

Miami County Economic Development

Economic Climate

We're ready to do business with you...

Cost of Living

Data from almost 100 Miami County businesses was compiled to create the ACCRA Cost of Living Index. At least three businesses provided prices for more than 60 items. The participating businesses represented each community in the county providing comparative services.

Standards for the items were provided by C2ER to create standardization among participants. Prices for utilities, health care, fuel, grocery items and housing were among those surveyed.

To date, the lowest first quarter 2009 cost of living index was scored by Pryor Creek, OK, with an 83.1. The

Cost of Living Index Categories							
	Composite (100%)	Grocery (12.49%)	Housing (29.84%)	Utilities (9.94%)	Transport. (10.73%)	Health (4.07%)	Misc. (32.93%)
St. Louis MO-IL Metro	87.6	98.0	76.1	84.1	91.5	98.6	95.5
Topeka KS Metro	88.8	93.3	77.5	85.1	95.3	92.3	94.3
Miami County KS	92.8	104.1	85.3	92.0	92.1	101.1	94.7
Lawrence KS Metro	93.1	89.2	90.7	88.7	95.6	95.5	97.2
Kansas City MO-KS Metro	95.5	92.5	88.5	87.4	96.6	95.5	94.3
Denver CO	101.9	106.4	107.9	99.4	87.9	104.8	100.1

highest index was marked in the Manhattan section of New York with a 219.3. Data for smaller markets will be released by C2ER in June, 2009.

A composite score is provided along with the weighted categories.

The data was first gathered in January and will be collected again in May and September. Those numbers will then be compiled into an annual average.

Comparisons of their national data can be obtained at www.coli.org.

Method for measuring Cost of Living Index

The ACCRA Cost of Living Index measures relative price levels for consumer goods and services in participating areas. The average for all participating places, both metropolitan and nonmetropolitan, equals 100, and each participant's index is read as a percentage of the average for all places.

The Index does not measure inflation (price change over time). Because each quarterly report is a separate comparison of prices at a single point in time, and because both the number and the mix of participants may change from one quarter to the next, index data from different quarters cannot be compared.

Because the number of items priced is limited, it is not valid to treat percentage differences between areas as exact measures. Since judgment sampling is used in this survey, no confidence interval can be determined. Small differences should not be construed as significant, or even as indicating correctly which area is the more expensive place to live.

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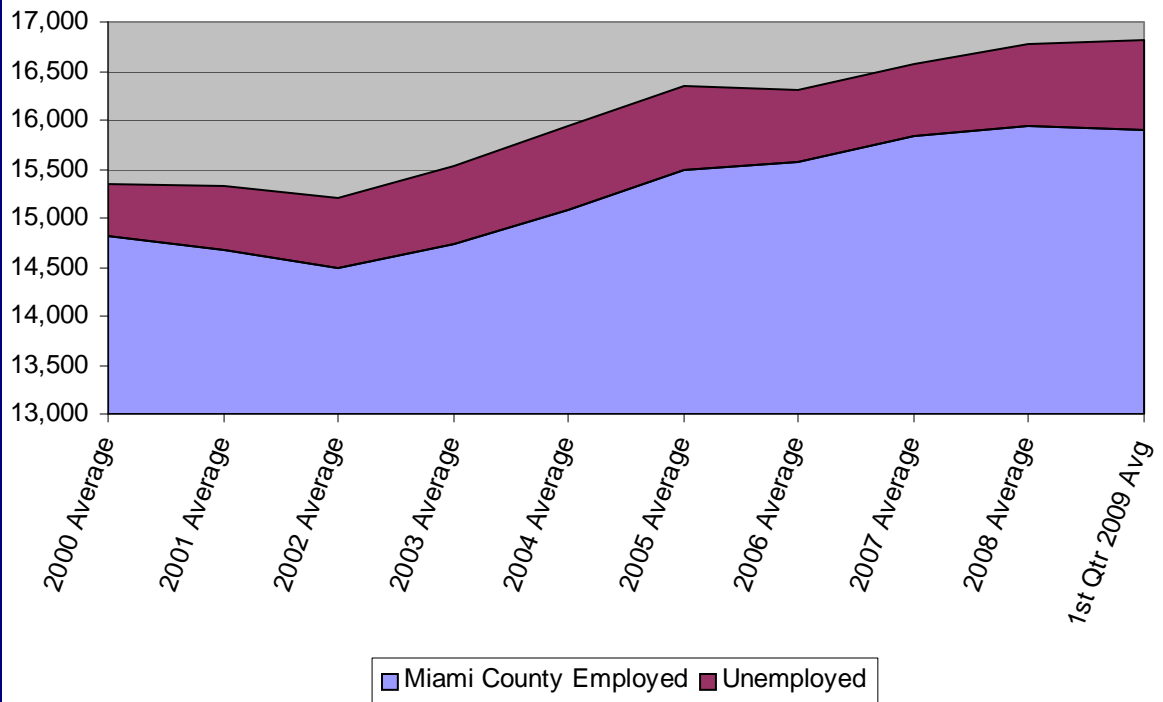
Employment

During the first quarter of 2009, the estimated average number of people employed in Miami County took a dip for the first time since the 2001 annual average. The average number of persons employed within the county fell from the 2008 annual average of 15,989 to a first quarter 2009 average of 15,901.

