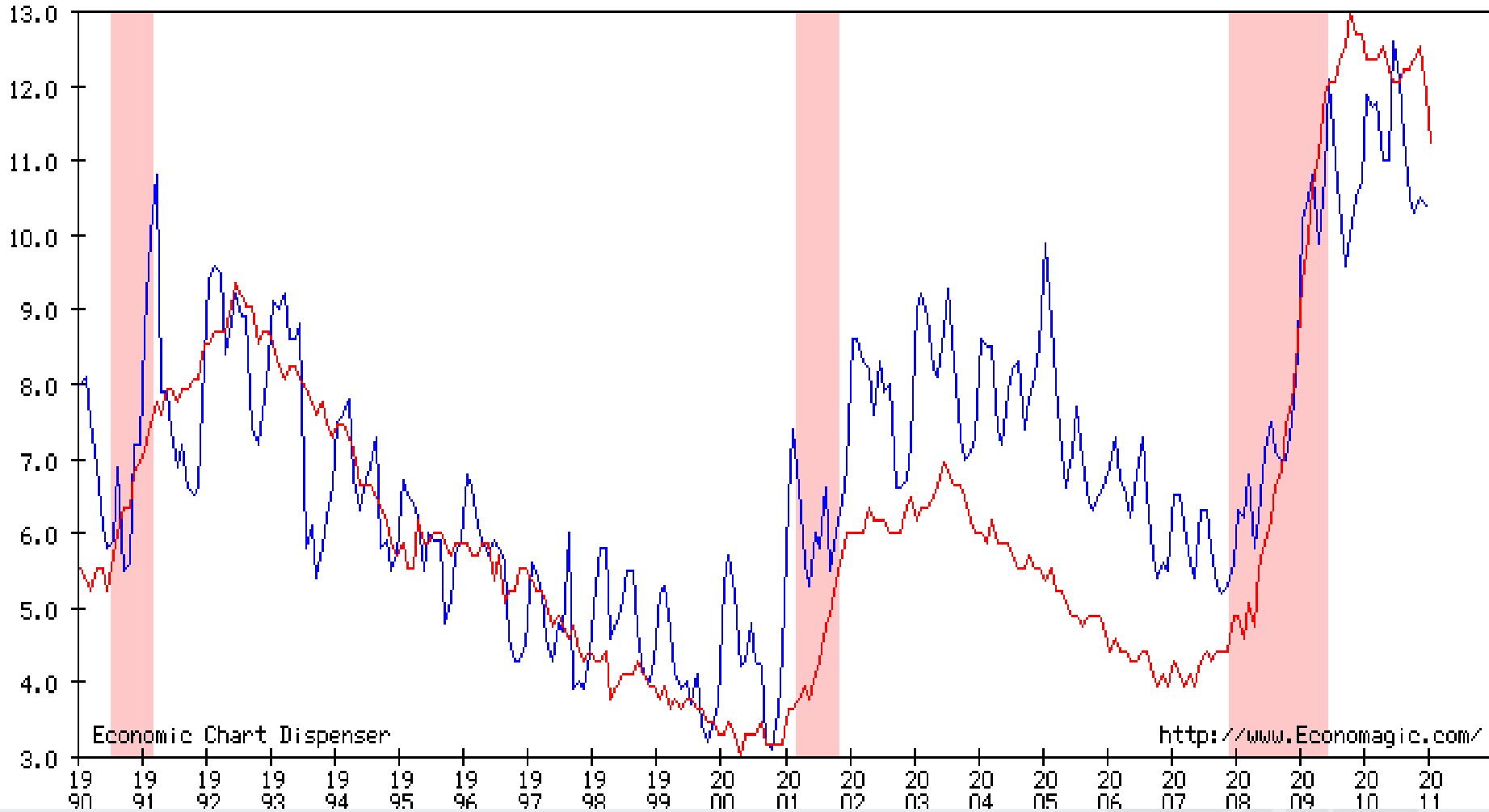
Indiana House Price Index



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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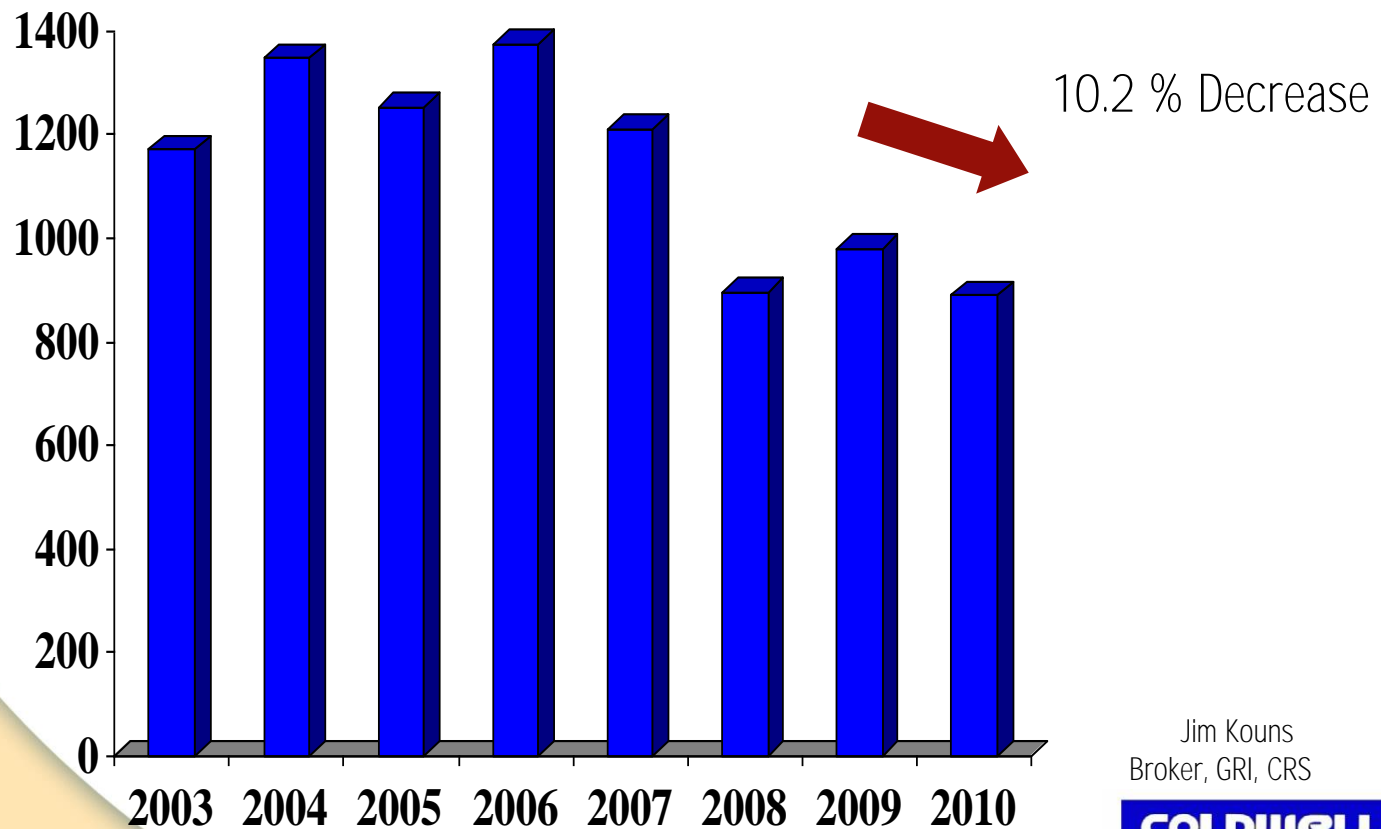
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Delaware Co. Real Estate 2010 Market Review

