



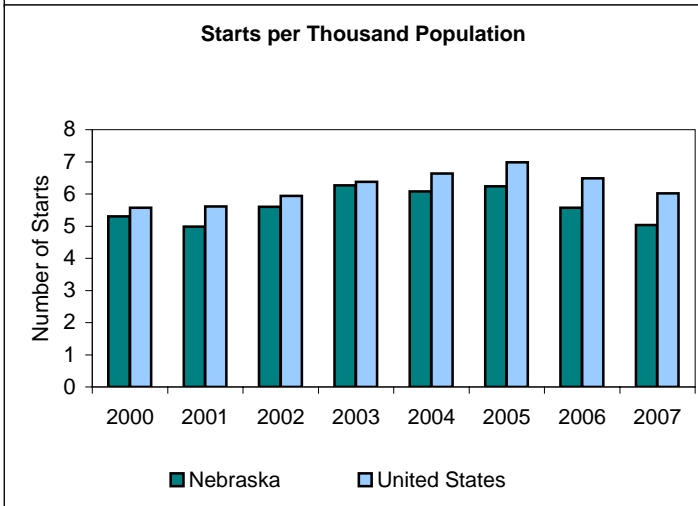
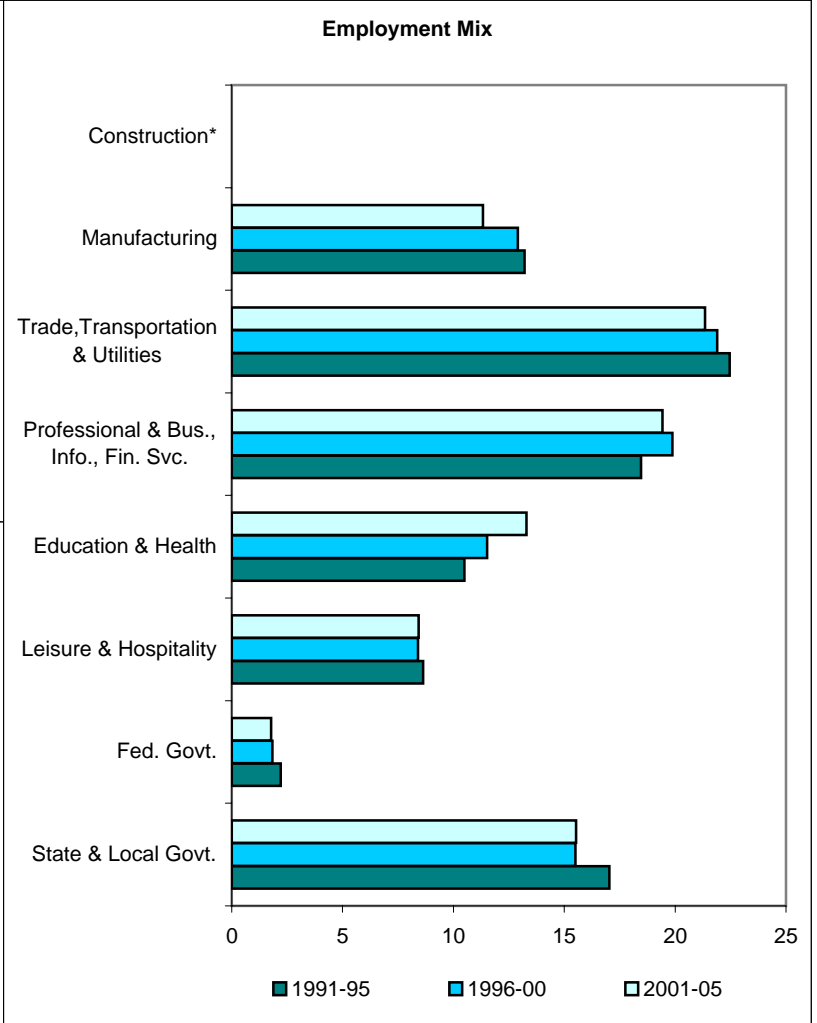
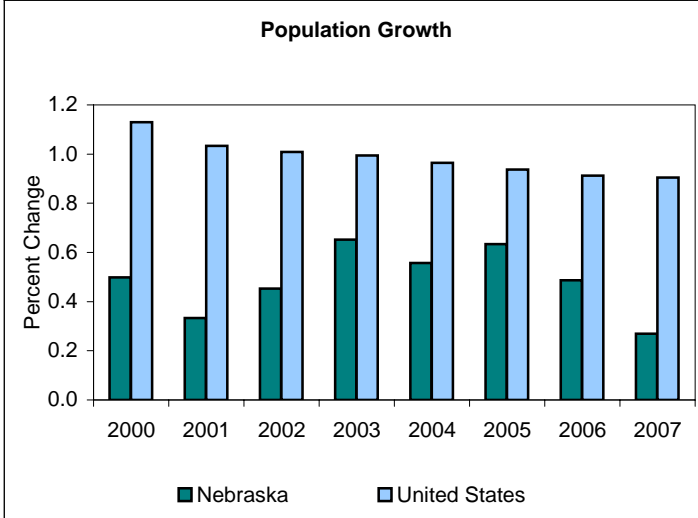