This decrease in jobs and continued increase in the number of persons available within the county's Civilian Labor Force has led to increased unemployment. The first quarter average number of unemployed grew by almost 100 people from the 2008 average. This is the highest number of unemployed in at least a decade.

Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor

Civilian Labor Force



Unemployment Rates

	Miami County	Kansas	Kansas City, MSA
2000 Average	3.4	3.8	3.8
2001 Average	4.2	4.3	4.7
2002 Average	4.7	5.1	5.8
2003 Average	5.2	5.6	6.3
2004 Average	5.3	5.5	6
2005 Average	5.2	5.1	5.5
2006 Average	4.5	4.3	4.8
2007 Average	4.5	4.1	4.6
2008 Average	4.9	4.5	5.1
1st Qtr 2009 Avg	8.0	6.4	7.5

Peer Comparisons

Each city selected peer communities based on size and proximity to highways and major metro markets. This list of peers includes only those that are common to Spring Hill, Louisburg, Paola and Osawatomie.

Source: ESRI, based on zip code

Peer Community Comparisons

	2008 Median Home Value	Home Ranking	2008 Median Household Income	Income Ranking
United States	\$260,559	1	\$54,749	11
Spring Hill	\$172,011	2	\$72,011	1
De Soto	\$170,444	3	\$65,622	3
Baldwin City	\$168,879	4	\$64,305	4
Basehor	\$168,069	5	\$69,708	2
Louisburg	\$165,503	6	\$63,315	5
Tonganoxie	\$156,848	7	\$60,986	6
Eudora	\$147,436	8	\$58,159	8
Miami County	\$144,165	9	\$58,769	7
Paola	\$141,627	10	\$57,669	9
Hesston	\$131,981	11	\$54,753	10
Kansas	\$110,556	12	\$52,649	12
Edwardsville	\$85,513	13	\$42,201	13
Osawatomie	\$75,569	14	\$42,075	14
Iola	\$59,493	15	\$39,408	15

Average Tax Burden

	2008 Average Rate Tax (Per \$1,000 of Assessed Value)	2009 Average Tax on:	
		\$1,000,000 Commercial Property	\$250,000 Home
Johnson County, KS	\$111.919	\$27,980	\$3,172
Miami County, KS	\$117.811	\$29,453	\$3,341
Hesston	\$123.043	\$30,761	\$3,491
Tonganoxie	\$123.951	\$30,988	\$3,518
Olathe	\$124.107	\$31,027	\$3,522
Basehor	\$127.434	\$31,859	\$3,618
Baldwin City	\$127.827	\$31,957	\$3,629
Eudora	\$130.102	\$32,526	\$3,694
Louisburg	\$132.672	\$33,168	\$3,768
De Soto	\$132.970	\$33,243	\$3,777
Fontana	\$137.657	\$34,414	\$3,912
Paola	\$140.256	\$35,064	\$3,986
Osawatomie	\$145.527	\$36,382	\$4,138
Spring Hill	\$148.433	\$37,108	\$4,221
Iola	\$154.192	\$38,548	\$4,387
Edwardsville	\$156.977	\$39,244	\$4,467

Source: Kansas Department of Revenue and Kansas League of Municipalities

Single Family Homes

Average Single Family Home Sale Price

	2006		2007		2008	
	Sales Price	Price Per Square Foot	Sales Price	Price Per Square Foot	Sales Price	Price Per Square Foot
Paola	\$151,733.24	\$ 97.89	\$146,627.81	\$ 100.24	\$150,953.00	\$ 91.50
Louisburg	\$176,090.89	\$ 99.98	\$158,950.00	\$ 103.27	\$170,393.00	\$ 101.61
Spring Hill	\$183,762.93	\$ 100.08	\$185,961.51	\$ 92.99	\$180,617.00	\$ 101.17
Osawatomie	\$ 86,897.66	\$ 66.38	\$ 93,542.30	\$ 71.49	\$102,942.00	\$ 73.88
Unincorporated	\$254,882.86	\$ 114.86	\$249,620.57	\$ 121.04	\$265,351.00	\$ 132.00
Miami County Combined	\$177,481.00	\$ 99.16	\$180,551.00	\$ 103.81	\$188,087.00	\$ 105.50

Source: Miami County Appraiser's Office

Historical records regarding sale prices for property will differ slightly between the Miami County Appraiser's Office and other sources such as the Kansas City Regional Association

of REALTORS and the Home Builders of Greater Kansas City. Numbers tracked by the Appraiser's Office includes sales that did not involve a real estate agent.