Units Sold

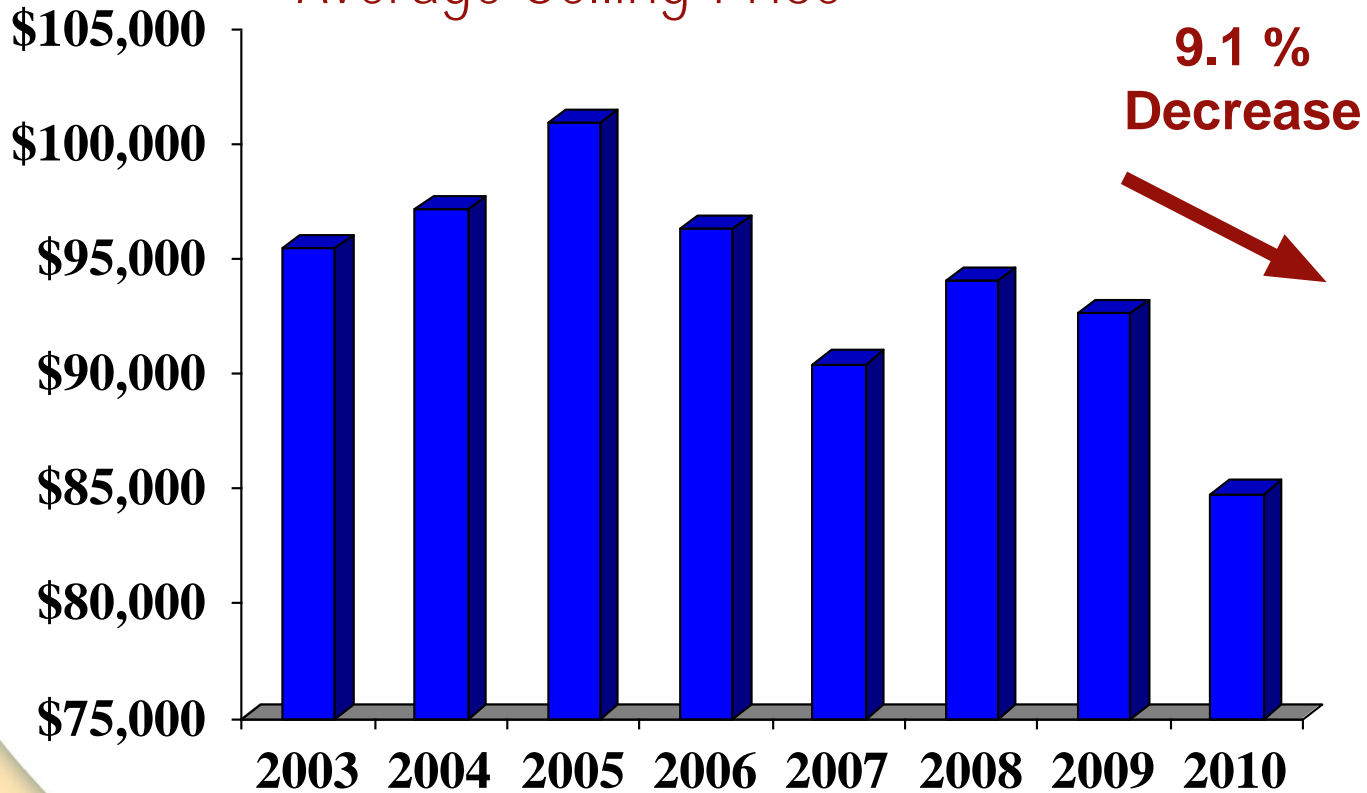


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Delaware Co. Real Estate 2010 Market Review

