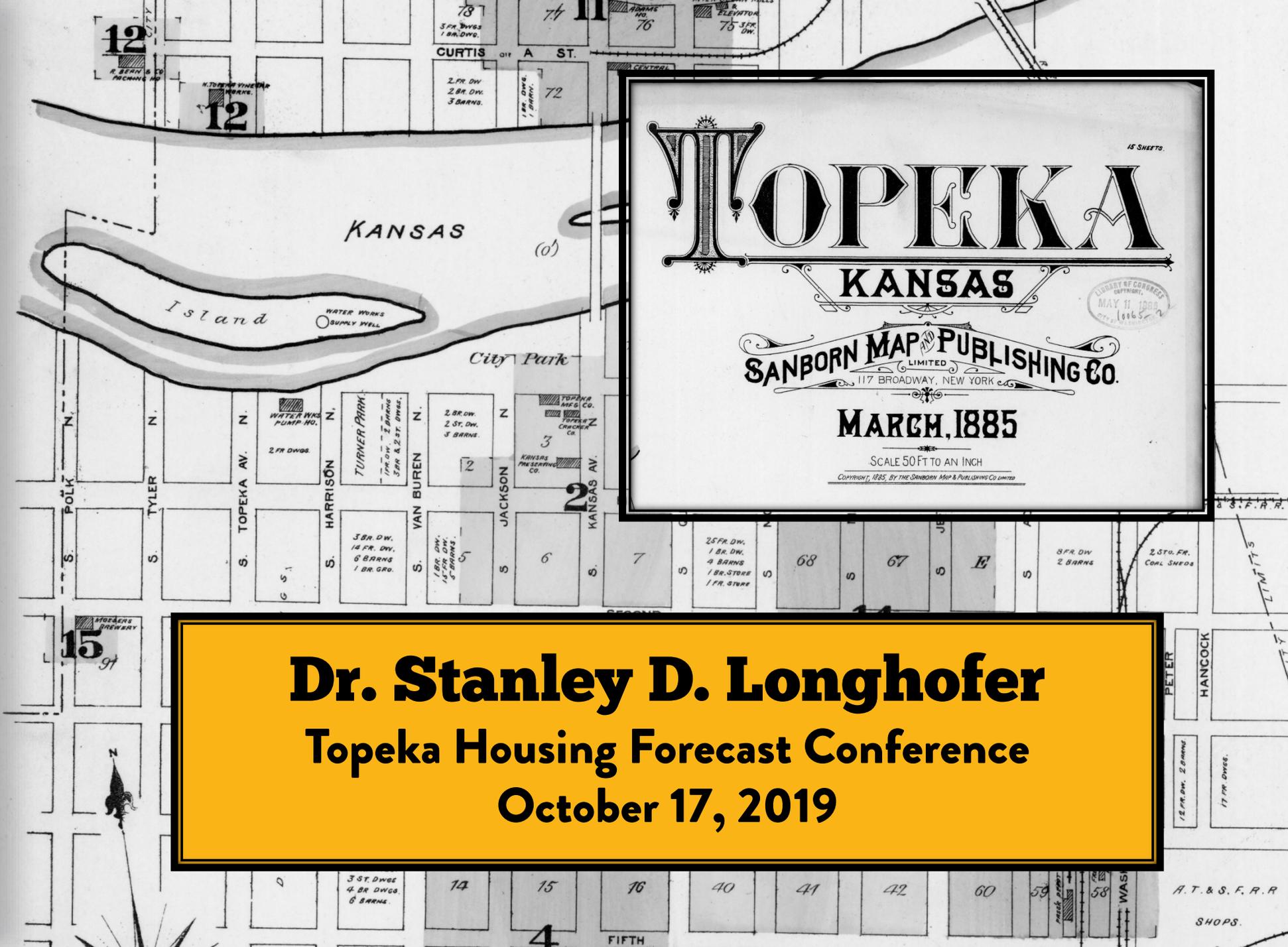


Topeka

2020 Housing Forecast

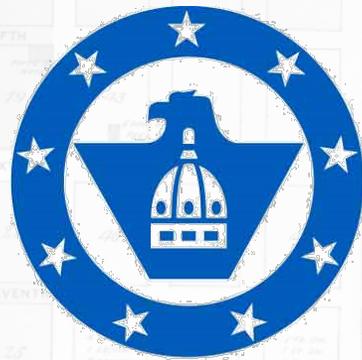


Dr. Stanley D. Longhofer
Topeka Housing Forecast Conference
October 17, 2019

2020 Topeka Forecast Sponsors