Average Sale Price New Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2005	\$187,053	\$324,459	\$225,295	\$188,402	\$214,479	\$225,679	\$254,910	\$253,949
2006	\$209,322	\$346,942	\$236,886	\$192,802	\$262,250	\$259,151	\$239,565	\$312,665
2007	\$159,058	\$425,100	\$259,070	\$207,652	\$300,891	\$251,424	\$267,502	\$274,275
2008	\$221,805	\$388,028	\$243,806	\$208,067	\$263,896	\$248,715	\$279,787	\$314,719
1st Qtr 2009 Avg	\$174,413	\$366,573	\$244,525	\$226,530	\$245,187	\$222,120	\$313,346	\$333,578

Source: Kansas City Regional Association of REALTORS

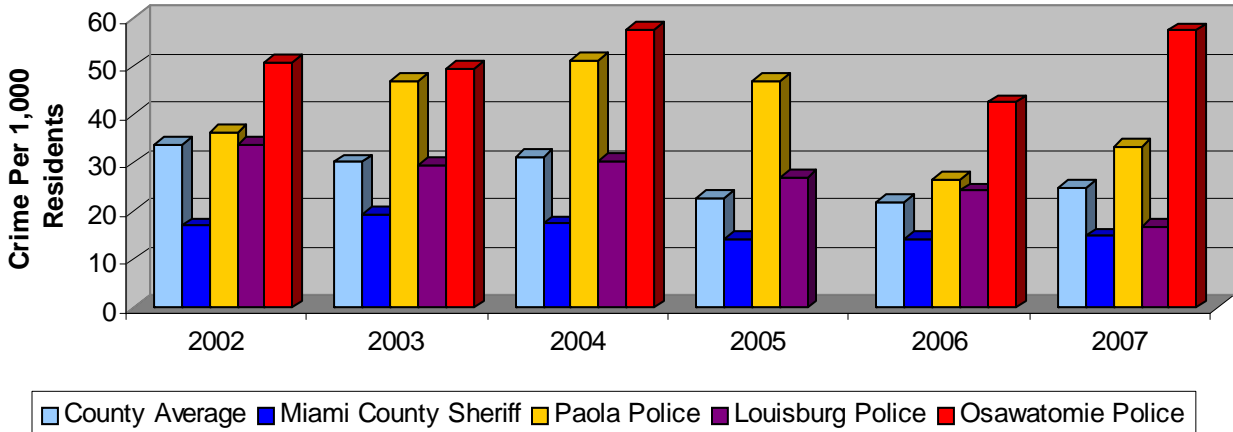
Average Resale Price Single Family Homes

	Miami	Johnson	Leavenworth	Wyandotte	Cass	Clay/Ray	Jackson	Platte
2005	\$154,724	\$225,635	\$127,280	\$84,886	\$136,361	\$143,073	\$132,382	\$172,418
2006	\$209,322	\$346,942	\$236,886	\$192,802	\$136,441	\$176,396	\$123,269	\$171,647
2007	\$153,510	\$237,848	\$122,696	\$75,182	\$138,989	\$149,928	\$105,795	\$187,068
2008	\$171,772	\$229,860	\$138,178	\$70,836	\$136,062	\$138,077	\$113,016	\$170,252
1st Qtr 2009 Avg	\$145,023	\$210,910	\$135,937	\$58,482	\$124,016	\$121,733	\$ 98,813	\$181,090

Source: Kansas City Regional Association of REALTORS

Crime Rates

Total Crime Index



Note: Includes violent crime and property crime per 1,000

Source: Kansas Bureau of Investigation

Consumer Price Index

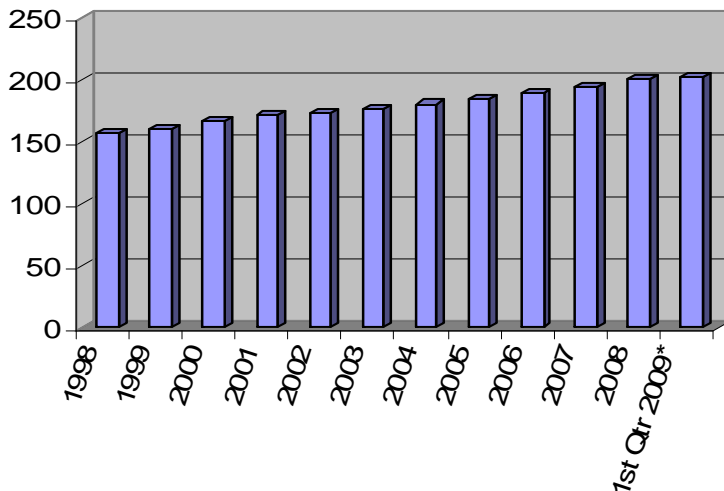
The Consumer Price Index (CPI) measures the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services.

It reflects spending patterns for all urban consumers and urban

wage earners. It is based on the expenditures of almost all residents of urban or metropolitan statistical areas, including professionals, the self-employed, the poor, the unemployed and retired persons as well as urban wage earners.

Excluded from the CPI are the spending patterns of persons living in rural non-metropolitan areas, farm families, persons in the Armed Forces, and those in institutions, such as prisons and mental hospitals.