Average Selling Price

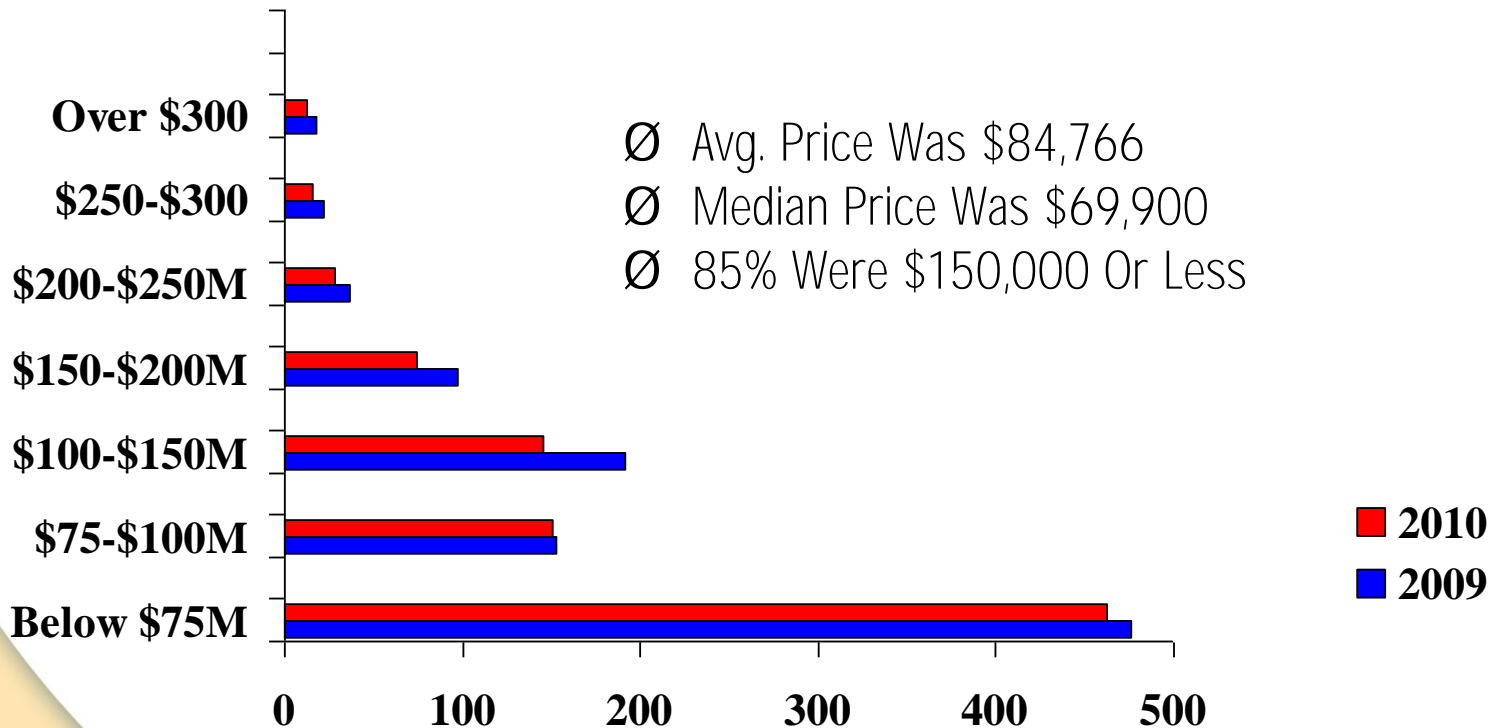


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Delaware Co. Real Estate 2010 Market Review

2010 Vs 2009 Activity By Price Range

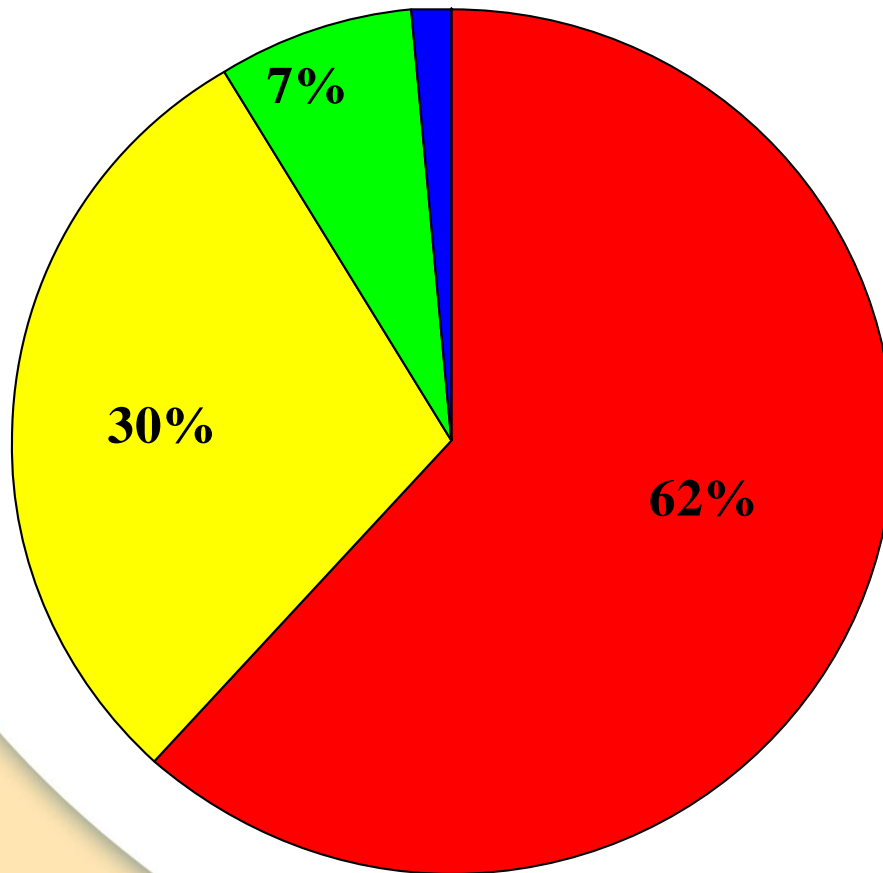


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Delaware Co. Real Estate 2010 Market Review

Sales By Type



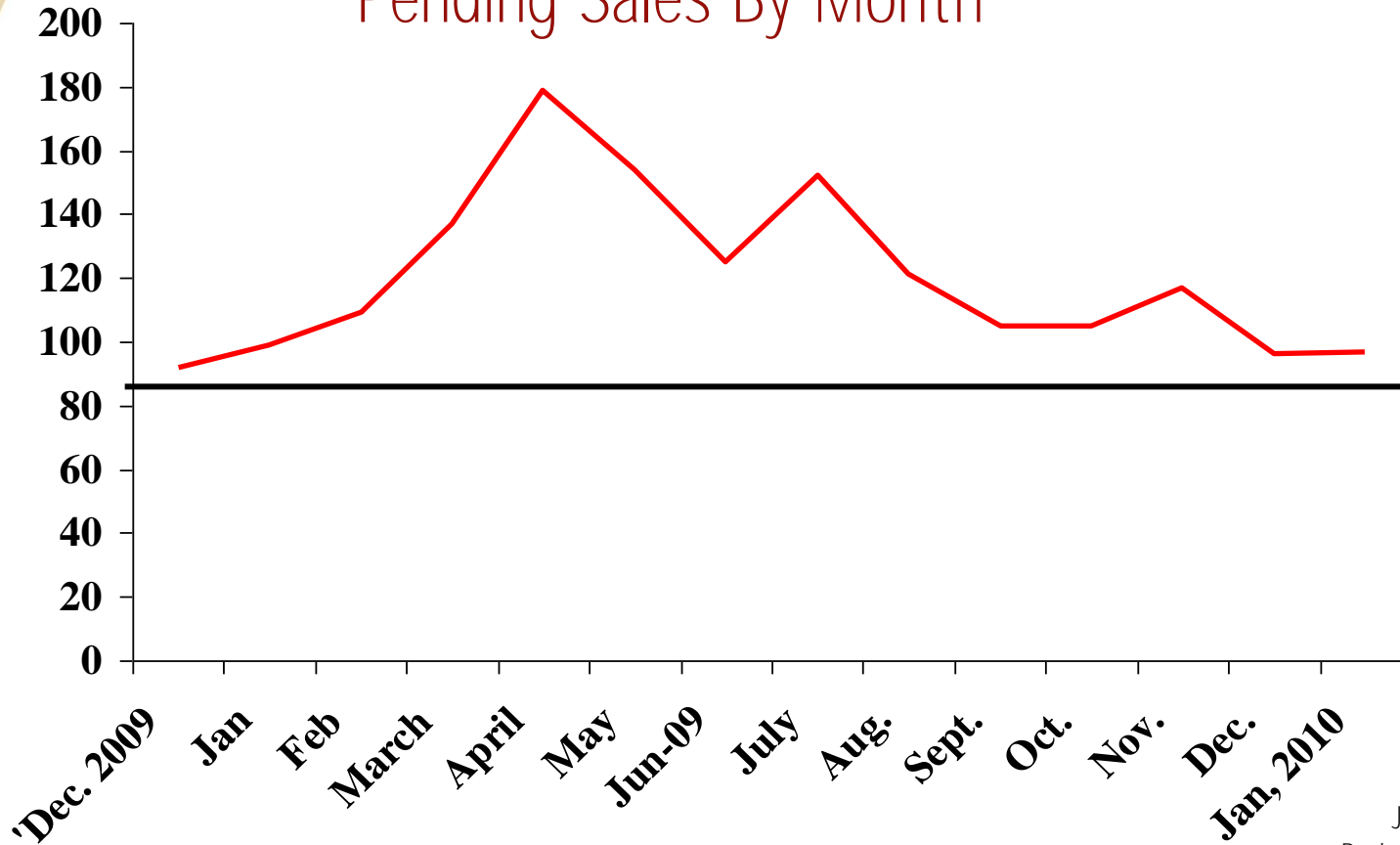
- **Private Seller**
- **Foreclosure**
- **Estate**
- **Short Sale**

