

Southwest Missouri
PERMIT REPORT
July 2010

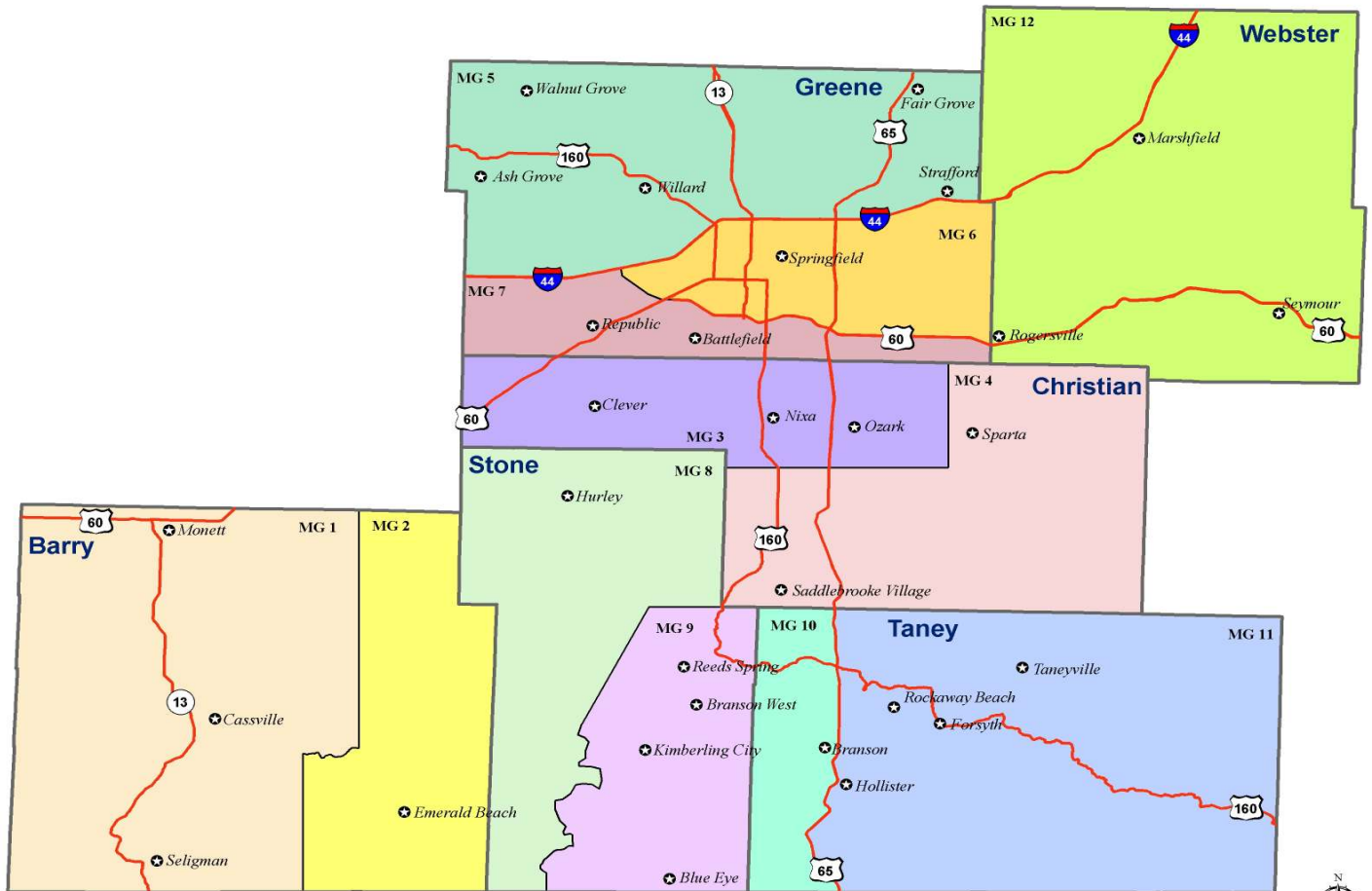


636 West Republic Road D108
Springfield, Missouri 65807
(417) 881-3711

Joe Zanola
MarketGraphics of Southwest Missouri

9315 Manchester Road
St. Louis, Missouri 63119
(314) 918-7200

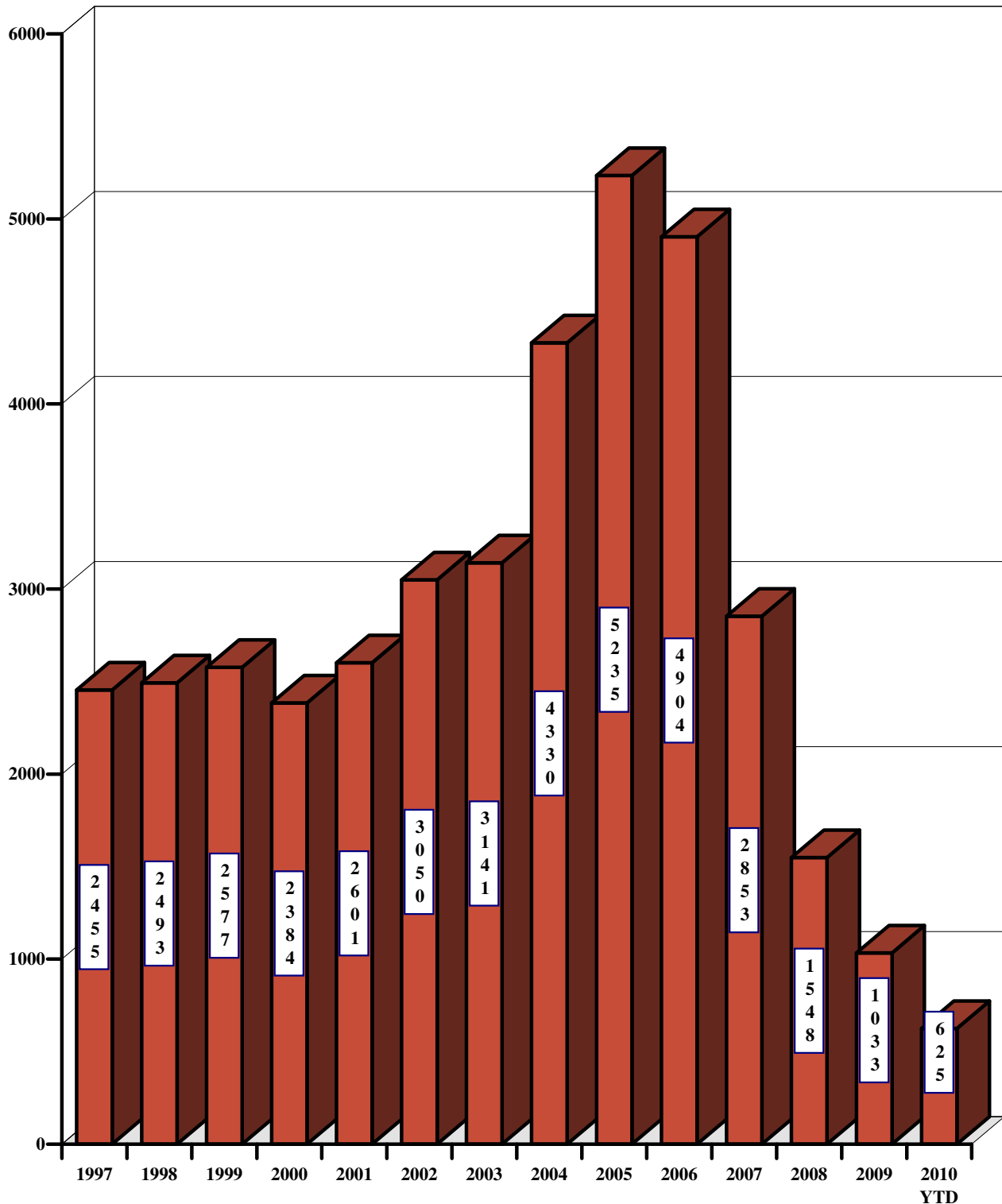
Southwest Missouri



July 2010

Southwest Missouri (6-County Market)

Building Permit Summary



July 2010

Southwest Missouri (6-County Market)- Building Permit Summary

2007 BUILDING PERMITS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
Barry	Areas 1-2	4	7	9	8	4	7	5	4	5	13	3	4	39	73
Christian	Areas 3-4	46	57	52	70	51	48	48	60	56	37	64	37	324	626
Greene	Areas 5-7	74	82	107	108	102	111	100	79	88	72	59	72	584	1054
Stone	Areas 8-9	20	32	34	35	20	33	23	19	22	58	12	14	174	322
Taney	Areas 10-11	56	58	112	41	61	68	28	34	30	51	41	51	396	631
Webster	Area 12	2	8	12	15	20	19	19	20	14	11	5	2	76	147
Totals	2007	202	244	326	277	258	286	223	216	215	242	184	180	1593	2853

2008 BUILDING PERMITS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
Barry	Areas 1-2	5	5	7	8	4	8	7	3	5	4	5	5	37	66
Christian	Areas 3-4	39	40	60	30	41	29	54	24	27	11	9	9	239	373
Greene	Areas 5-7	55	31	57	92	54	66	57	47	48	44	28	18	355	597
Stone	Areas 8-9	29	36	33	34	20	26	25	8	21	11	15	9	178	267
Taney	Areas 10-11	34	13	21	24	30	15	13	18	16	10	2	6	137	202
Webster	Area 12	0	0	2	3	5	8	8	11	4	1	0	1	18	43
Totals	2008	162	125	180	191	154	152	164	111	121	81	59	48	964	1548