Consumer Price Index



Kansas City, MSA

Not Seasonally Adjusted

*Quarterly average reflects Midwest Region

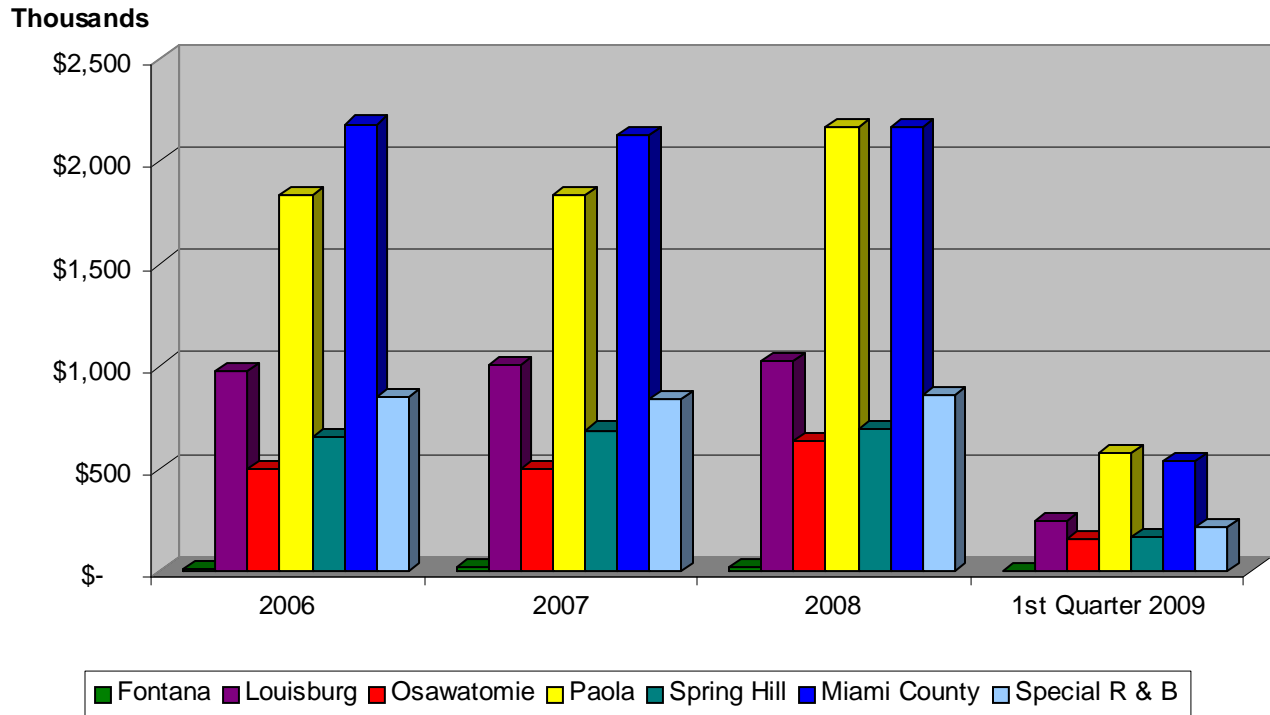
The Consumer Price Index for the Midwest rose for the third consecutive month, increasing 0.3 percent in March, the U.S. Department of Labor's Bureau of Labor Statistics reported. According to Regional Commissioner Stanley W. Suchman, over half of the change in the index was attributable to higher prices for apparel and other goods and services. Despite March's increase, the overall index was 0.8 percent lower than one year ago, the largest over-the-year decline since publication began in 1966.

Apparel prices had the largest impact on the overall index, rising 5.0 percent over the month following a 2.5 percent increase in February.

Source: US Bureau of Labor Statistics

Sales Tax

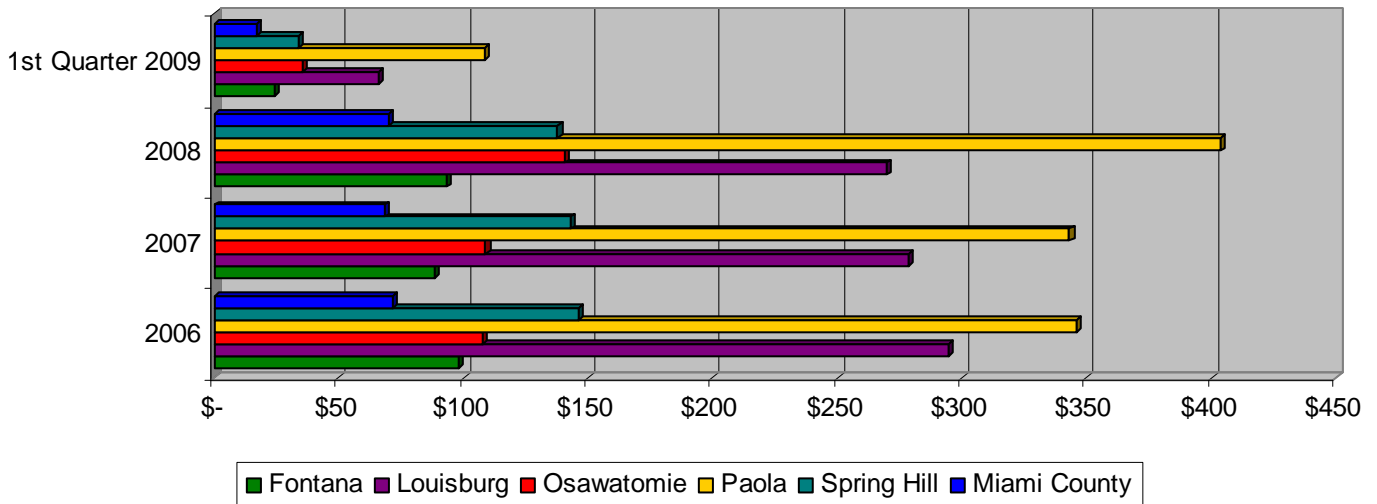
Sales Tax Collected



Note: Spring Hill includes all but Johnson County special collections. All others include all local and county shared taxes. Osawatomie increased its local tax rate from 0.5% to 1% in 2007. Paola increased that same year from 1% to 1.25%. The first disbursements under the new rate were made in January of 2008.