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Pending Sales By Month

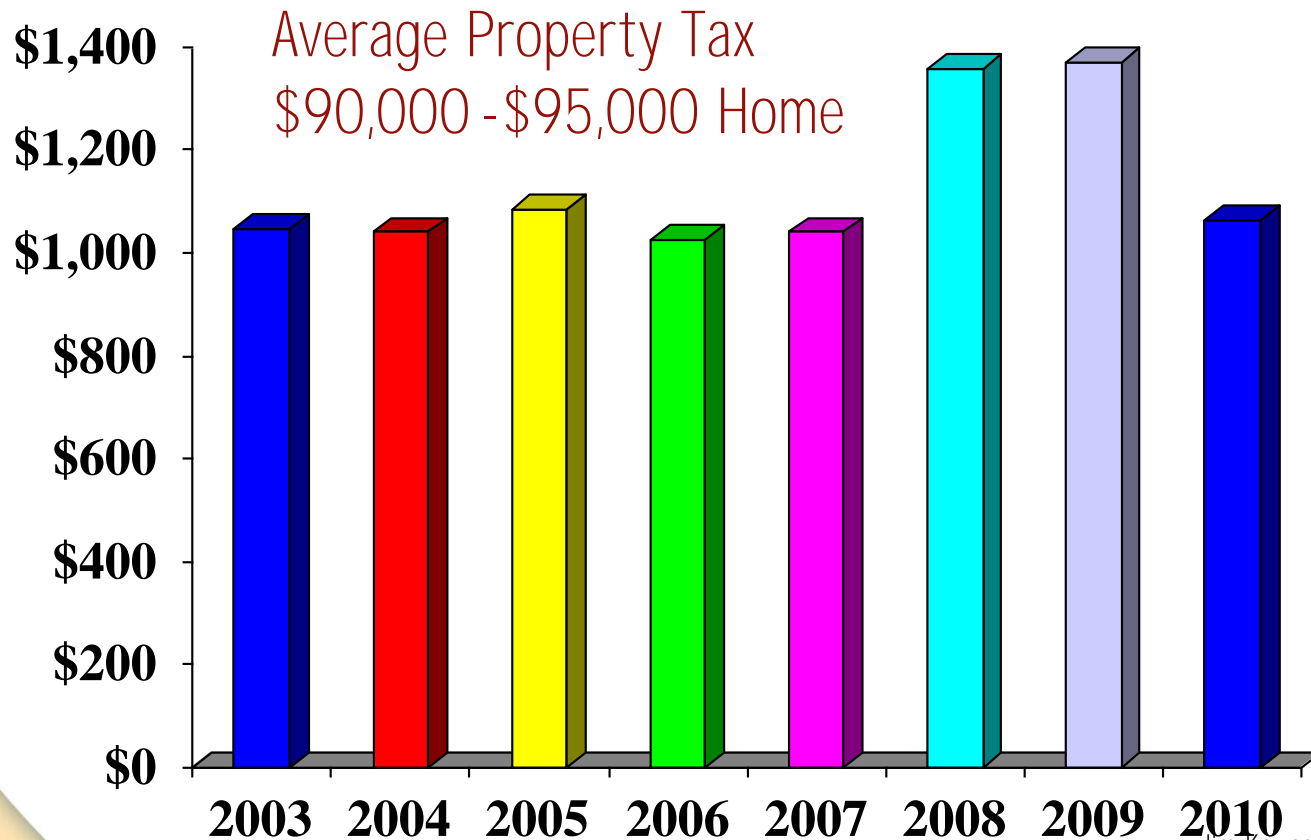


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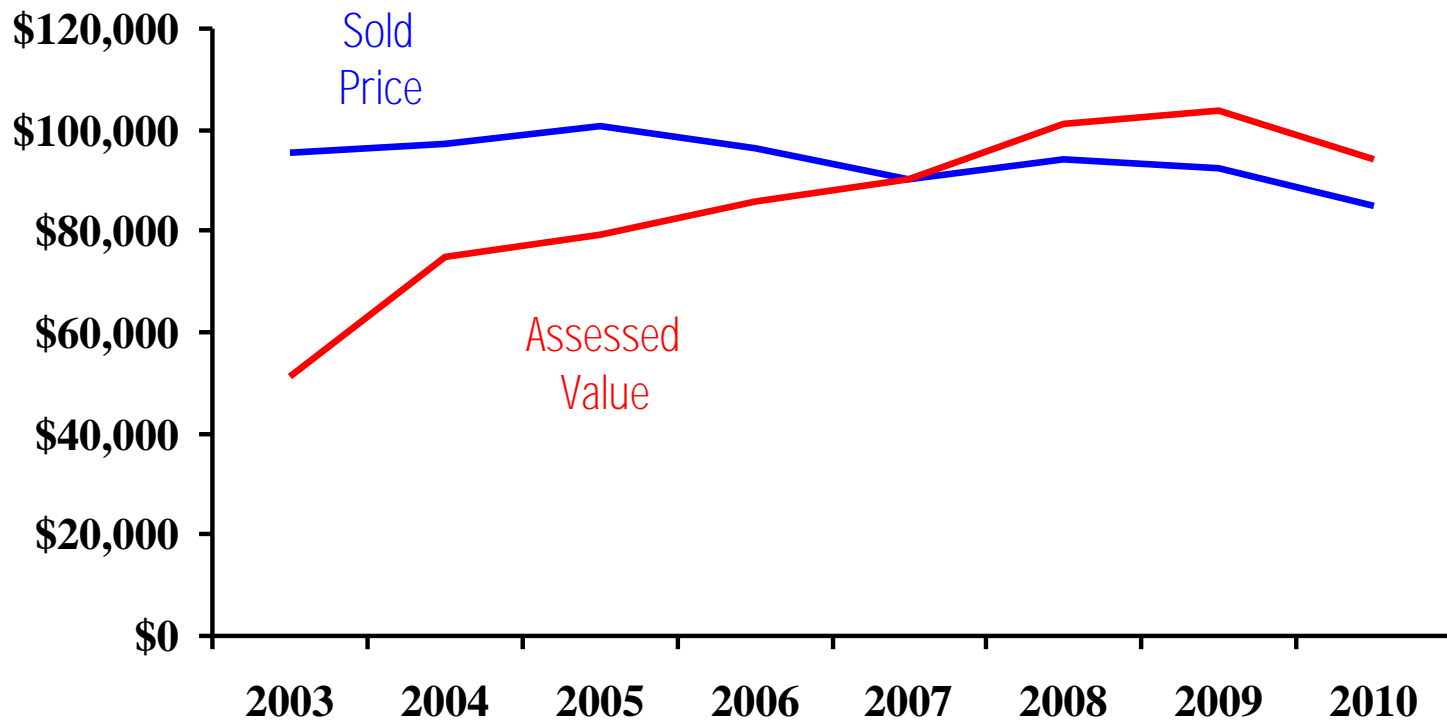