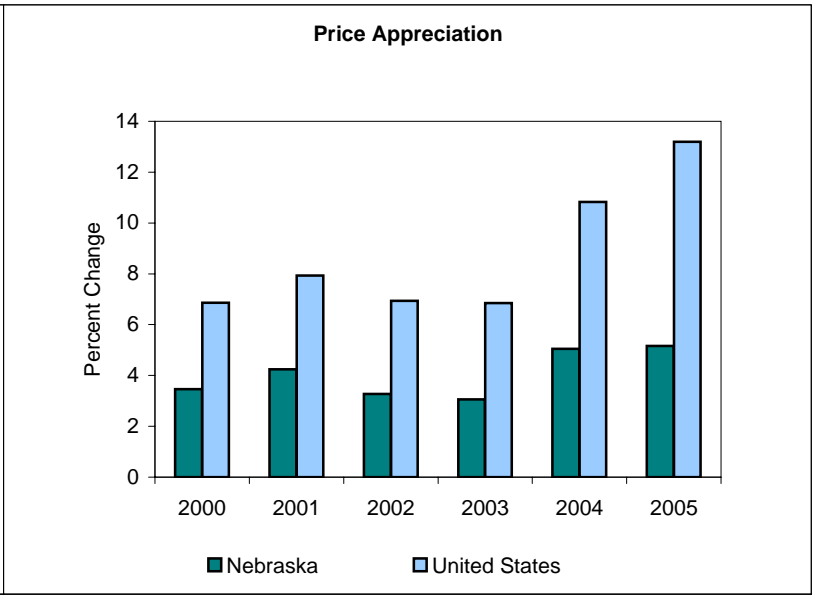
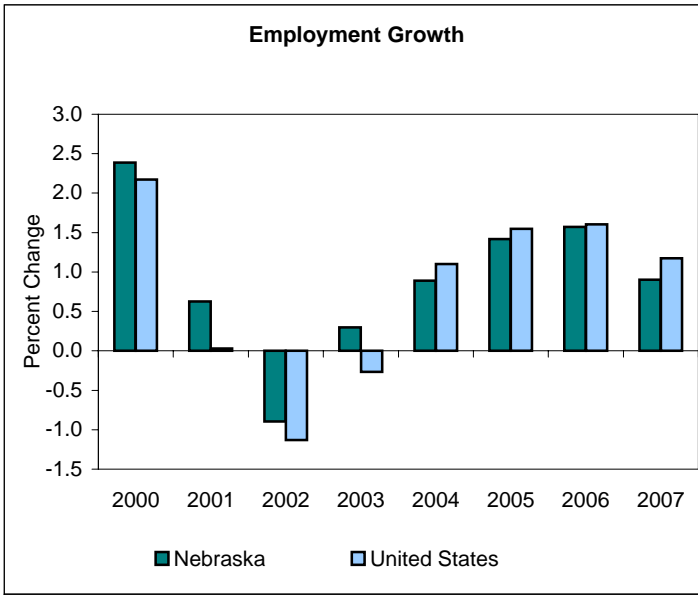
Table of Contents
(State Forecasts and Economic Indicators)