Source: Kansas Department of Revenue

Sales Tax Receipts Per Capita



Transient Guest Taxes

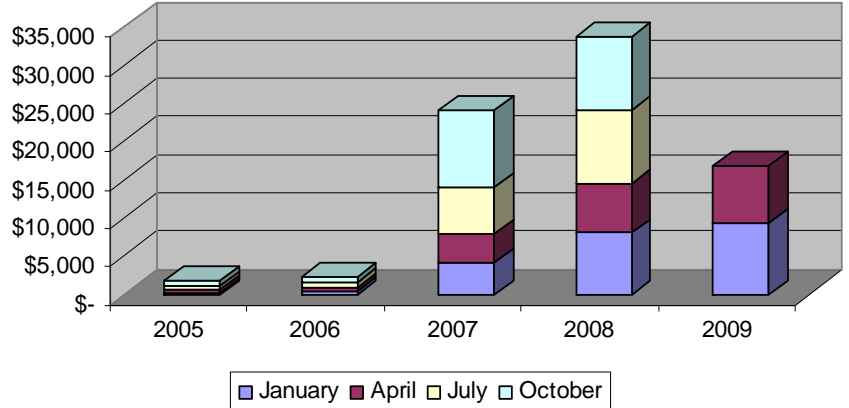
Kansas allows cities to impose a transient guest tax, in addition to the sales tax, on the rental of rooms, lodging, or other sleeping accommodations. The guest tax applies when there are more than two bedrooms furnished for the accommodations of guests and when the room is rented for 28 consecutive days or less.

The City of Osawatomie assesses a 6% tax while the City of Paola collects 5%.

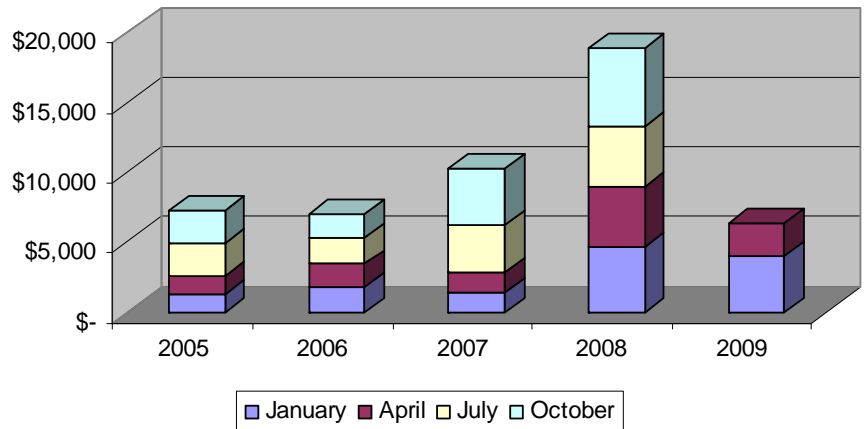
The local use of the dollars collected is governed by each city. In both Paola and Osawatomie, a local board of volunteers have been appointed to oversee the expenditures.