Security 1st Title



Capitol Federal®

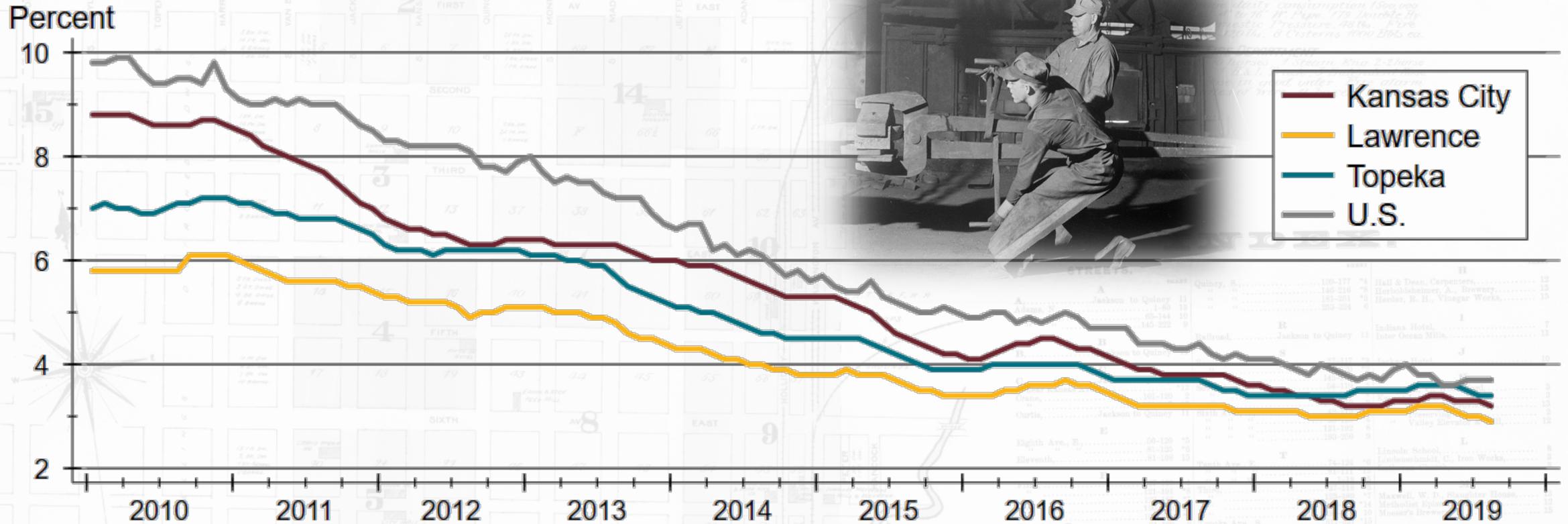
True Blue® for over 125 years



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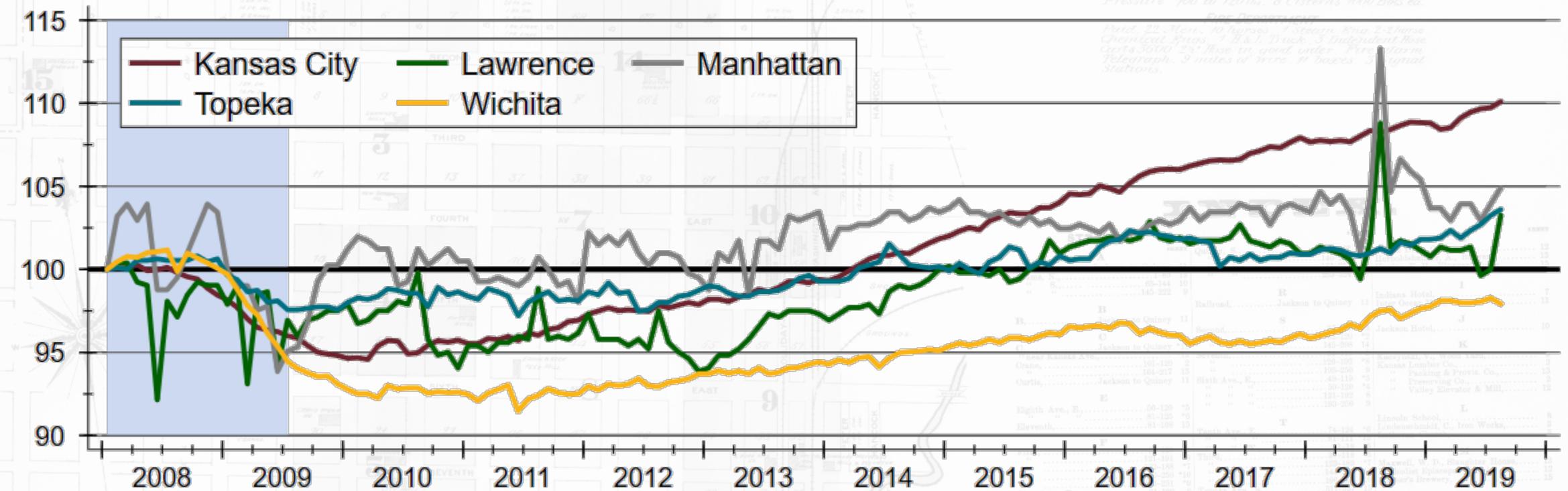
Unemployment Rates



Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

Total Non-farm Employment

Index: 2008m1 = 100



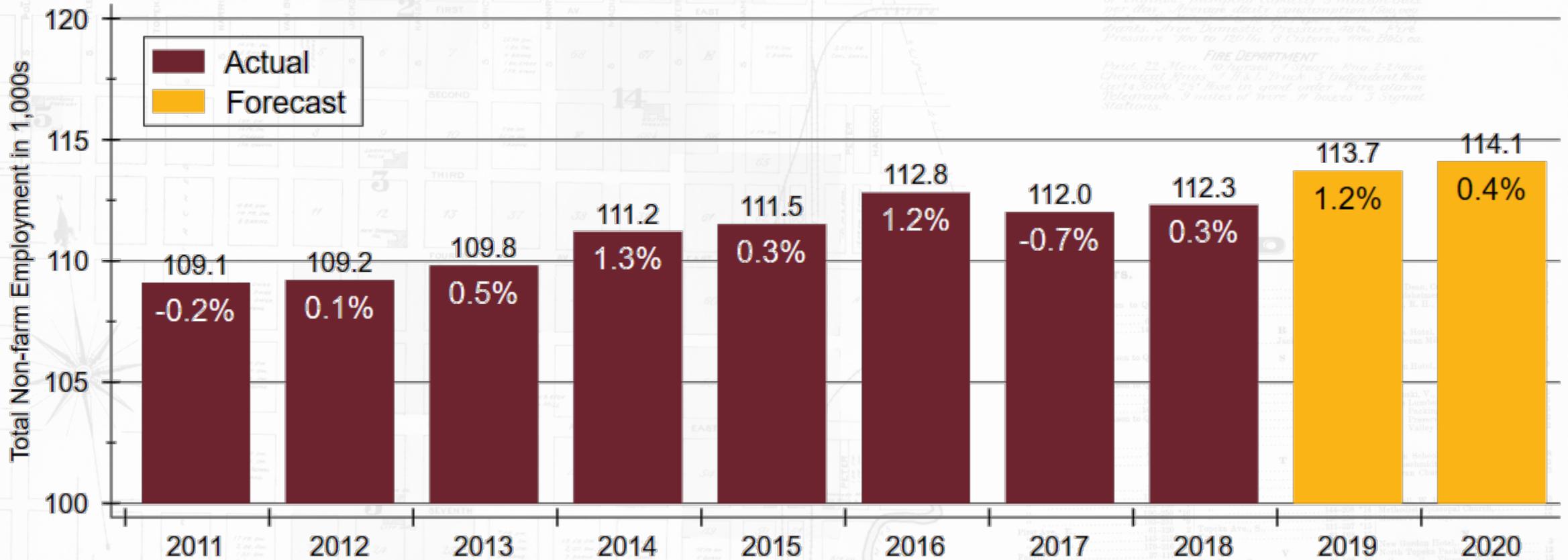
Source: U.S. Bureau of Labor Statistics
Indexes created from seasonally adjusted data



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Topeka Employment Forecast



Sources: Kansas Department of Labor and WSU CEDBR



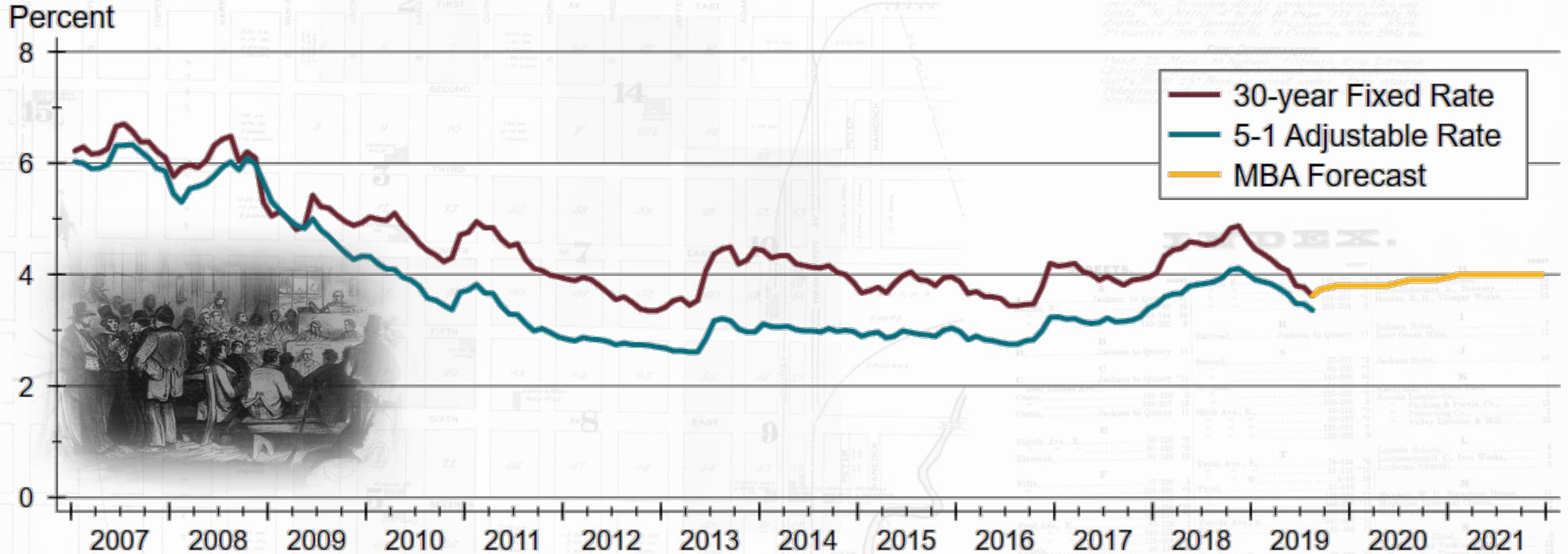
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WATER FACILITIES
Very good. Fully system of water works. 2 sets of engines, pumping capacity 3 million Gals. per day. Average daily consumption 130,000 Gals. Avg. Domestic Pressure 40%. Fire Pressure 100 to 120 lbs. 8 Casters, 1000 lbs. ea.

FIRE DEPARTMENT
Paid 22 Men. 10 horses. 10 teams. 2-2 hose. Chemicals, 8000. 2 3/4 h. truck. 3 independent hose carts. 5000 lbs. hose in good order. Fire alarm. Telephone. 3 miles of wire. 4 boxes. 3 signal stations.