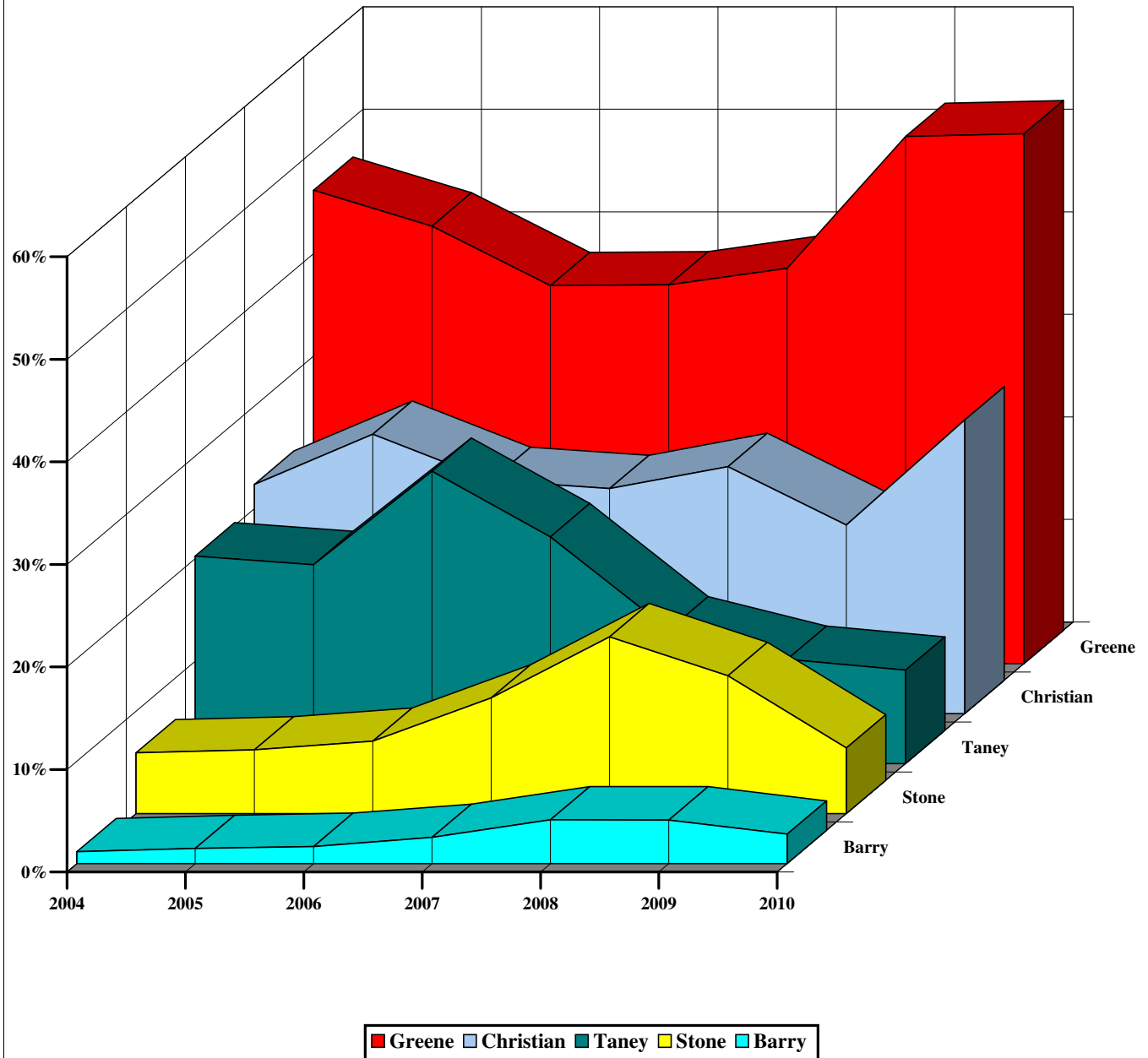
2009 BUILDING PERMITS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
Barry	Areas 1-2	3	4	2	6	4	3	7	5	3	3	3	1	22	44
Christian	Areas 3-4	10	7	9	15	17	12	22	24	17	19	18	20	70	190
Greene	Areas 5-7	16	13	28	41	60	87	66	46	44	38	54	38	245	531
Stone	Areas 8-9	9	7	13	11	15	9	23	12	10	8	10	12	64	139
Taney	Areas 10-11	8	11	7	8	13	18	3	3	11	3	10	10	65	105
Webster	Area 12	0	0	2	1	2	4	5	5	2	2	0	1	9	24
Totals	2009	46	42	61	82	111	133	126	95	87	73	95	82	475	1033

2010 Building Permits		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	Current YTD
Barry	Areas 1-2	4	1	1	2	1	9							18	18
Christian	Areas 3-4	43	37	25	31	23	20							179	179
Greene	Areas 5-7	31	66	93	54	37	42							323	323
Stone	Areas 8-9	3	4	7	11	8	7							40	40
Taney	Areas 10-11	5	7	13	16	5	11							57	57
Webster	Area 12	1	0	1	3	2	1							8	8
Totals	2010	87	115	140	117	76	90	0	0	0	0	0	0	625	625

Southwest Missouri (6-County Market)

Market Share by County

(Based on Building Permits Issued)



County	2004	2005	2006	2007	2008	2009	2010
Greene	46.17%	42.67%	36.87%	36.94%	38.57%	51.40%	51.68%
Christian	22.36%	27.24%	22.74%	21.94%	24.10%	18.39%	28.64%
Taney	20.25%	19.41%	28.51%	22.12%	13.05%	10.16%	9.12%
Stone	5.94%	6.23%	7.06%	11.29%	17.25%	13.46%	6.40%
Webster	4.13%	2.98%	3.16%	5.15%	2.78%	2.32%	1.28%
Barry	1.15%	1.47%	1.67%	2.56%	4.26%	4.26%	2.88%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

July 2010

Southwest Missouri (6-County Market)

2010 Permits

Barry County

Reporting Area	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Arrow Point	0	0	0	0	0	0							0
Butterfield	0	0	0	0	0	0							0
Cassville	0	0	0	0	0	2							2
Chain O Lakes	0	0	0	0	0	0							0
Emerald Beach	0	0	0	0	0	0							0
Exeter	0	0	0	0	0	0							0
Monett	3	0	1	0	1	7							12
Purdy	0	0	0	0	0	0							0
Seligman	0	0	0	0	0	0							0
Shell Knob	0	0	0	0	0	0							0
Wheaton	0	0	0	0	0	0							0
Washburn	0	0	0	0	0	0							0
Unincorporated	1	1	0	2	0	0							4
TOTAL	4	1	1	2	1	9							18

Estimated Permits

Christian County

Reporting Area	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Billings	0	1	1	2	1	1							6
Clever	0	3	2	6	4	3							18
Fremont Hills	0	0	0	0	0	0							0
Highlandville	0	0	0	0	0	0							0
Nixa	15	7	9	9	11	8							59
Ozark	11	3	2	0	0	2							18
Saddlebrook Village	0	0	0	0	0	0							0
Sparta	0	0	0	0	0	0							0
Unincorporated	17	23	11	14	7	6							78
TOTAL	43	37	25	31	23	20							179

Estimated Permits

Greene County

Reporting Area	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Ash Grove	0	0	0	0	0	0							0
Battlefield	1	2	5	0	<u>1</u>	<u>1</u>							10
Fair Grove	0	0	1	0	0	<u>0</u>							1
Republic	9	19	18	5	11	7							69
Springfield	3	6	16	13	4	9							51
Strafford	0	0	4	0	0	1							5
Willard	0	8	11	0	2	<u>1</u>							22
Walnut Grove	0	0	0	0	<u>0</u>	<u>0</u>							0
Unincorporated	18	31	38	36	19	23							165
TOTAL	31	66	93	54	37	42							323

Estimated Permits

Stone County

Reporting Area	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Blue Eye	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>							1
Branson West	0	0	0	0	0	0							0
Coney Island	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>							0
Crane	0	0	0	0	0	0							0
Galena	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>							0
Hurley	0	0	0	0	0	0							0
Indian Point	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>							0
Kimberling City	0	0	0	0	0	0							0
McCord Bend	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>							0
Reeds Spring	0	0	2	0	0	0							2
Unincorporated	3	4	5	10	8	7							37
TOTAL	3	4	7	11	8	7							40