Source: Kansas Department of Revenue

Paola Transient Guest Tax

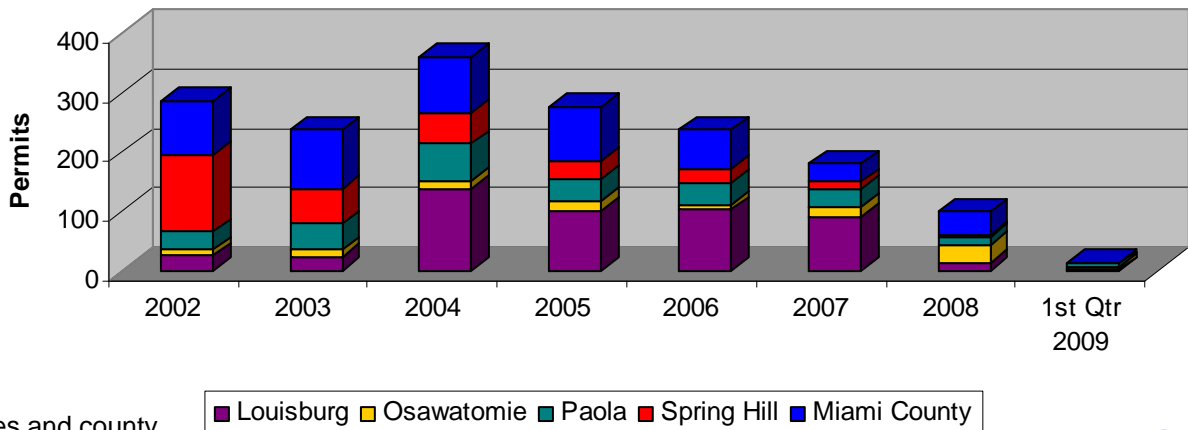


Osawatomie Transient Guest Tax



Building Permits

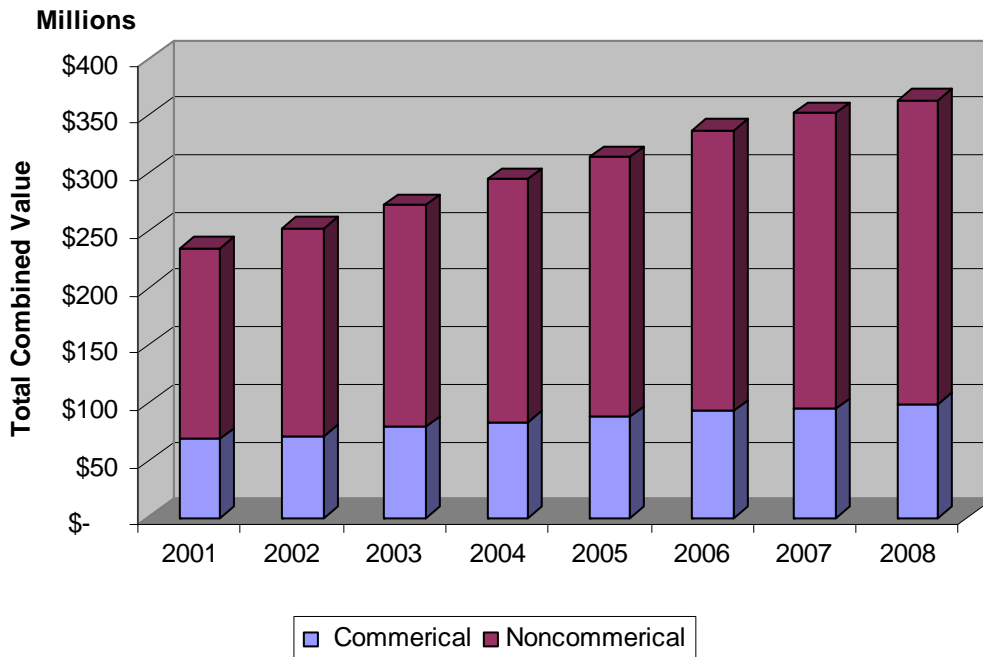
Single Family Home Building Permits



Source: Cities and county

Assessed Valuation

Miami County Total Assessed Valuation

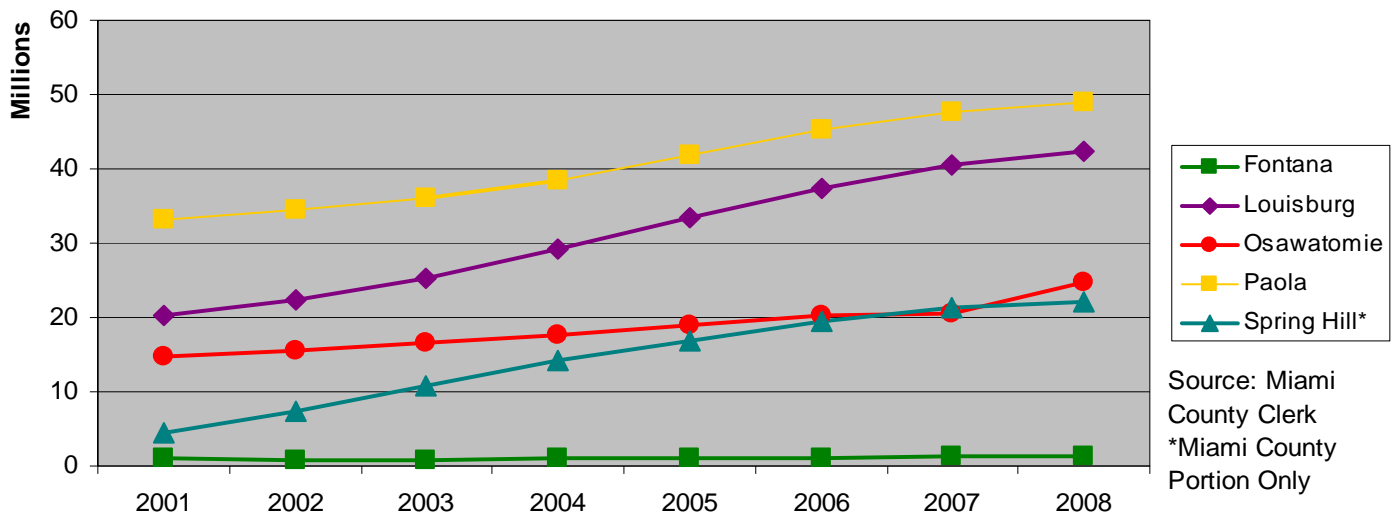


Assessed valuations include the combined value of personal property, real property and the value things such as utility infrastructure and mineral rights. Personal property includes vehicles while real property includes land. While reliance on real property versus personal property varies by community, overall almost 30% of the county's assessed valuation was generated by commercial uses.

The State of Kansas determines how values are assessed. As an example, commercial structures pay property taxes on 25% of their appraised value while a home pays property taxes on 11.5% of the home's appraised value.