Mortgage Rates Forecast



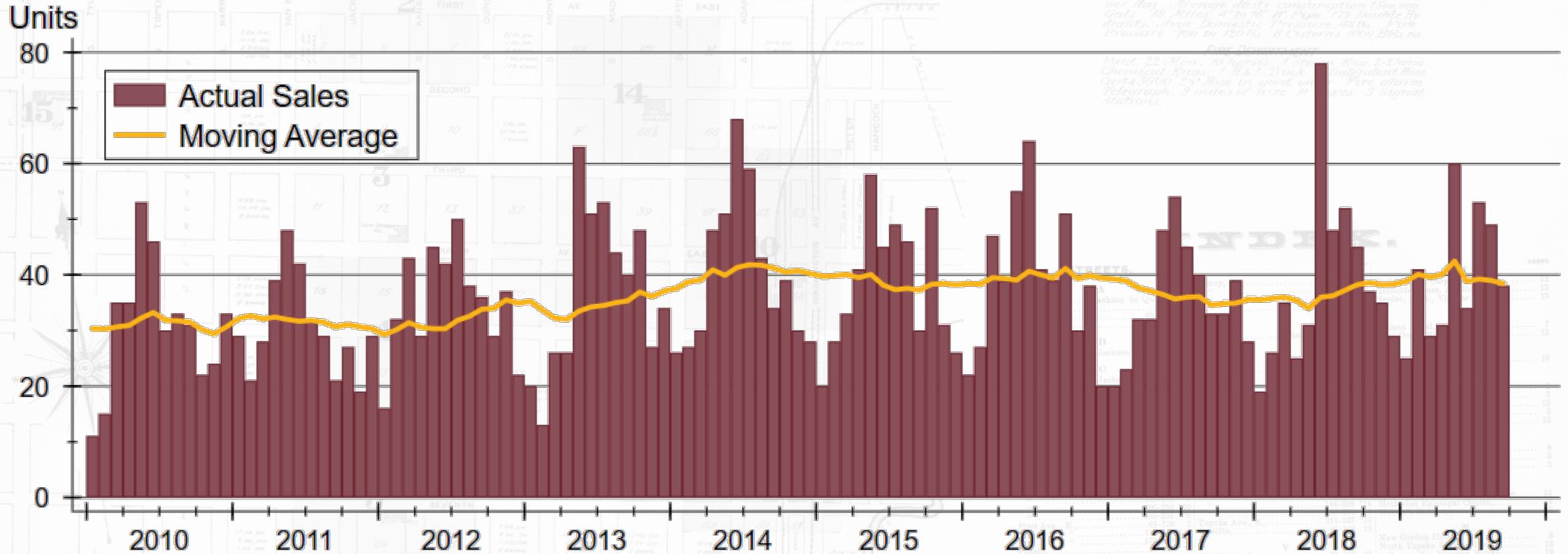
Sources: Freddie Mac; Mortgage Bankers Association

Labor and Mortgage Market Summary

- **Current fundamentals are solid**
- **Mortgage financing is widely available...and *cheap!***
- **Labor markets are fairly healthy**
- ***All of this could change quickly***



Emporia Area Home Sales



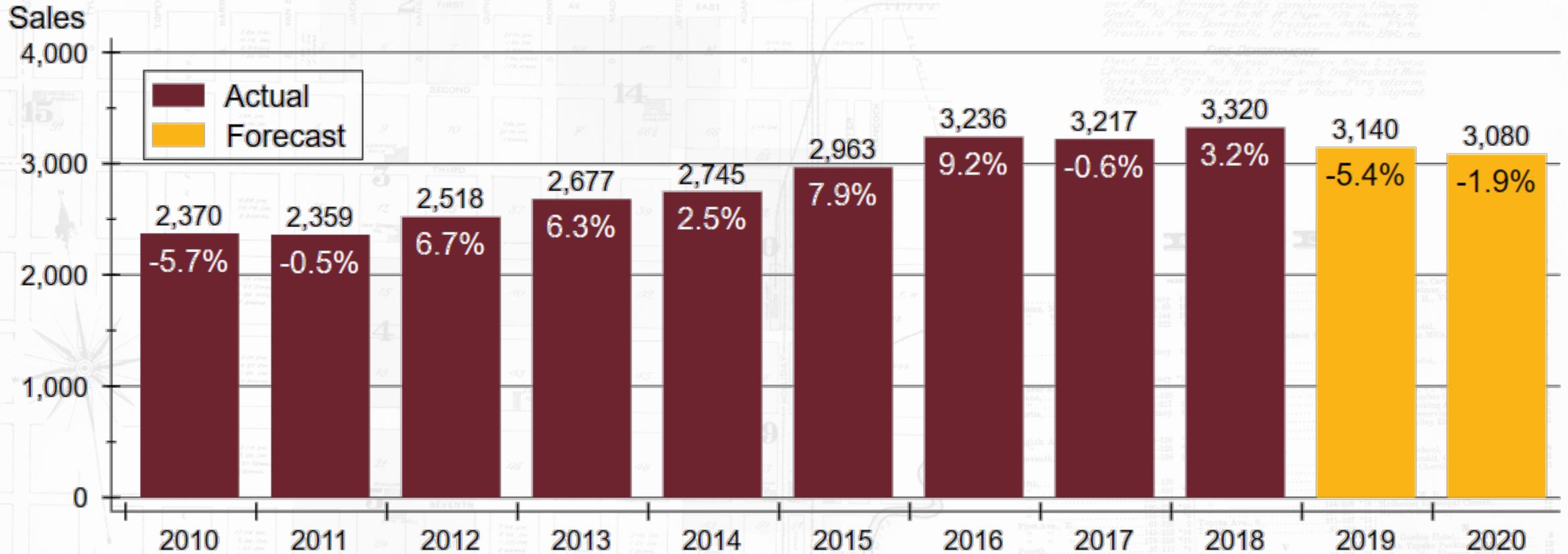
Source: Sunflower Association of REALTORS®