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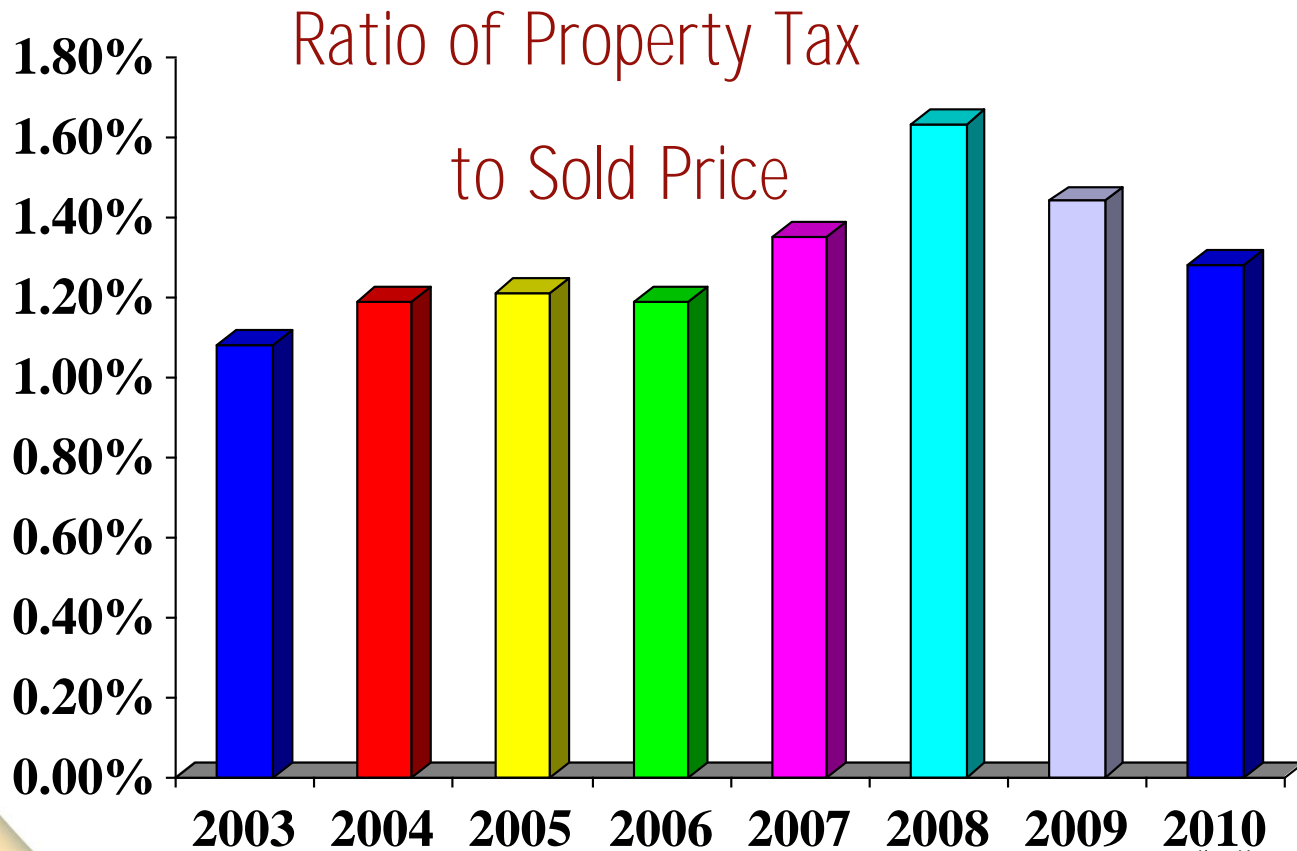
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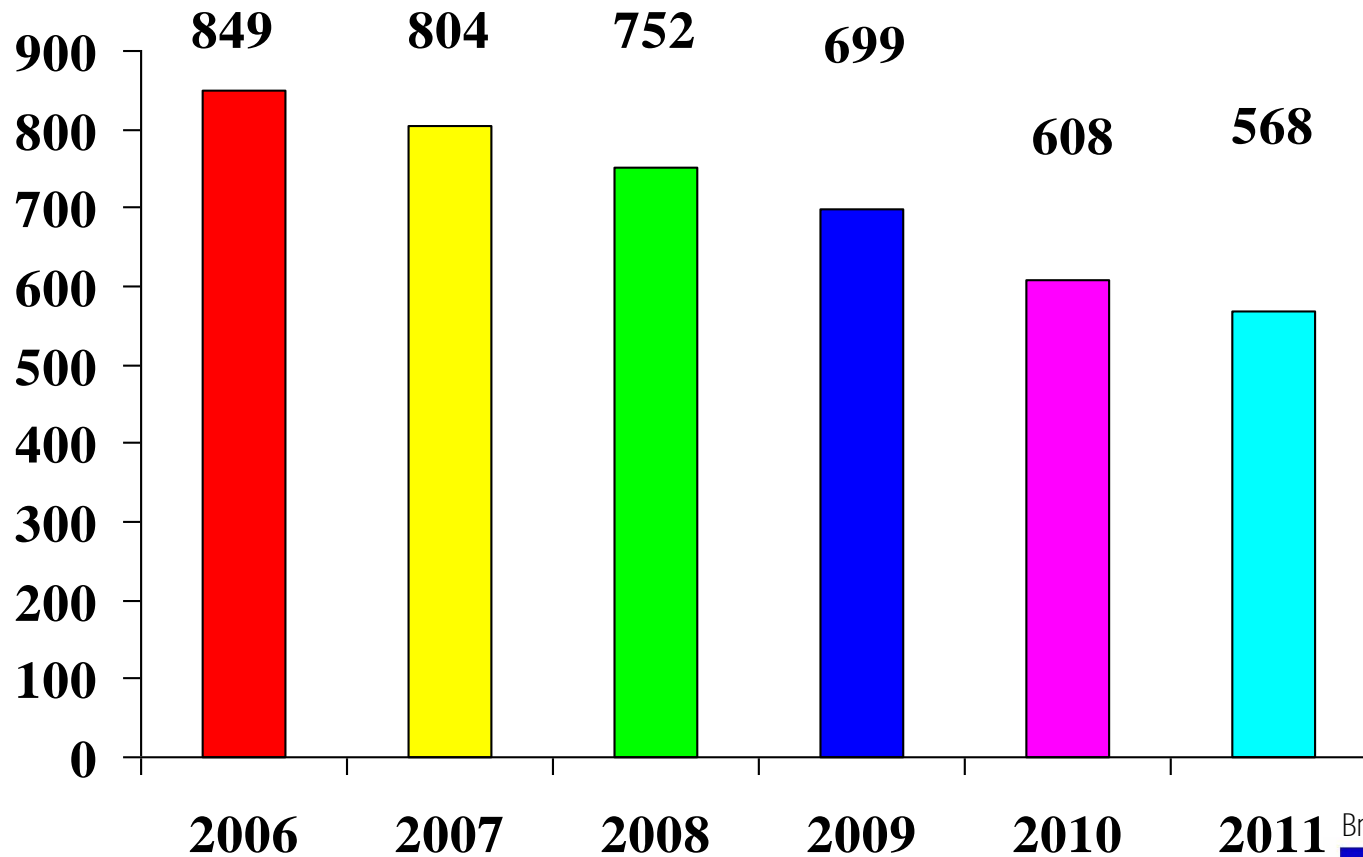