Estimated Permits

Taney County

Reporting Area	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Branson	1	2	0	1	<u>0</u>	<u>1</u>							5
Forsyth	1	0	0	1	0	0							2
Hollister	0	0	0	0	0	0							0
Merriam Woods	0	0	2	0	<u>0</u>	<u>0</u>							2
Rockaway Beach	0	0	0	0	0	0							0
Table Rock	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>							0
Taneyville	0	0	0	0	0	0							0
Unincorporated	3	5	11	14	5	10							48
TOTAL	5	7	13	16	5	11							57

Estimated Permits

Webster County

Reporting Area	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Marshfield	1	0	1	2	1	0							5
Rogersville	0	0	0	1	1	1							3
Seymour	0	0	0	0	0	0							0
Unincorporated	0	0	0	0	0	0							0
TOTAL	1	0	1	3	2	1							8

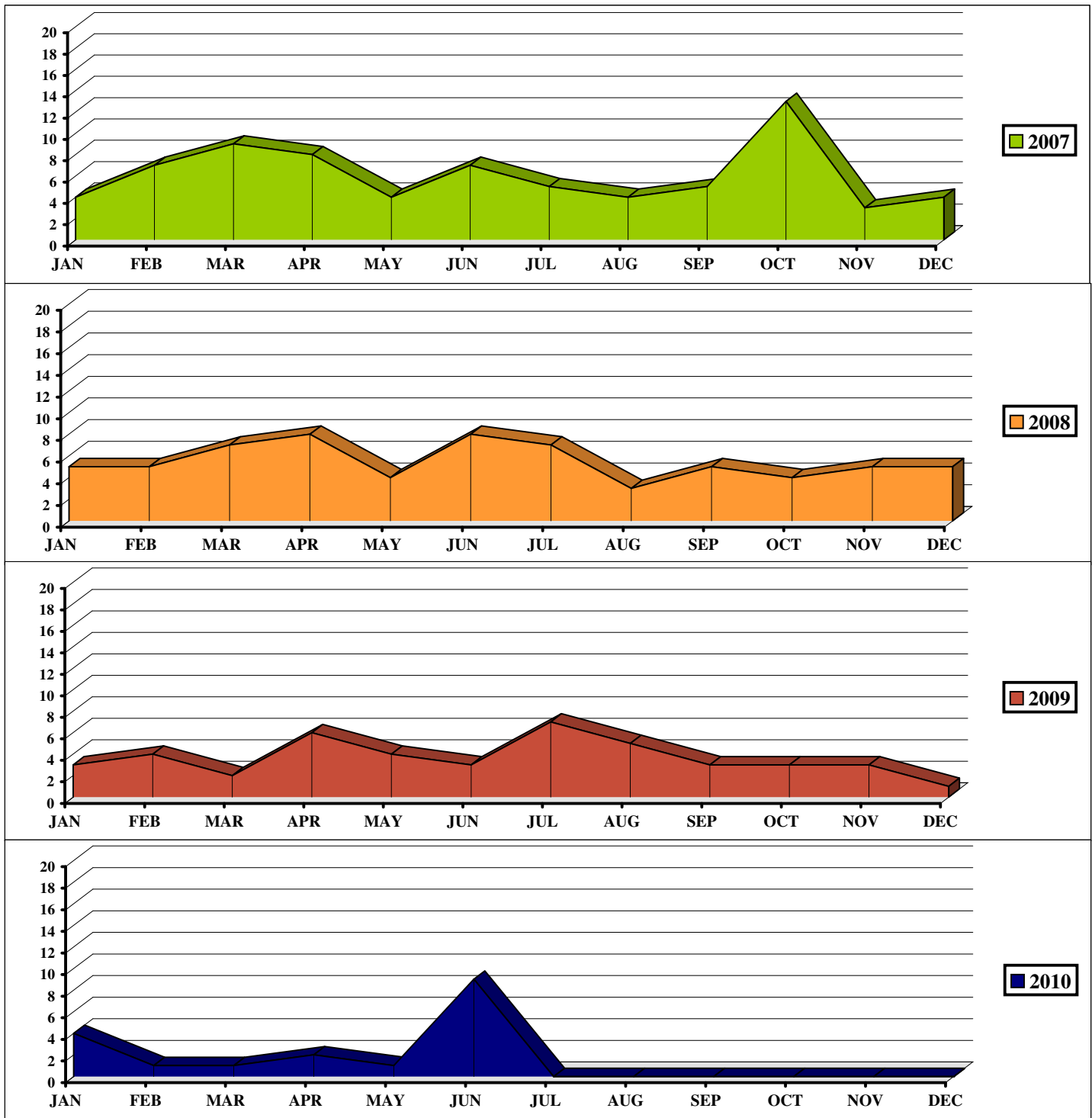
Estimated Permits

Summary of Counties by Month

County	J	F	M	A	M	J	J	A	S	O	N	D	TOTAL
Barry	4	1	1	2	1	9							18
Christian	43	37	25	31	23	20							179
Greene	31	66	93	54	37	42							323
Stone	3	4	7	11	8	7							40
Taney	5	7	13	16	5	11							57
Webster	1	0	1	3	2	1							8
TOTAL	87	115	140	117	76	90							625