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Topeka Home Sales Forecast



Sources: WSU Center for Real Estate and Sunflower Association of Realtors®

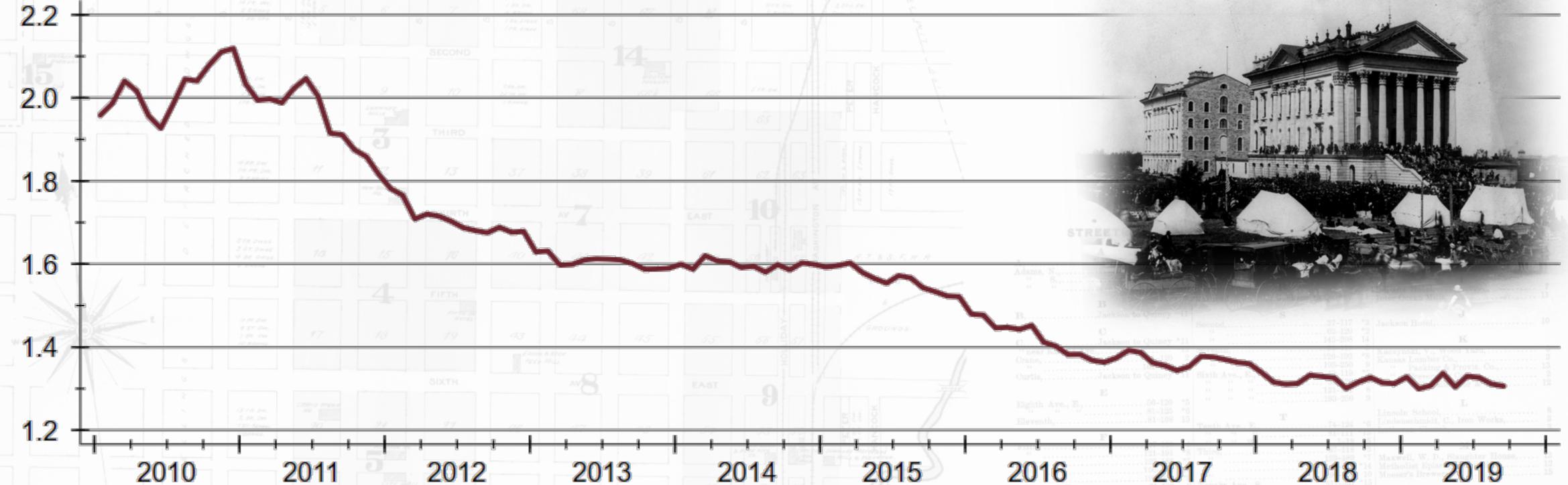


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New Listings per Closed Sale