States	Page No.
Alabama	1
Alaska	3
Arizona	5
Arkansas	7
California	9
Colorado	11
Connecticut	13
Delaware	15
District of Columbia	17
Florida	19
Georgia	21
Hawaii	23
Idaho	25
Illinois	27
Indiana	29
Iowa	31
Kansas	33
Kentucky	35
Louisiana	37
Maine	39
Maryland	41
Massachusetts	43
Michigan	45
Minnesota	47
Mississippi	49

Missouri	51
Montana	53
Nebraska	55
Nevada	57
New Hampshire	59
New Jersey	61
New Mexico	63
New York	65
North Carolina	67
North Dakota	69
Ohio	71
Oklahoma	73
Oregon	75
Pennsylvania	77
Rhode Island	79
South Carolina	81
South Dakota	83
Tennessee	85
Texas	87
Utah	89
Vermont	91
Virginia	93
Washington	95
West Virginia	97
Wisconsin	99
Wyoming	101

Nebraska						
Housing History and Forecast	2002	2003	2004	2005	2006	2007
Total Housing Starts (Ths.)	9.7	10.9	10.6	11.0	9.8	8.9
Change	12.9 %	12.6 %	-2.4 %	3.2 %	-10.2 %	-9.4 %
Single-Family Housing Starts (Ths.)	7.9	9.5	9.5	9.9	8.9	8.0
Change	9.7 %	20.1 %	-0.2 %	4.5 %	-10.7 %	-10.1 %
Share	82.1 %	87.6 %	89.5 %	90.7 %	90.2	89.5
Multifamily Housing Starts (Ths.)	1.7	1.4	1.1	1.0	1.0	0.9
Change	30.5 %	-21.7 %	-17.4 %	-8.4 %	-5.3 %	-3.3 %
Share	17.9 %	12.4 %	10.5 %	9.3 %	9.8	10.5
Starts per Thousand Population	5.6	6.3	6.1	6.2		
Key Indicators	2002	2003	2004	2005		
Nonfarm Employment (Ths.)	911.5	914.2	922.3	935.8	Share of Employment	
Change	-0.9 %	0.3 %	0.9 %	1.5 %		
Unemployment rate	3.7 %	4.0 %	3.9 %	3.8 %	Manufacturing	
Population (Ths.)	1,726.8	1,738.0	1,747.7	1,758.8	1991-95	13.2 %
Change	0.5 %	0.7 %	0.6 %	0.6 %	1996-00	12.9 %
Net Migration (Ths.)	-1.2	1.4	-0.5	0.4	2001-05	11.3 %
Income per capita	\$29,182	\$30,747	\$32,341	\$33,616		
Median Price Existing SF Homes	\$112.6	\$118.4	\$123.8	\$129.1	Federal Govt.	
OFHEO House Price Index	3.3 %	3.1 %	5.1 %	5.2 %	1991-95	2.2 %
Rental Vacancy Rate	10.2 %	10.0 %	9.5 %	10.3 %	1996-00	1.8 %
Home Ownership Rate	68.5 %	69.5 %	71.2 %	70.2 %	2001-05	1.8 %
Ranks						
Major Indicators	2002	2003	2004	2005	2006	2007
Total Housing Starts Growth	18	16	39	32	41	44
Single-Family Housing Starts Growth	22	10	37	29	39	45
Multifamily Housing Starts Growth	15	47	39	34	35	26
Starts per Thousand Population	23	22	25	24	24	29
Employment Growth	25	13	36	29	23	32
Population Growth	37	32	31	33	32	43
OFHEO House Price Index	44	48	36	47		

Nebraska



Employment Growth is calculated on year-over-year basis. Source: Bureau of Labor Statistics

Population Growth is calculated on year-over-year basis. Source: Bureau of Census.

Starts per thousand population. Source: Bureau of Census, Moody's Economy.com, National Association of Home Builders (NAHB).

Price Appreciation is calculated on year-over-year basis for Office of Federal Housing Enterprise Oversight (OFHEO) Housing Price Index. Source: OFHEO.

Employment mix is calculated as the industry share of total non-agricultural employment. Source: Bureau of Labor Statistics, Current Employment Statistics (CES).

* Data for 1990 to 2002 not available.