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Active Listings

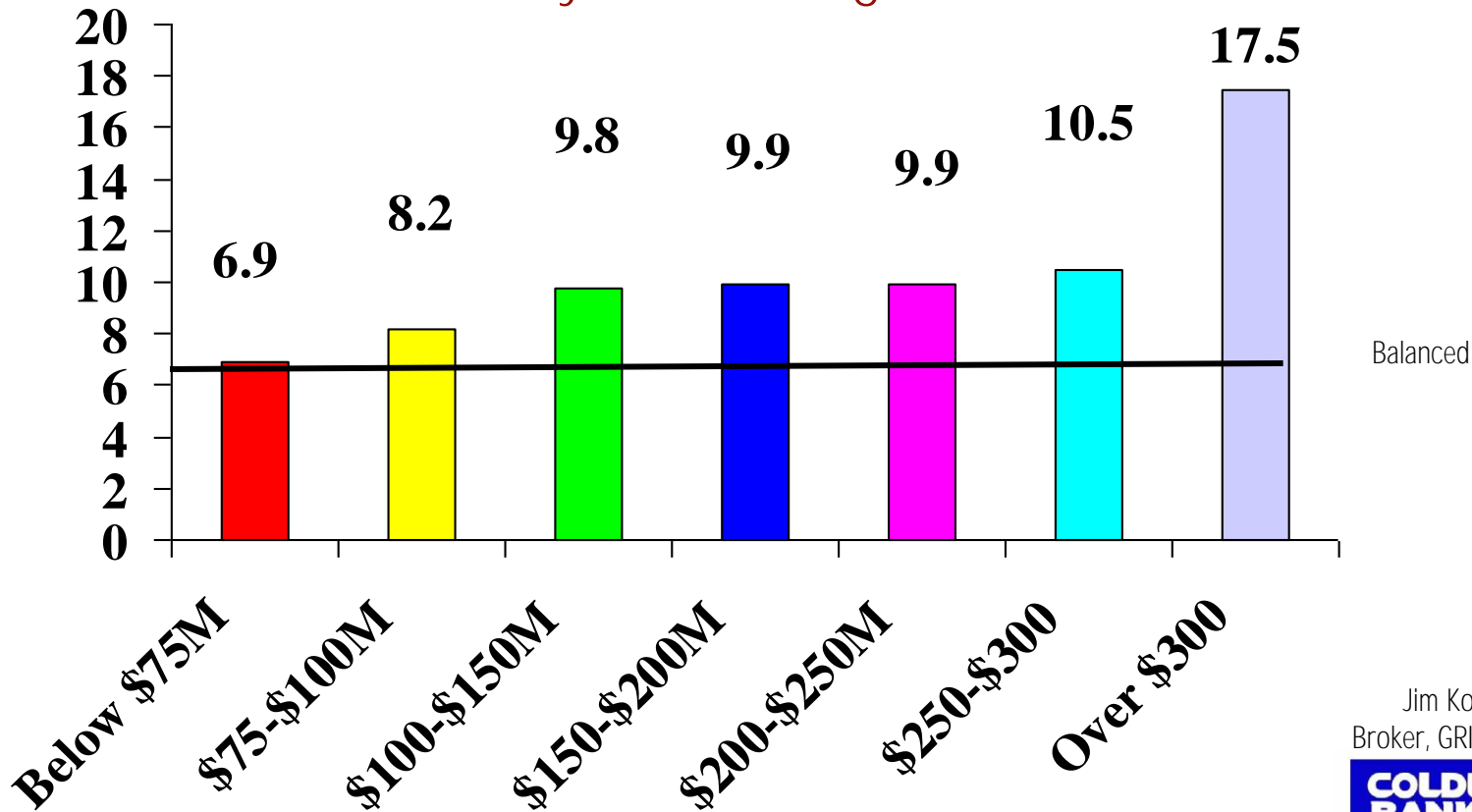


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Delaware Co. Real Estate 2010 Market Review