Source: Miami County

Community Assessed Valuations

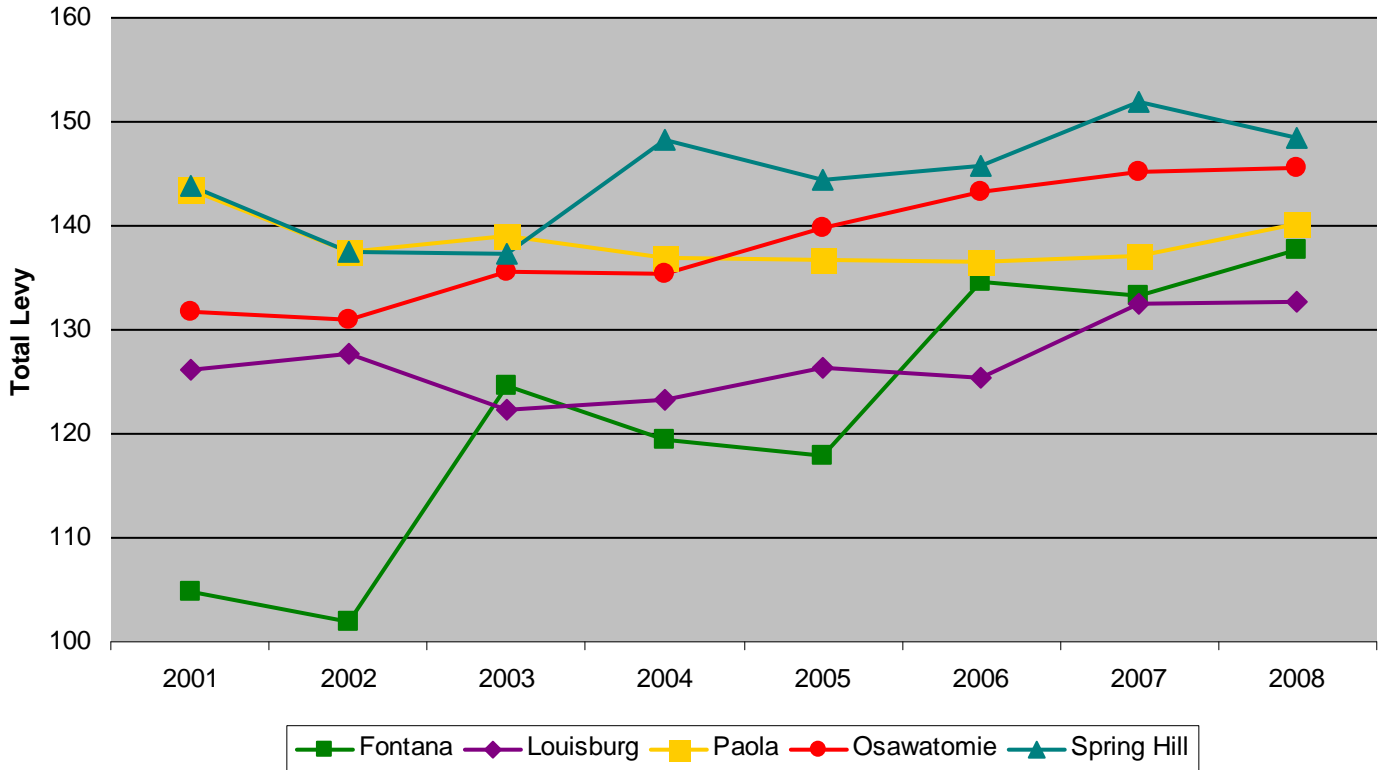


Source: Miami County Clerk
*Miami County Portion Only

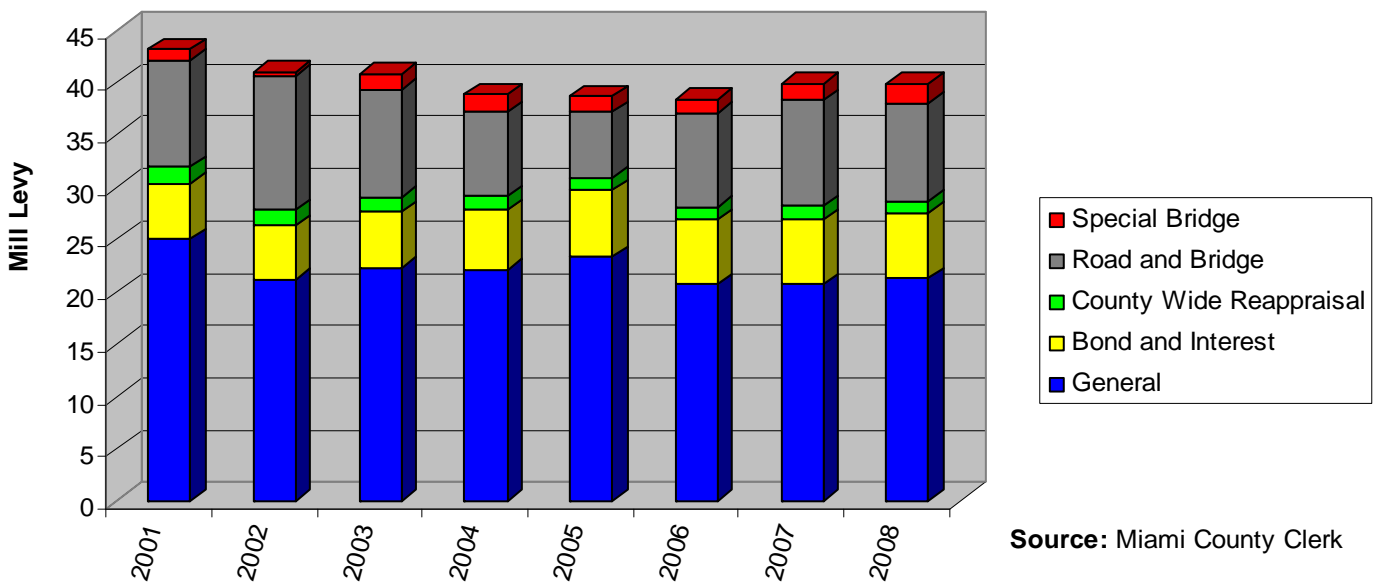
Mill Levies

Mill Levy Comparisons

Source: Miami County Clerk



Miami County Mill Levy by Fund



Source: Miami County Clerk

Population Growth

From 2006 to 2007:

