

# Demographics

## 2006 Demographic Highlights

1. Wichita's population at the end of 2006 is estimated at 360,410, an increase of 16,126 since 2000. Sedgwick County has experienced an increase of 21,631 since 2000, for a 2006 population of 474,500.
2. According to the Wichita Area Association of Realtors, there were 9,561 homes totaling nearly \$1.3 billion sold in Sedgwick County. This is up 3 percent from homes sold in 2005, and is 38% higher than the five-year average.
3. The average price for homes sold in Sedgwick County in 2005 was approximately \$134,500. This is up 4% from 2005 figures.
4. Wichita's incorporated area grew to 159.9 square miles in 2005. All other cities in Sedgwick County grew to a total of 59.0 square miles

### POPULATION TRENDS AND PROJECTIONS

**Table 1** presents 2000 and 2005 Census numbers along with 2030 projections for all cities in Sedgwick County plus the city of Andover. The 2030 projections are from the 2005 Update of the Wichita-Sedgwick County Comprehensive Plan. The projections anticipate moderate growth for the County through the year 2030, with over half of the new growth occurring by 2015. Growth rates are also shown in Table 1 for the estimates and projections with 2000 Census numbers as the starting point.

Household size and owner occupancy data are obtained from 2000 Census figures for Wichita, each of the small cities, and the county, along with building permit data to calculate population growth. The majority of population growth in Sedgwick County occurred in the urbanizing fringe portions of the county. As a result of this and resulting annexations, the unincorporated areas of the county continue to experience a net de-

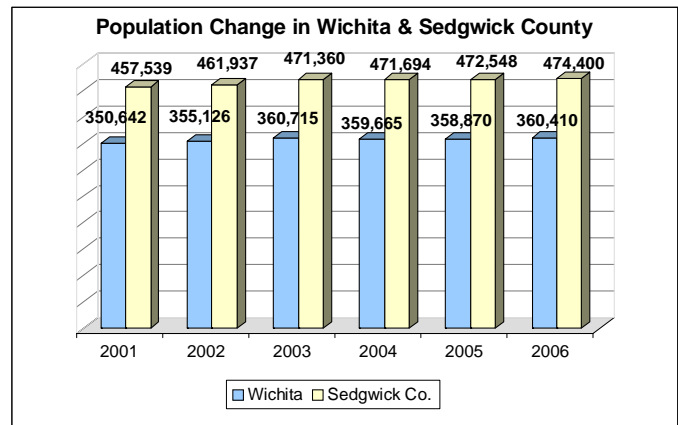
cline in population.

Wichita's population at the end of 2006 is estimated at 360,410 by the Metropolitan Area Planning Department. This is below the trend expected from MAPD's 2005 and 2010 projections, but reflects the use of the Census Bureau's July, 2005 estimate which incorporates other factors such as the downturn in employment during the early part of the decade, causing some of loss of population to Wichita at that time. Sedgwick County's population is estimated at 474,500 at the end of 2006. This is up slightly from MAPD's 2005 estimate of 471,739 for much the same reasons.

**Figure 1** illustrates the stable population growth trend of Wichita and Sedgwick County for the past six years.

For the near future, Wichita's predominantly

**Figure 1**



east-west growth pattern is expected to continue. Western Wichita (northwest and southwest growth areas) is projected to experience a population increase of approximately 31,000 persons over the 25-year period of the Comprehensive Plan. This results in a possible need to develop about 8.4 square miles of undeveloped land into urban use if current development densities continue.

In eastern Wichita (northeast and southeast Wichita growth areas), population is expected to in-