Building Permit Summary by Month

Barry County

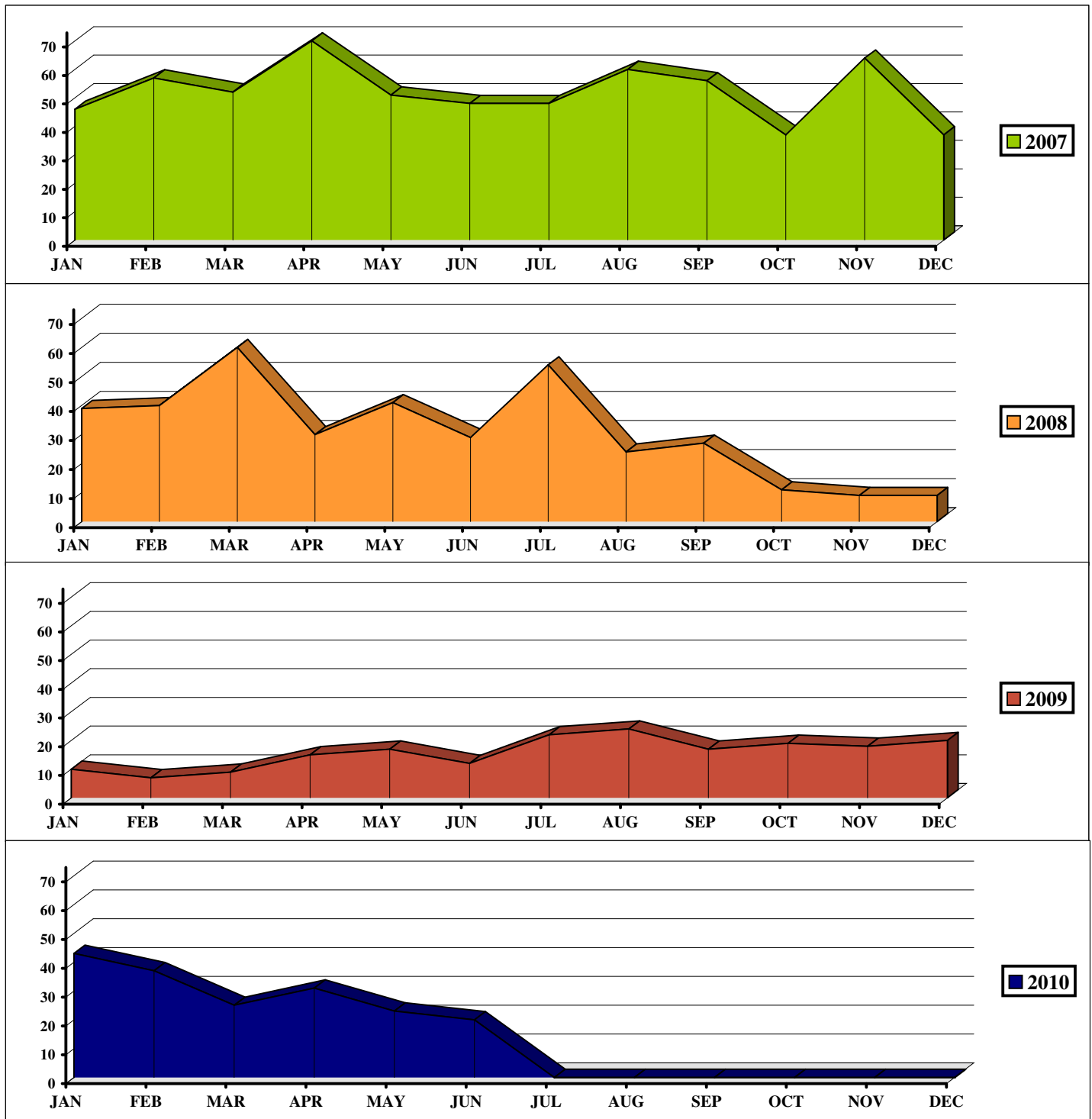


Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
2007	4	7	9	8	4	7	5	4	5	13	3	4	39	73
2008	5	5	7	8	4	8	7	3	5	4	5	5	37	66
2009	3	4	2	6	4	3	7	5	3	3	3	1	22	44
2010	4	1	1	2	1	9	10	1	1	1	1	1	18	18

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Building Permit Summary by Month