Listings per Closing



Source: Sunflower Association of Realtors®
12-month lagging moving average

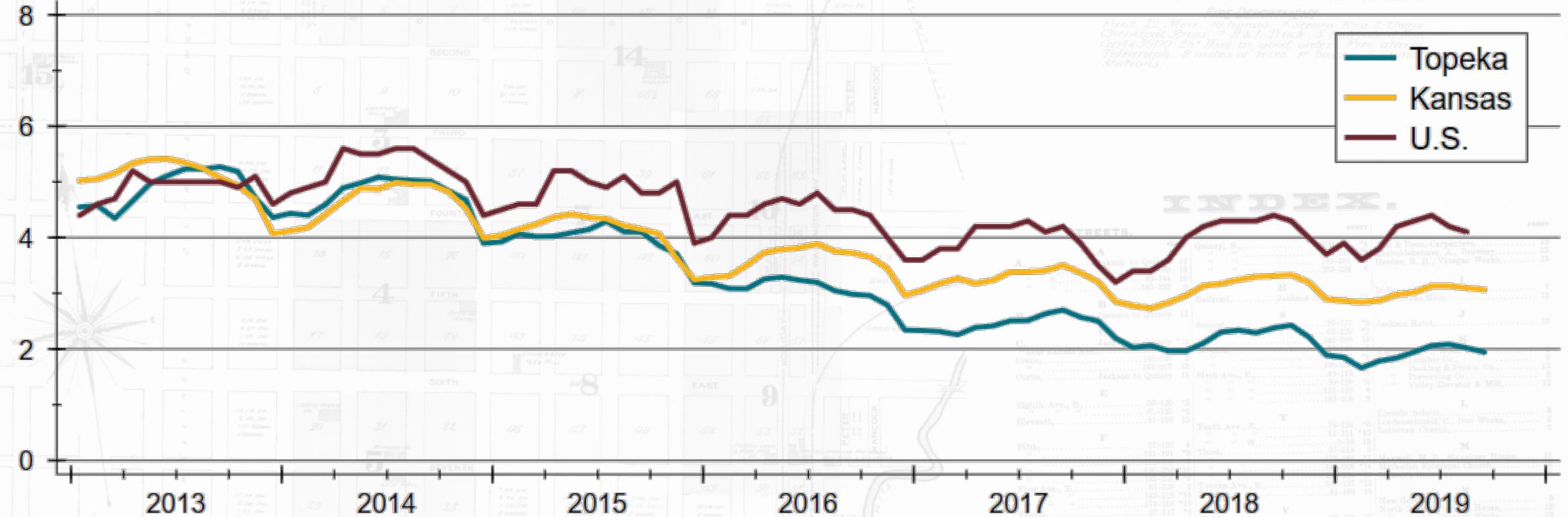


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Inventory of Homes for Sale

Months' Supply



Sources: NAR, KAR and Sunflower Association of Realtors®

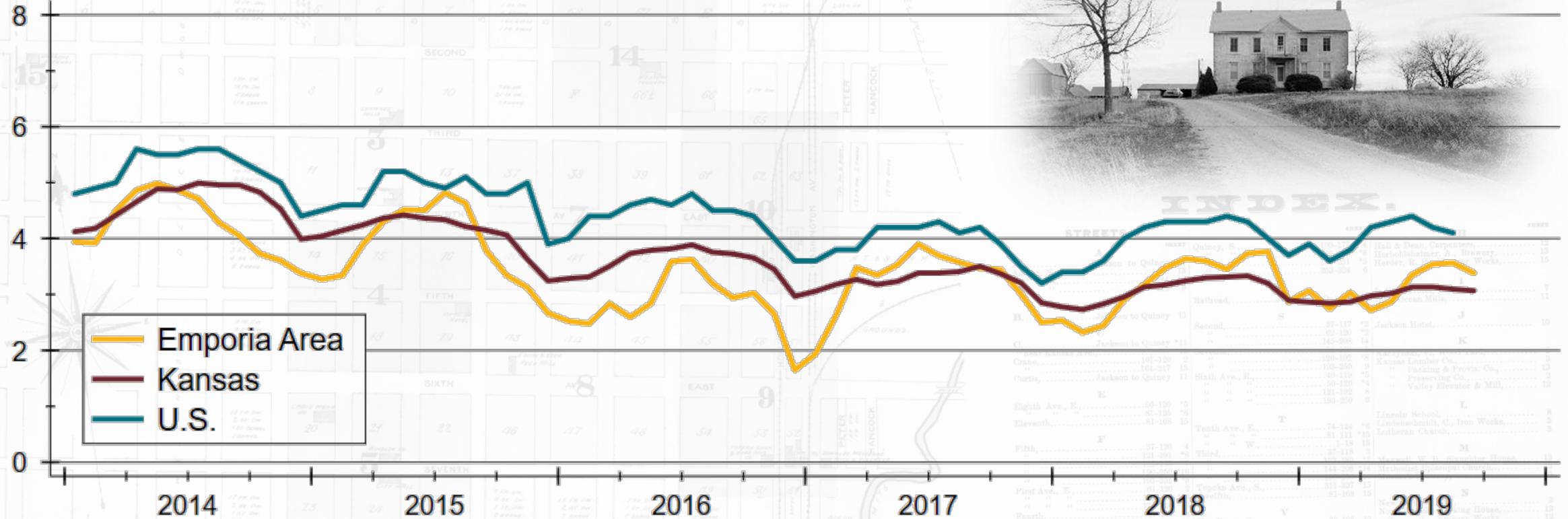


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Inventory of Homes for Sale

Months' Supply



Source: Sunflower Association of REALTORS® and Participating Kansas REALTOR® MLS systems

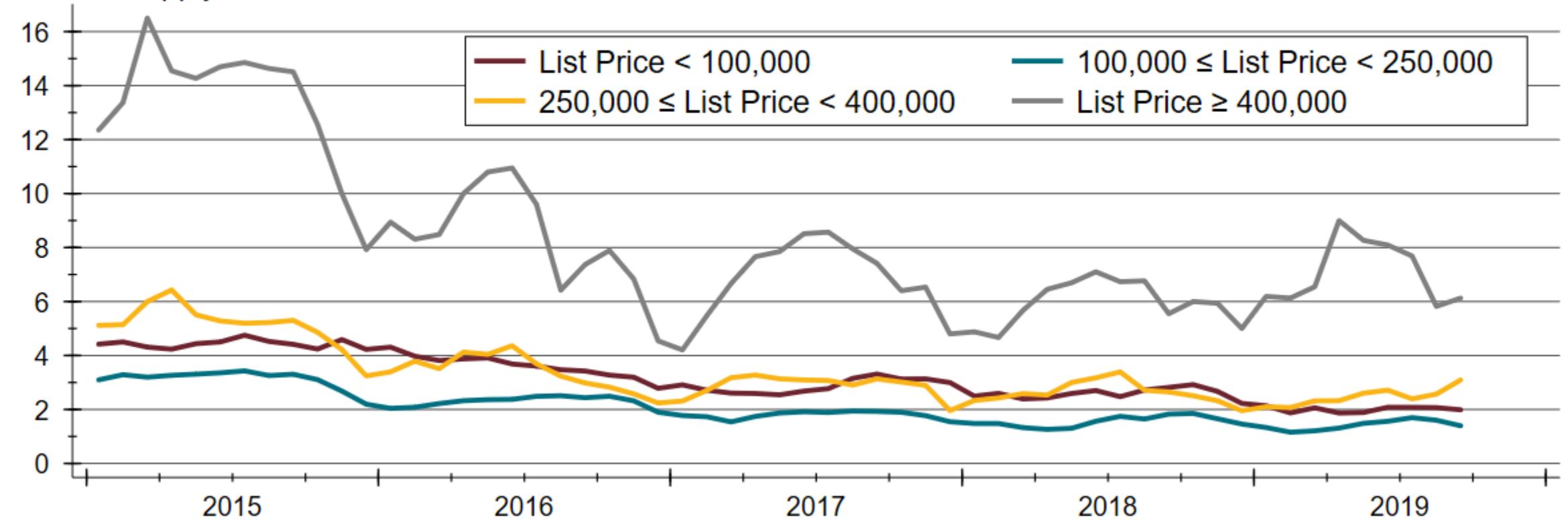


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Topeka Inventories by List Price