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Table 1

CITY	Sedgwick County Population Projection						
	2000 Census Population	July 2005 Census Estimate	5.5 Yr. Annual Growth Rate (Census data)	December 31, 2006 Population Estimate based on Building Permits	7 Yr. Annual Growth Rate (Permit Data)	Comprehensive Plan Population Projection for 2030	Projected 30 Yr. Annual Growth Rate
Andale	766	808	0.98%	840	1.55%	1,097	1.20%
Bel Aire	5,836	6,557	2.14%	6,670	2.25%	12,577	2.59%
Bentley	368	442	3.39%	485	4.70%	675	2.04%
Cheney	1,783	1,843	0.60%	1,930	1.33%	2,597	1.26%
Clearwater	2,178	2,214	0.30%	2,300	0.91%	3,514	1.61%
Colwich	1,229	1,328	1.42%	1,360	1.70%	1,839	1.35%
Derby	17,807	20,543	2.63%	21,130	2.89%	32,045	1.98%
Eastborough	826	790	-0.81%	790	-0.74%	904	0.30%
Garden Plain	797	823	0.59%	840	0.87%	976	0.68%
Goddard	2,037	3,337	9.39%	3,560	9.75%	5,274	3.22%
Haysville	8,502	9,817	2.65%	10,090	2.89%	16,412	2.22%
Kechi	1,038	1,242	3.32%	1,600	7.48%	2,499	2.97%
Maize	1,868	2,117	2.30%	2,330	3.75%	3,951	2.53%
Mount Hope	830	842	0.26%	850	0.40%	1,006	0.64%
Mulvane	4,154	5,628	5.68%	5,730	5.51%	6,533	1.52%
Park City	5,814	7,173	3.89%	7,570	4.50%	12,956	2.71%
Sedgwick	211	1,644	45.25%	1,640	40.74%	475	2.74%
Valley Center	4,883	5,508	2.21%	6,050	3.63%	9,114	2.10%
Viola	211	213	0.17%	220	0.72%	289	1.05%
Wichita	344,284	354,865	0.55%	360,410	0.77%	412,460	0.60%
Unincorp. Sedg. Co	47,447	38,327	-3.81%	38,105	-3.59%	39,840	-0.58%
<b>Sedgwick Co. Totals</b>	<b>452,869</b>	<b>466,061</b>	<b>0.52%</b>	<b>474,500</b>	<b>0.78%</b>	<b>567,033</b>	<b>0.75%</b>
<b>Andover</b>	<b>6,698</b>	<b>9,114</b>	<b>5.76%</b>	<b>9,610</b>	<b>6.20%</b>	<b>15,600</b>	

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crease by 20,000 persons, requiring approximately 5.4 square miles of land for urbanization in this area based on current development densities.

While the fringe urbanized areas of Sedgwick County have been experiencing steady growth since 1990, the older central area of Wichita has not grown much. Based on data from the last decade and current trends and revitalization efforts called for in the Comprehensive Plan, it is estimated that central Wichita will gain 3,000 people between 2005 and 2030. However, there have been some recent proposed projects in the downtown and other central Wichita neighborhoods that may exceed anticipated future growth rates.

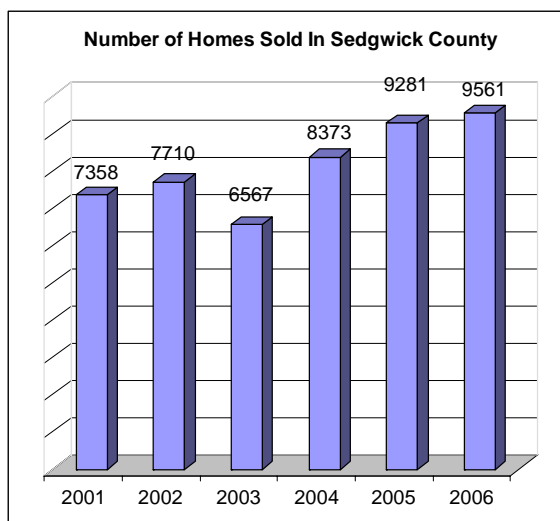
## RESIDENTIAL PROPERTY SALES

**Table 2A** shows total units sold, average home prices and total valuations during 2006 in nine zones in Sedgwick County, as well as total units sold in Butler and Harvey Counties as reported by the Wichita Area Association of Realtors. The year 2006 saw the sale of 9,561 single-family

homes and condominiums in Sedgwick County. This number is up by 3 percent over 2005. It is also above the five year average of 7,858 sales shown in **Table 2B**.

**Figure 2** illustrates the trend in Sedgwick County home sales from 2001 to 2006. **Table 2B** shows average homes sold, average home prices and average valuations for the nine real estate zones in Sedgwick County from 2001 to 2005. Annual totals are illustrated in **Figure 3**.