Christian County

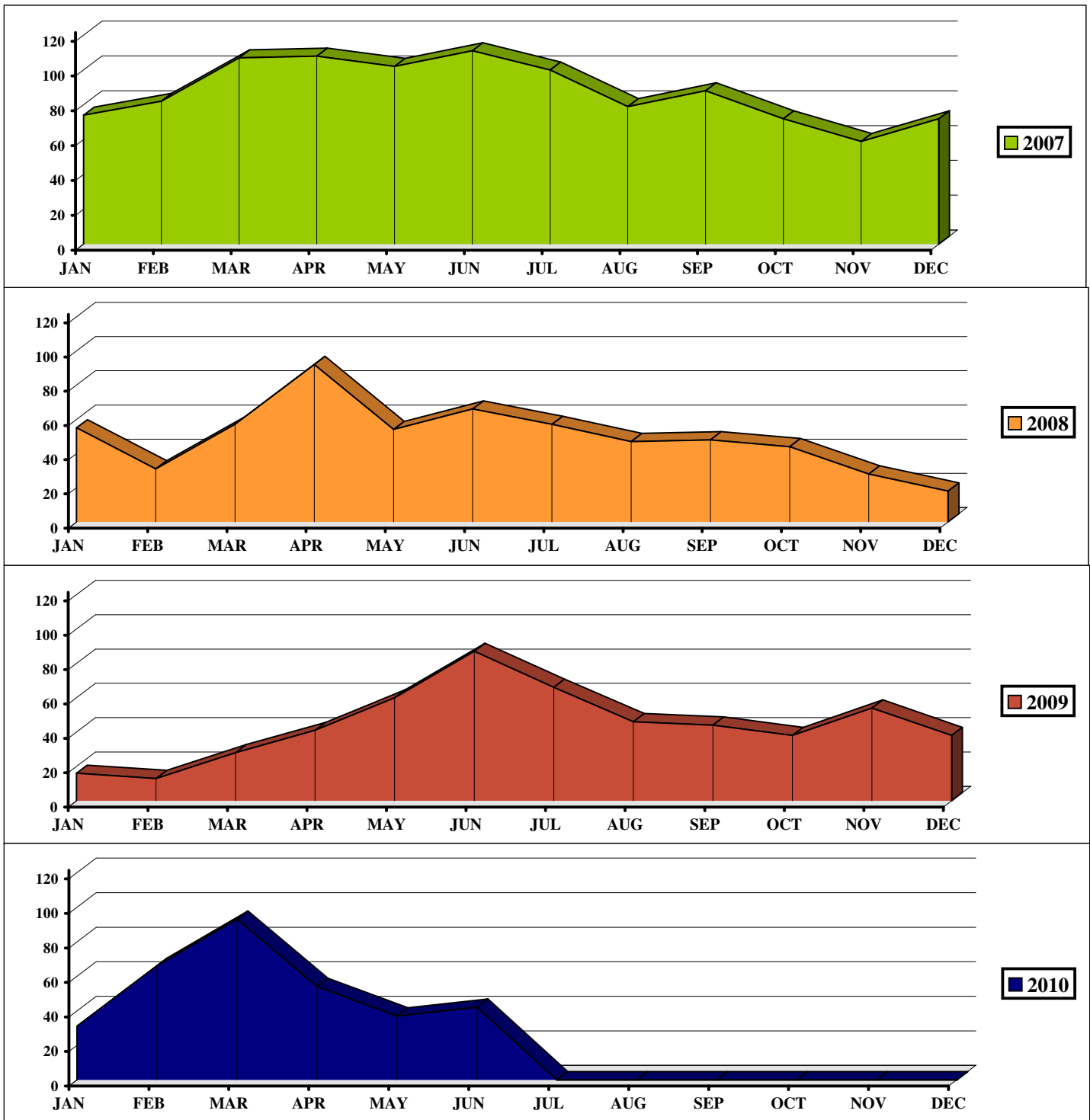


YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
2007	46	57	52	70	51	48	48	60	56	37	64	37	324	626
2008	39	40	60	30	41	29	54	24	27	11	9	9	239	373
2009	10	7	9	15	17	12	22	24	17	19	18	20	70	190
2010	43	37	25	31	23	20							179	179

July 2010

Building Permit Summary by Month

Greene County

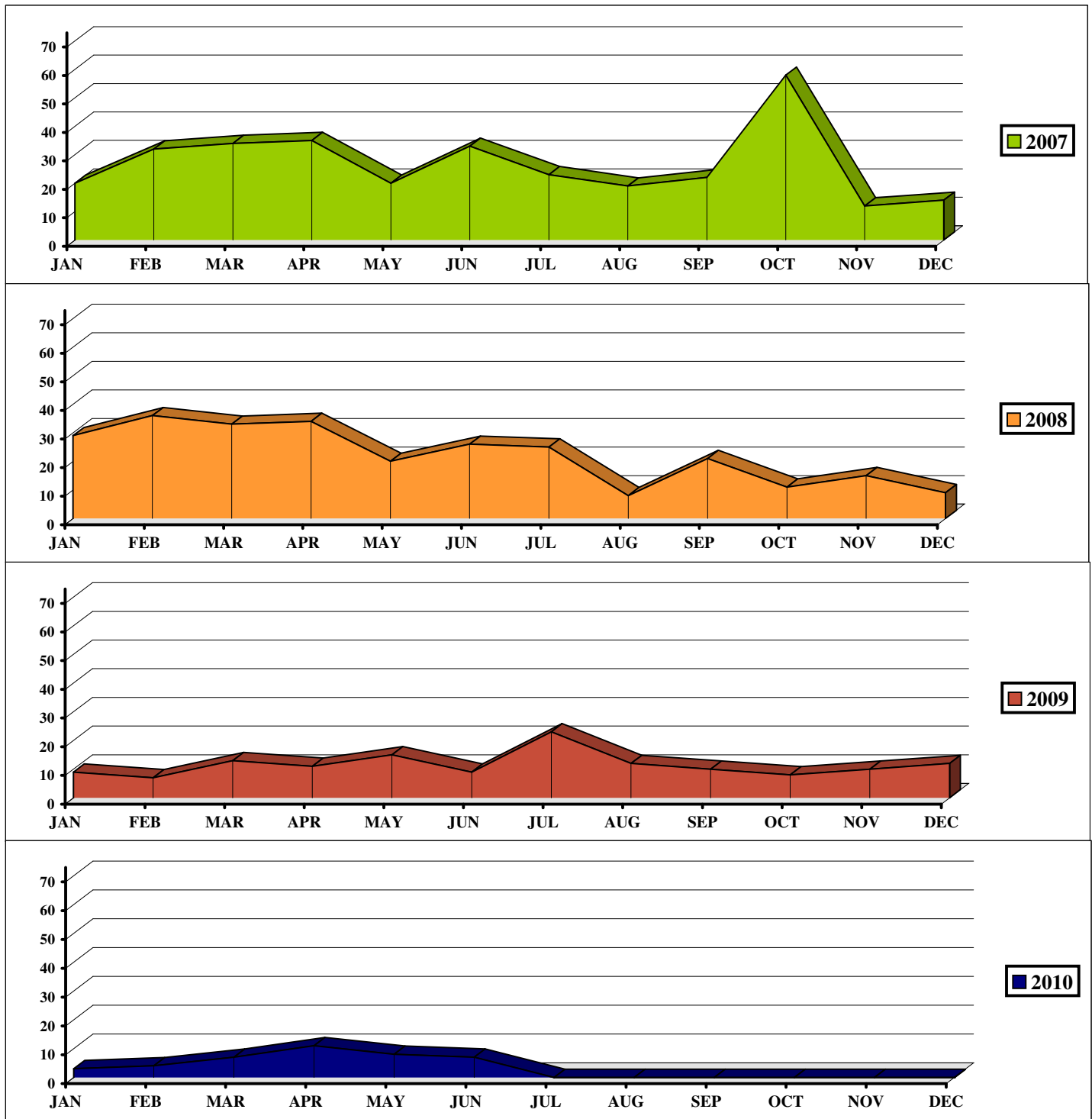


YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
2007	74	82	107	108	102	111	100	79	88	72	59	72	584	1054
2008	55	31	57	92	54	66	57	47	48	44	28	18	355	597
2009	16	13	28	41	60	87	66	46	44	38	54	38	245	531
2010	31	66	93	54	37	42							323	323