Months Inventory By Price Range

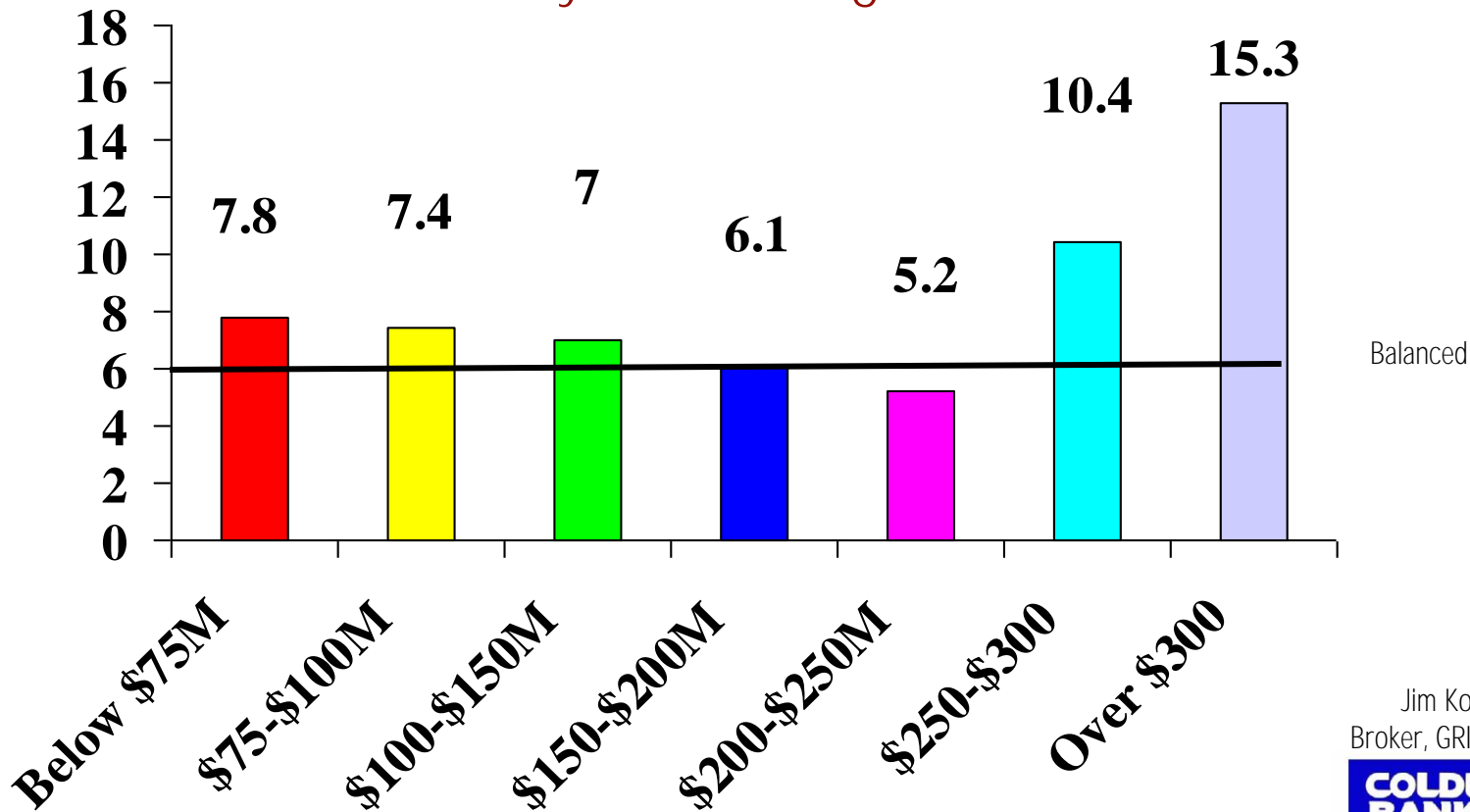


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Delaware Co. Real Estate 2009 Market Review

Months Inventory By Price Range

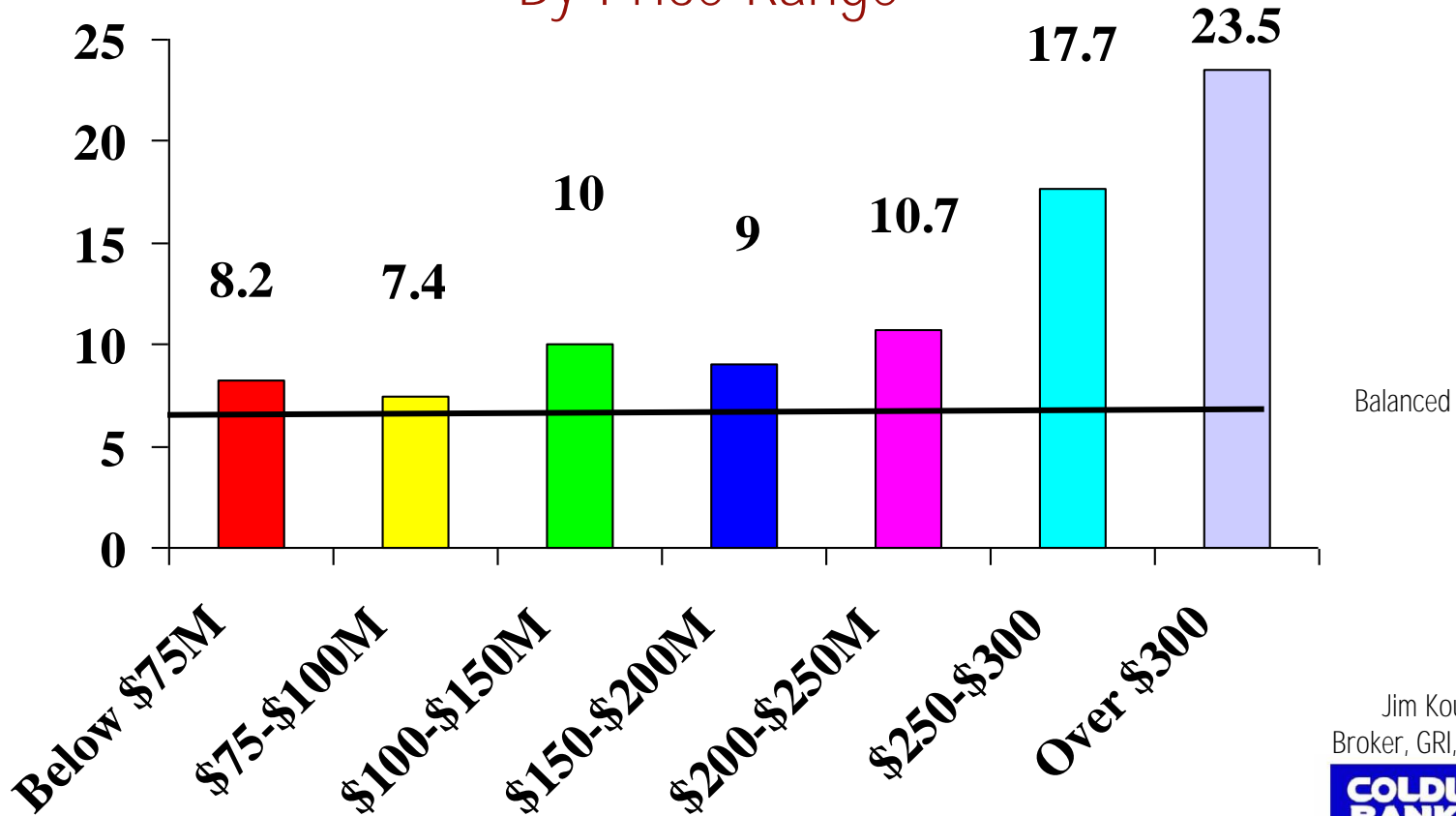


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Delaware Co. Real Estate 2008 Market Review