**Figure 2**



**Table 2A**

Zone	Total Sold	Average Price	Total Valuation	Percent of Homes Sold*
Zone 100	1,949	\$165,586	\$322,727,983	20%
Zone 200	861	\$75,860	\$65,315,861	9%
Zone 300	1,068	\$91,785	\$98,026,565	11%
Zone 400	2,157	\$179,723	\$387,662,612	23%
Zone 500	1,673	\$97,944	\$163,860,026	17%
Zone 600	545	\$124,602	\$67,908,137	6%
Zone 700	366	\$134,664	\$49,287,075	4%
Zone 800	209	\$118,438	\$24,753,593	2%
Zone 900	733	\$145,173	\$106,411,664	8%
<b>Sedgwick County Total</b>	<b>9,561</b>	<b>\$134,500</b>	<b>\$1,285,953,516</b>	<b>100%</b>
<b>Butler County</b>	1,150	\$138,084	\$158,796,829	--
<b>Harvey County</b>	513	\$108,529	\$55,675,596	--

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2006 through December 31, 2006

\*Percent of total sold for zones in Sedgwick County only.

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Table 2B

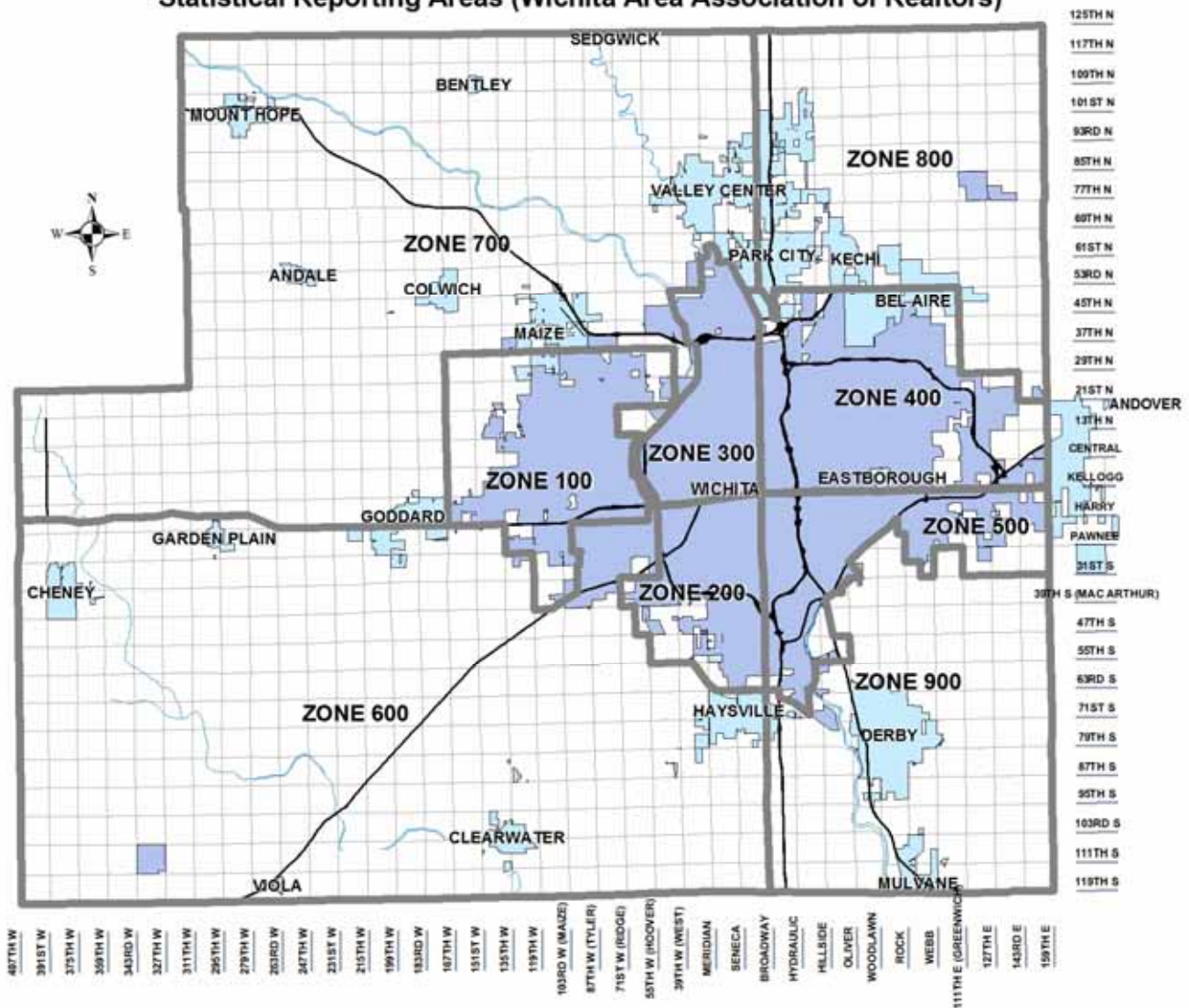
2001-2005 Sedgwick County Area Average Residential Sales