July 2010

Building Permit Summary by Month

Stone County

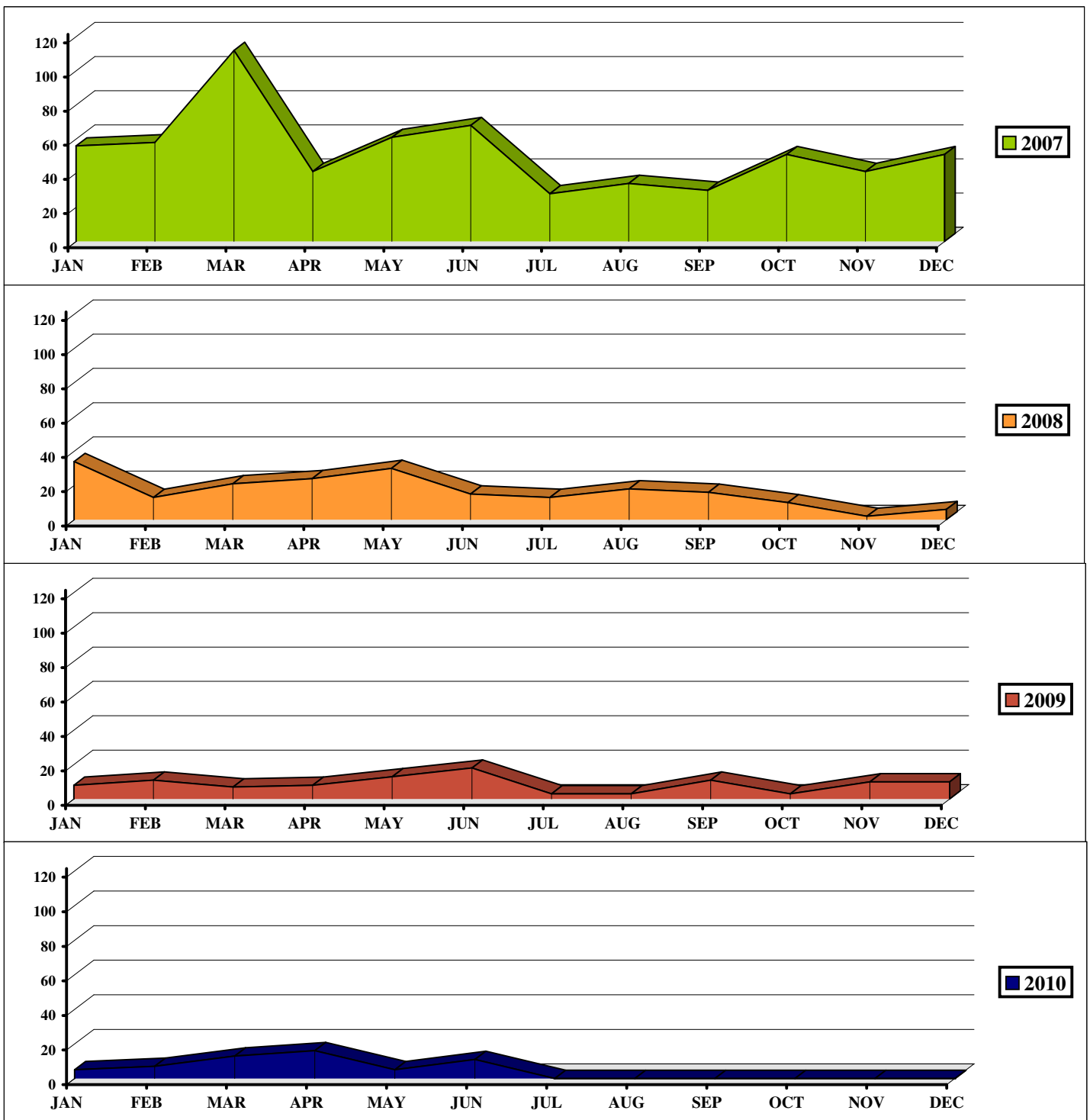


Year	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
2007	20	32	34	35	20	33	23	19	22	58	12	14	174	322
2008	29	36	33	34	20	26	25	8	21	11	15	9	178	267
2009	9	7	13	11	15	9	23	12	10	8	10	12	64	139
2010	3	4	7	11	8	7							40	40