Months Inventory By Price Range

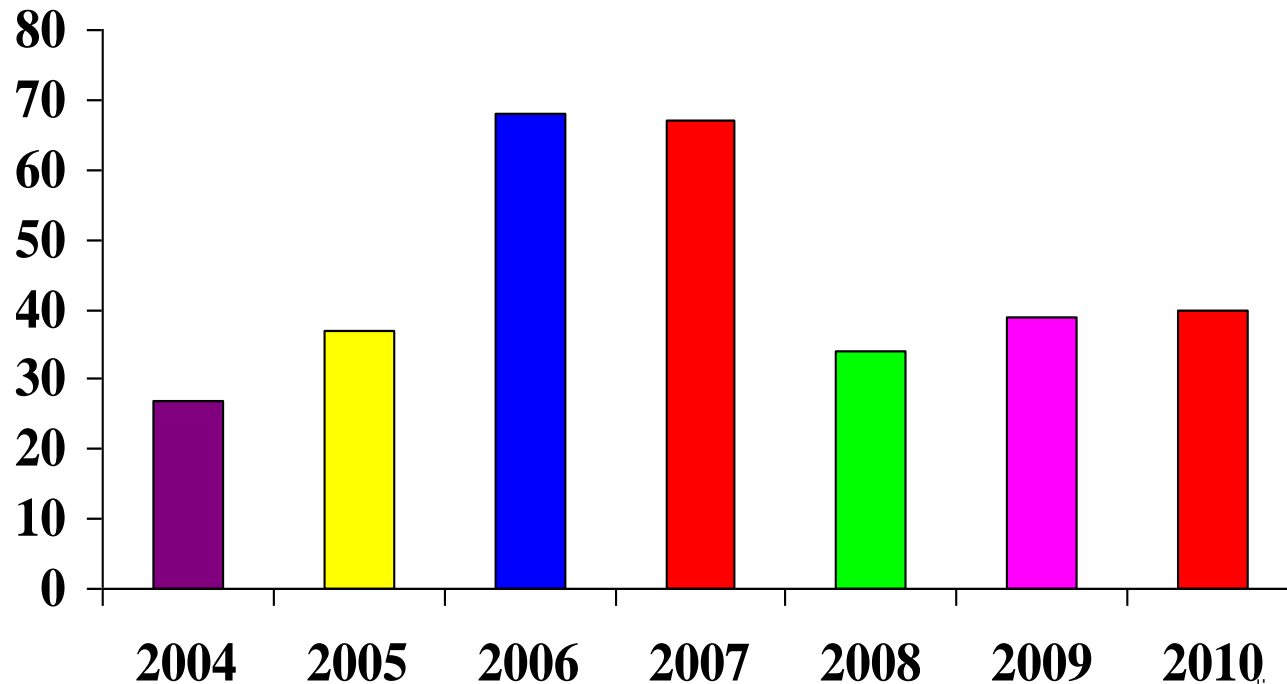


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Delaware Co. Real Estate 2010 Market Review

Condo/Villa Units Sold

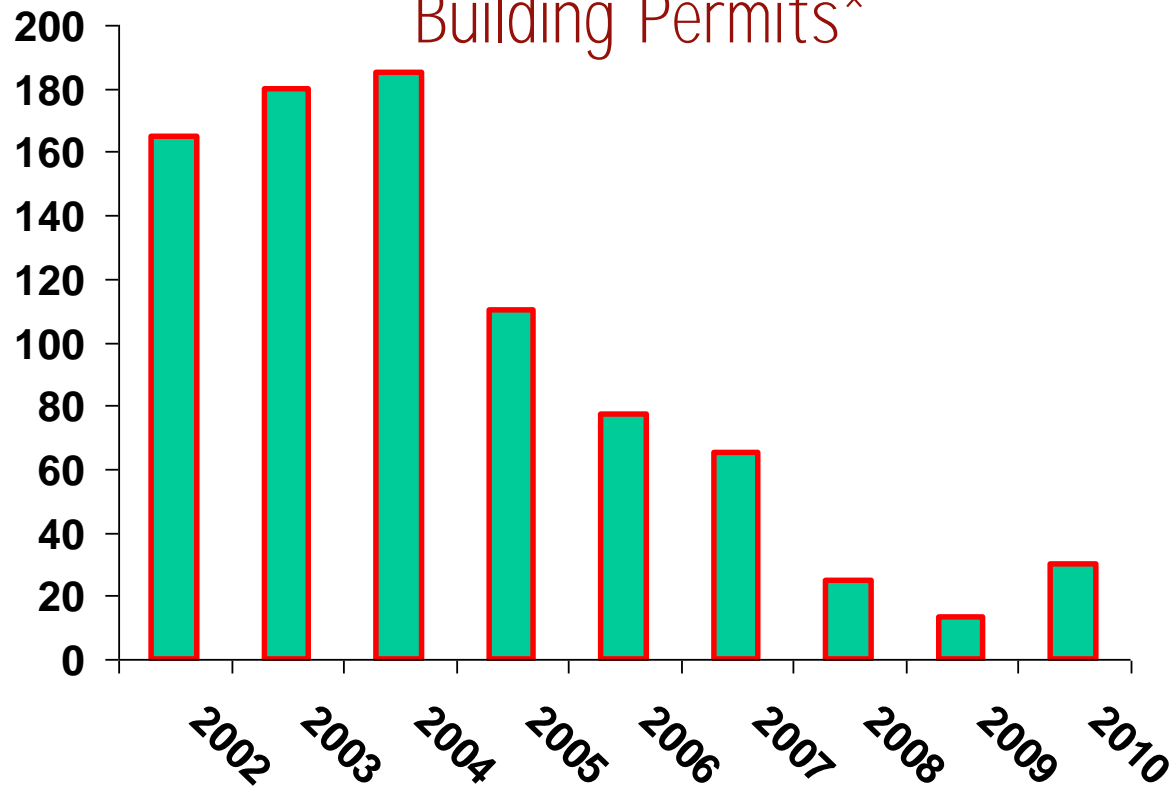


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Delaware Co. Real Estate 2010 Market Review

County -Issued Building Permits*



* Single Family, New Construction

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Delaware Co. Real Estate 2010 Market Review

The Good

- Ø Property Taxes Continue Decreasing
- Ø Interest Rates Remain Very Attractive
- Ø Listing Inventories Are Much Lower
- Ø Affordable Housing Market*
- Ø 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

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

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Delaware Co. Real Estate 2010 Market Review

The Ugly

Ø 889 Homes Sold in 2010 (-10.2%)

Ø Average Sale Price Was Down (-9.1%)

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Golden Dart Award

A large yellow arrow with a black outline points from the left towards a red target symbol on the right. The target consists of two concentric red circles. The background features a faint, light gray watermark of a winged figure, possibly an angel or a personification of justice, holding a scale and a sword.

Congratulations!

Jim Kouns

Rick Lopez

Thank you

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