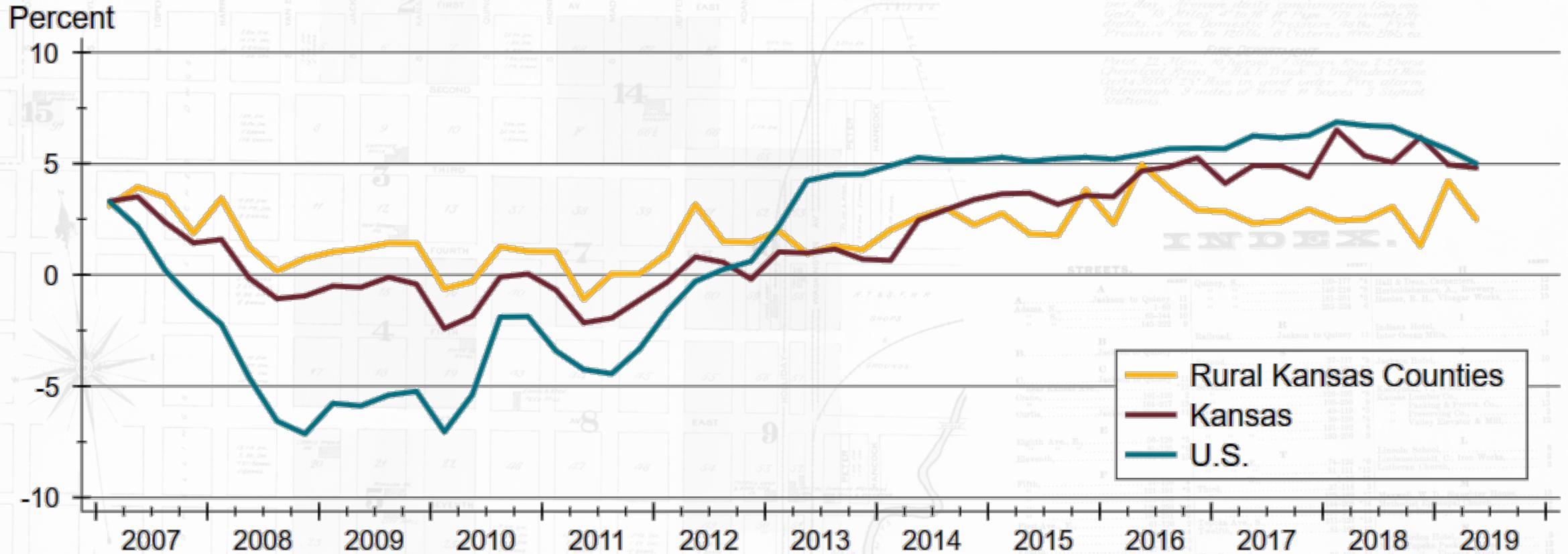
Months' Supply



Source: Sunflower Association of Realtors®

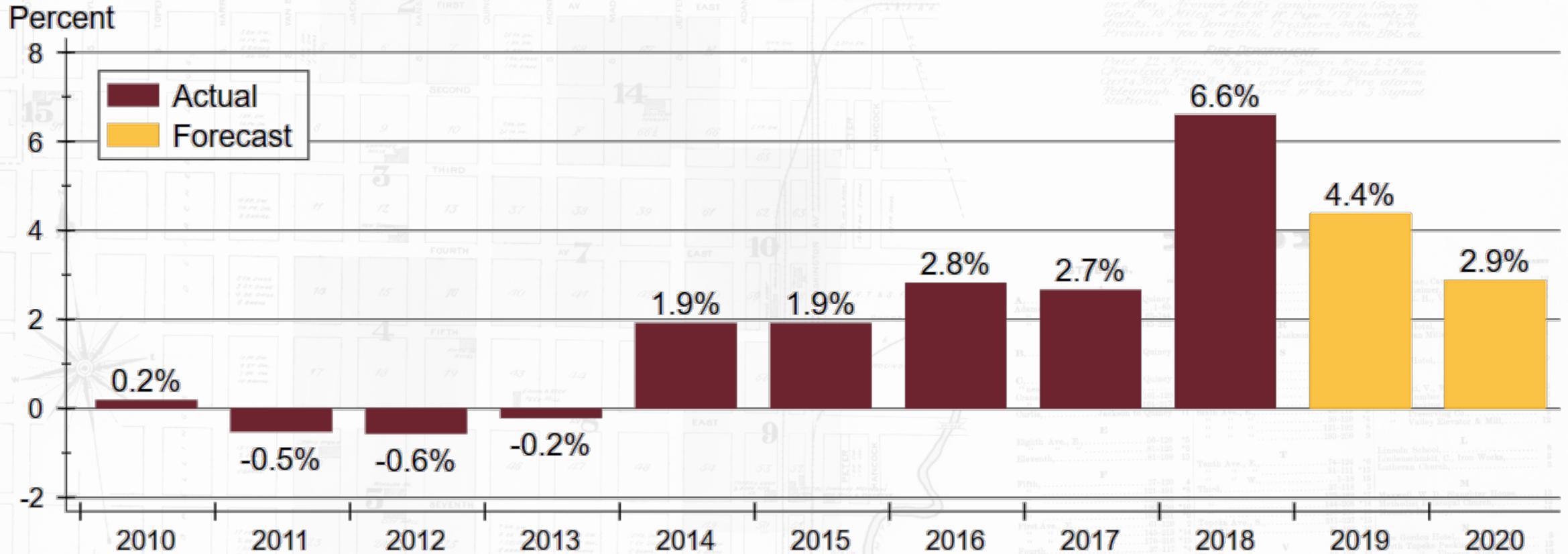


Kansas Home Price Appreciation



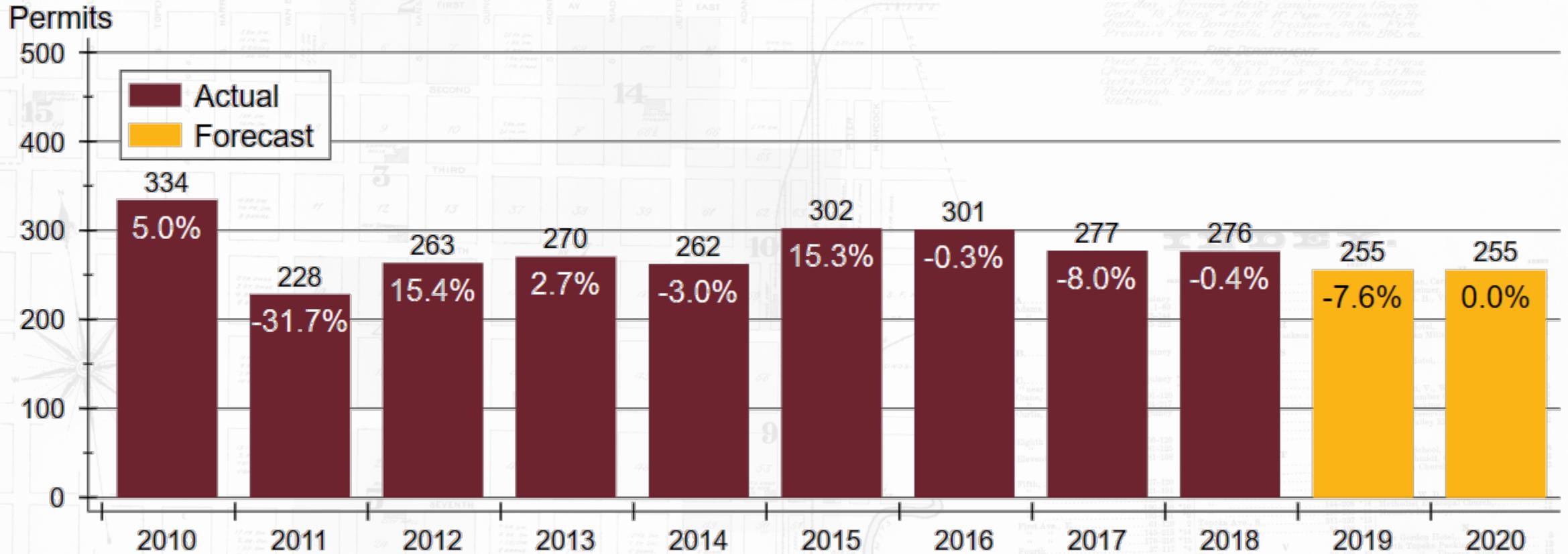
WATER FACILITIES
 Very good fully system of water works, 2 sets of engines, pumping capacity 3 million Gals. per day. Average daily consumption 150,000 Gals. 18 Miles 4" to 16" W. Pipe 175 Double-By Hyants. Arise Domestic Pressure 40 lbs. Pipe Pressure 100 to 120 lbs. 8 Casters 1000 lbs. ea.
 Fire Department
 Fire 22 Acres 10 horses 2 engines 2-2 hose Chemical Shop 1 3/4 k. Stock 13 Independent Fire Co's 3000 2 1/2 hrs. in order. Fire alarm Telephone, 3 miles of wire, 4 boxes 3 signal Stations.

Topeka Home Prices Forecast



Sources: WSU Center for Real Estate and Federal Housing Finance Agency

Topeka New Home Construction



Sources: WSU Center for Real Estate and U.S. Bureau of the Census

2020 Topeka Housing Forecast

	2017 Actual	2018 Actual	2019 Forecast	2020 Forecast
Total Home Sales	3,217 units -0.6%	3,320 units +3.2%	3,140 units -5.4%	3,080 units -1.9%
SF Building Permits	277 units -8.0%	276 units -0.4%	255 units -7.6%	255 units +0.0%
Home Price Appreciation	+2.7%	+6.6%	+4.4%	+2.9%

2020 Kansas Housing Forecast

	2017 Actual	2018 Actual	2019 Forecast	2020 Forecast
Total Home Sales	40,857 units +1.6%	40,754 units -0.3%	39,830 units -2.3%	40,290 units +1.2%
SF Building Permits	5,819 units +15.0%	5,628 units -3.3%	4,920 units -12.6%	5,410 units +10.0%
Home Price Appreciation	+4.4%	+6.2%	+5.2%	+4.4%

2020 Major Markets Forecast

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,540 units +1.0%	1,390 units -3.5%	1,590 units +9.7%	3,080 units -1.9%	10,260 units -0.9%
SF Building Permits	5,440 units +16.4%	225 units +2.3%	220 units +4.8%	255 units +0.0%	965 units -3.0%
Home Price Appreciation	+4.9%	+3.7%	+3.6%	+2.9%	+4.3%



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