Zone	Average Sold	Average Price	5-Year Average Valuation	Percent of Homes Sold*
Zone 100	1,630	\$145,492	\$237,094,047	21%
Zone 200	694	\$67,945	\$47,126,619	9%
Zone 300	938	\$83,459	\$78,317,889	12%
Zone 400	1,760	\$160,774	\$282,898,442	22%
Zone 500	1,358	\$84,021	\$114,134,596	17%
Zone 600	423	\$107,444	\$45,491,957	5%
Zone 700	238	\$122,457	\$29,169,299	3%
Zone 800	187	\$110,710	\$20,702,734	2%
Zone 900	630	\$122,002	\$76,812,751	8%
<b>Sedgwick County Total</b>	<b>7,858</b>	<b>\$118,576</b>	<b>\$931,748,333</b>	<b>100%</b>
Butler County	945	\$121,320	\$114,647,489	
Harvey County	430	\$95,311	\$41,002,664	

Based on information from the Wichita Area Association of Realtors for the Period January 1, 2001 through December 31, 2005

\*Percent of total sold for zones in Sedgwick County only.

Figure 3  
Statistical Reporting Areas (Wichita Area Association of Realtors)



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## ANNEXATIONS

As a result of subdivision and other development activity at the fringe of Wichita, the City of Wichita has tried to accommodate this growth and the subsequent provision of services through annexations. In the past year, Wichita has grown to 159.9 square miles with an average density of approximately 2,254 persons per square mile.

In 2006, Wichita annexed 2,145 acres or 3.35 square miles. The majority of these annexations were due to property owner requests associated with new development. In 2006, about 17 residents were added through annexation. This is down from the 33 residents added to Wichita's population by annexation in 2005.

Of Wichita's 2006 annexation cases, about 7 percent of the land annexed was already developed.

The remaining 93 percent was developing or anticipated to develop in the near future.

Many of the small cities in Sedgwick County have also grown through annexation activity. Topping the list in acres annexed among the small cities are Park City, Valley Center and Goddard. **Table 3** shows annexation activity for each of the cities in Sedgwick County for 2006 along with total square miles for 2000 and 2006.

Annexations to each of the cities throughout Sedgwick County have occurred in several school districts and are an indicator of future enrollment patterns for them. School districts serving the cities in Sedgwick County along with current city limits are depicted in **Figure 4**.

Table 3

Annexation Activity in Sedgwick County Cities			
CITY	2000 Total Square Miles	2006 Acres Annexed	2006 Total Square Miles*
Andale	0.5	0.0	0.6
Bel Aire	2.2	0.0	6.5
Bentley	0.2	0.0	0.3
Cheney	1.4	3.0	2.0
Clearwater	1.1	0.0	1.6
Colwich	0.9	120.0	1.3
Derby	7.3	0.0	8.2
Eastborough	0.4	0.0	0.4
Garden Plain	0.4	0.0	0.6
Goddard	2.2	206.2	3.8
Haysville	3.4	57.2	4.4
Kechi	1.4	124.2	6.0
Maize	0.9		4.5
Mount Hope	1.0	0.0	1.5
Mulvane*	1.6	78.0	1.8
Park City	5.4	381.6	9.1
Sedgwick*	0.2	0.0	0.2
Valley Center	3.2	293.3	6.2
Viola	0.2	0.0	0.2
Wichita	140.0	2145.4	159.9

Source: Sedgwick County Geographic Information Systems and Small City Survey

\*Totals reflect city area within Sedgwick County

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**Figure 4**  
**School Districts Serving Sedgwick County**