July 2010

Building Permit Summary by Month

Taney County

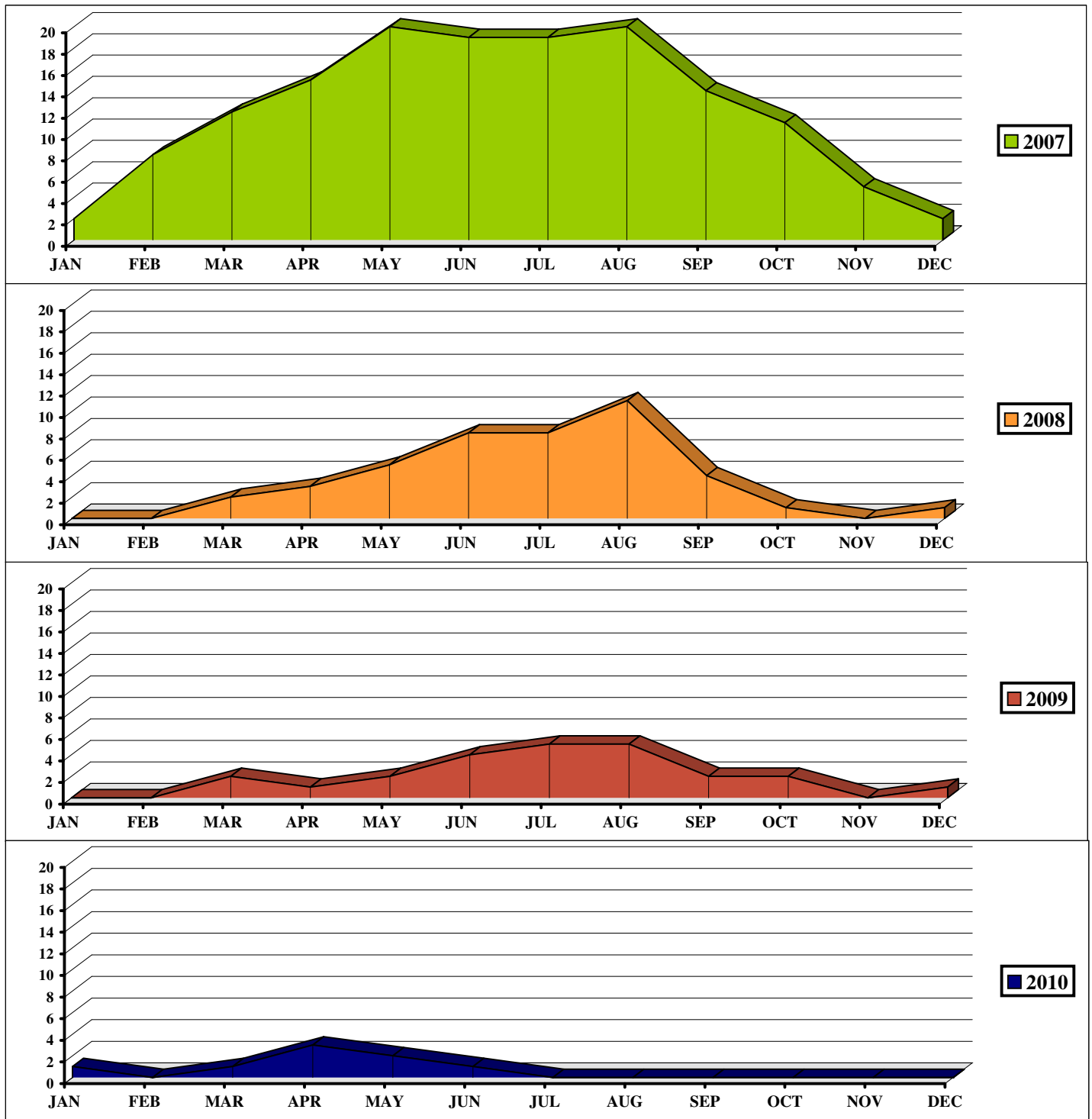


YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
2007	56	58	112	41	61	68	28	34	30	51	41	51	396	631
2008	34	13	21	24	30	15	13	18	16	10	2	6	137	202
2009	8	11	7	8	13	18	3	3	11	3	10	10	65	105
2010	5	7	13	16	5	11							57	57

July 2010

Building Permit Summary by Month

Webster County



YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN - JUN	JAN - DEC
2007	2	8	12	15	20	19	19	20	14	11	5	2	76	147
2008	0	0	2	3	5	8	8	11	4	1	0	1	18	43
2009	0	0	2	1	2	4	5	5	2	2	0	1	9	24
2010	1	0	1	3	2	1	1	1	1	1	1	1	8	8

July 2010

QUALITY STATEMENT

MarketGraphics New Home Research Leaders • Helping People • Guiding Businesses

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METHODOLOGY

A database of new home and subdivision information is compiled from recorded plats and planning commission activity. A MarketGraphics field auditor then drives the streets of active new home subdivisions to determine the inventory of lots and homes. Data collection and field audits are conducted every four months. The raw data is then processed, analyzed and compiled into a final report. When starting a new market, the field auditor will gather approximately 10 years of historical recorded plats.

MarketGraphics' philosophy is to track the market conditions to determine if the industry is under-building or over-building in a given area and price-point. MarketGraphics tracks the start and closing rate by subdivision, MG Area, county and metro area.

The demand for houses and corresponding demand for lots is determined through an analytical process involving historical and current market trends and conditions. The historical record of each four month audit provides a basis for forecasting demand. Additional market factors such as over-building, under-building, permit trends, economic conditions, the existing-home market and the apartment market are also factored into the demand forecast.

The final step of the forecasting process are adjustments based on absorption rate history by county, by part of county and by price point and all other market factors. However, there are circumstances that can further influence the forecast. For instance, utility services can expand. New products or zoning changes are also considered. The forecast is adjusted every four months to stay current with market conditions. Therefore, Forecast Demand takes into account currently tracked subdivision activity and odd lot activity in closed-out subdivisions, one-lot subdivisions, permits for rebuilt homes, etc. Permit counts are correlated with the odd-lot closing activity and currently tracked subdivisions.

MarketGraphics tracks single family and for sale attached home building permits issued by each permit reporting office on a monthly basis. We do not track the individual details of each permit. Permits are a minor part in analyzing and forecasting the market demand.

Permits issued for "condos and townhouses" of more than 50 units are filtered into the database as soon as field verification of the actual construction of those units occurs. This way the timing of the permits and field starts is more closely matched. Field counts are based on number of units, not number of buildings for all attached home types. Units will be reported as "closed" as soon as it appears the units have been occupied.

METHODOLOGY CONTINUED

Planning Commission activity for new subdivisions is tracked and included in the database and report only when reasonable data is available. There are times when a subdivision will be deferred to the next publication if adequate detail on new subdivisions locations and lot counts is not available. Therefore this data is refined through future field audits and final recorded plats.

Subdivisions are usually tracked until there are less than five “buildable” lots. The remaining lots are counted through the permit process. When a subdivision is removed from the database with remaining lots, those remaining lots are not counted as “Started” and “Closed” during that four-month time period; they are simply removed from the system.

A subdivision with townhouses and single-family detached home product may be reported as two separate subdivisions to more accurately report the unique price-point and absorption rate of each product line.

Some subdivisions have multiple sections with different marketing names and very similar product lines. (Example: The Landings at Otter Ridge and The Landings at Eagle’s Nest or The Enclave at Eagle’s Nest and The Villas at Eagle’s Nest.). Therefore, when looking for the name of a subdivision it is important to know if it is part of a master planned community.

The goal is to turn a complex process into quality data.