



WICHITA STATE  
UNIVERSITY

W. FRANK BARTON  
SCHOOL OF BUSINESS

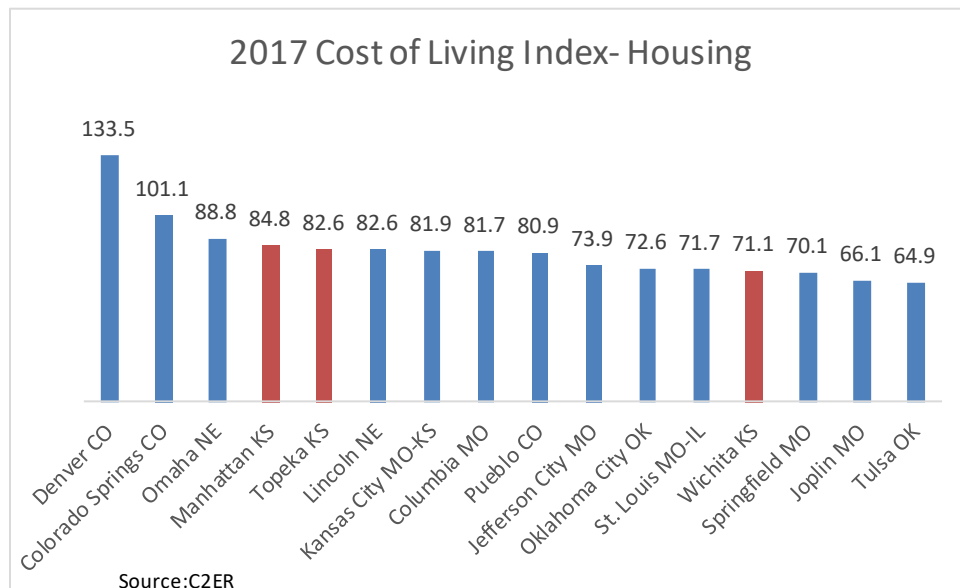
Center for Economic Development  
and Business Research

## Cost of Living Housing Index

2017 Annual Average

The Cost of Living Index, from The Council for Community and Economic Research (C2ER), measures regional differences in the cost of consumer goods and services, excluding taxes and non-consumer expenditures, for professional and managerial households in the top income quintile. This index includes more than 90,000 prices covering 60 different items collected each quarter. The index measures the relative price levels in participating areas. The average for all participating places equals 100, and each area's index is a percentage of the average for all areas.

One of the index components measures the relative price of housing between areas. The majority of the areas included in the index, 74 percent, had housing prices below the national average in 2017. The 26 percent of cities with a higher cost of living were primarily located on the coasts, or in Alaska or Hawaii. The three Kansas metropolitan areas included in the index averaged 27.4 percent below the national average when weighted by population.



Housing prices demonstrated the largest variation in cost between the most and least expensive areas with New York City's index value at 495, almost five times the national average, and Ashland, OH's at 58. The ten most expensive urban areas were all located in New York, California, Hawaii, and Virginia, they were on average 193.7 percentage points above the national average. The ten least expensive urban areas were on average 37.3 percentage points below the national average. These areas were spread throughout the south and Midwest.

Ten Most Expensive Areas-2017

Ranking	Urban Area	COLI
1	New York (Manhattan) NY	494.6
2	San Francisco CA	361.2
3	New York (Brooklyn) NY	323.4
4	Honolulu HI	301.7
5	Orange County CA	256.9
6	Washington-Arlington-Alexandria DC-VA	253.7
7	Los Angeles-Long Beach CA	240.8
8	San Diego CA	237.8
9	Arlington VA	233.7
10	Alexandria VA	233.3

Source: C2ER

Ten Least Expensive Urban Areas-2017

Ranking	Urban Area	COLI
1	Ashland OH	58.3
2	Kalamazoo MI	60.6
3	Decatur-Hartselle AL	61.6
4	Richmond IN	62.4
5	McAllen TX	62.5
6	Anniston-Calhoun County AL	63.0
7	Lima OH	64.2
8	Conway AR	64.7
9	Tulsa OK	64.9
10	Burlington IA	65.3

Source: C2ER

Within the five-state region surrounding Kansas, the price of housing was generally below the national average. Denver, CO and Colorado Springs, CO were the only metropolitan areas in the region with a cost of housing above the national average. Kansas had a population weighted average housing cost 27.4 percentage points below the national average in 2017.

Ranking	State	Weighted Average
1	Colorado	126.2
2	Nebraska	87.8
3	Kansas	82.6
4	Missouri	71.6
5	Oklahoma	68.1

Source: C2ER