Miami County increased 178 people, 0.6%, to 31,078 residents

Fontana increased 6 people, 2.9%, to 214 residents

Louisburg increased 189 people, 5.3%, to 3,787 residents

Osawatomie lost 55 people, -1.2%, to 4,533 residents

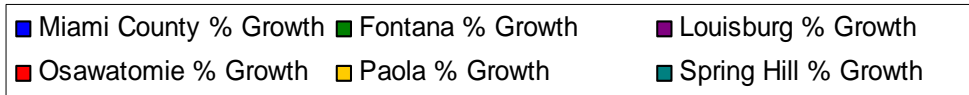
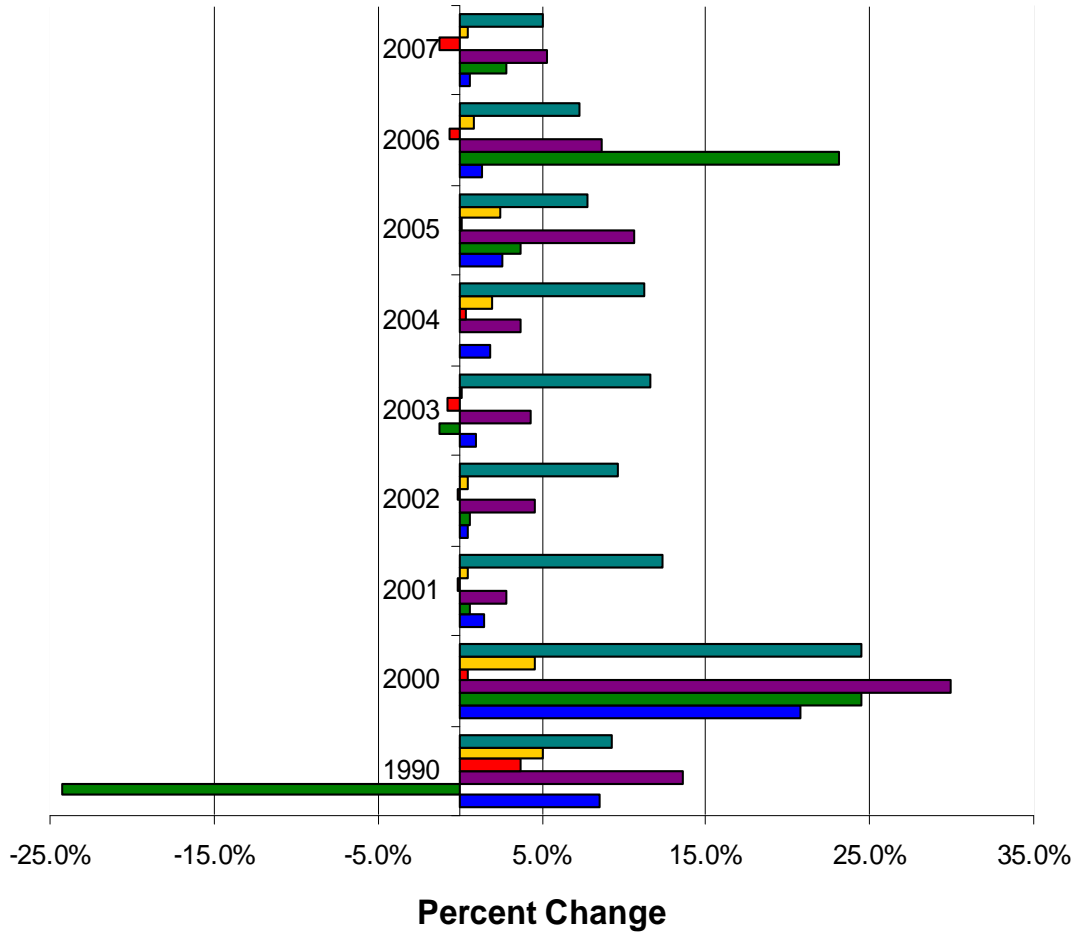
Paola increased 29 people, 0.59%, to 5,368 residents

Spring Hill* increased 243 people, 5%, to 5,065 residents

*The Spring Hill numbers shown reflect the entire city, not just the Miami County portion.

Source: Kansas Budget Office July 1 of the following year

Miami County Population



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Business owners turn to the Miami County Economic Development Department for valuable data clarifying the county's economic climate.

A central point of contact, the department provides confidential numbers detailing demographics, market profiles and employment indicators.

Miami County's team works with business owners promoting managed business development and retention in an emerging area of the state.