

# Kansas

## 2020 Housing Forecast



**Dr. Stanley D. Longhofer**  
**Salina Economic Outlook Conference**  
**October 31, 2019**

# Saline County Housing Outlook Sponsor

CREDIT UNION  
of America

*Water Facilities*  
Bully System, Water Works, 1 Double Gaswell  
Compound, Pumping Eng, Copey 12 Million  
Galls. 11 Supply from Storage Well & River  
24 Miles of 18" Pipes 12" to 14" 65 Double  
Hydrants, Pressure, Domatic 30 lbs, Fire,  
70 lbs.

*Fire Department*  
Bully 11 Men, 1 Chemical Eng, not used,  
2 Independent, Hose Carts, 1000' of Hose, in  
good condition.  
Streets, not paved  
Grate level

Salina, Kansas,  
July 16, 1882

The undersigned, Ins Agents of  
Salina, Kans, have to day examined the  
new Ins Map of said City made by  
the Southern New & Publishing Co. of  
New York. Find the same very complete  
and accurate and recommend its use

Brady Brothers & Coopers  
Drafter & Keifer  
Davis, Yagelman & Day  
White & Harmer  
Berlin, Supple & Co  
Carroll, Lawrence & Piling

KEY	
11	FIRE WALL SIX IN. ROOF
12	FRAME PARTITION
13	OPENING & DOOR DOOR
14	WINDOWS - SHUTTERS
15	STABLE
16	WINDOW IN 1ST STORY
17	2 1/2" x 3 1/2"
18	WINDOWS COLORED YELLOW ARE FRAME
19	RED - BRICK
20	BLUE - STONE
21	GREY - IRON
22	BROWN - ADobe
23	GREEN - SPECIALS
24	MAPED IS ARE CURVE LINES
25	INDICATE RELATIVE HEIGHTS
26	ALTERNATE STREET NOT ARE ACTUAL
27	CONSECUTIVE
28	BROKEN LINE NEAR STEPS WOOD CORNER
29	SOLID
30	METAL

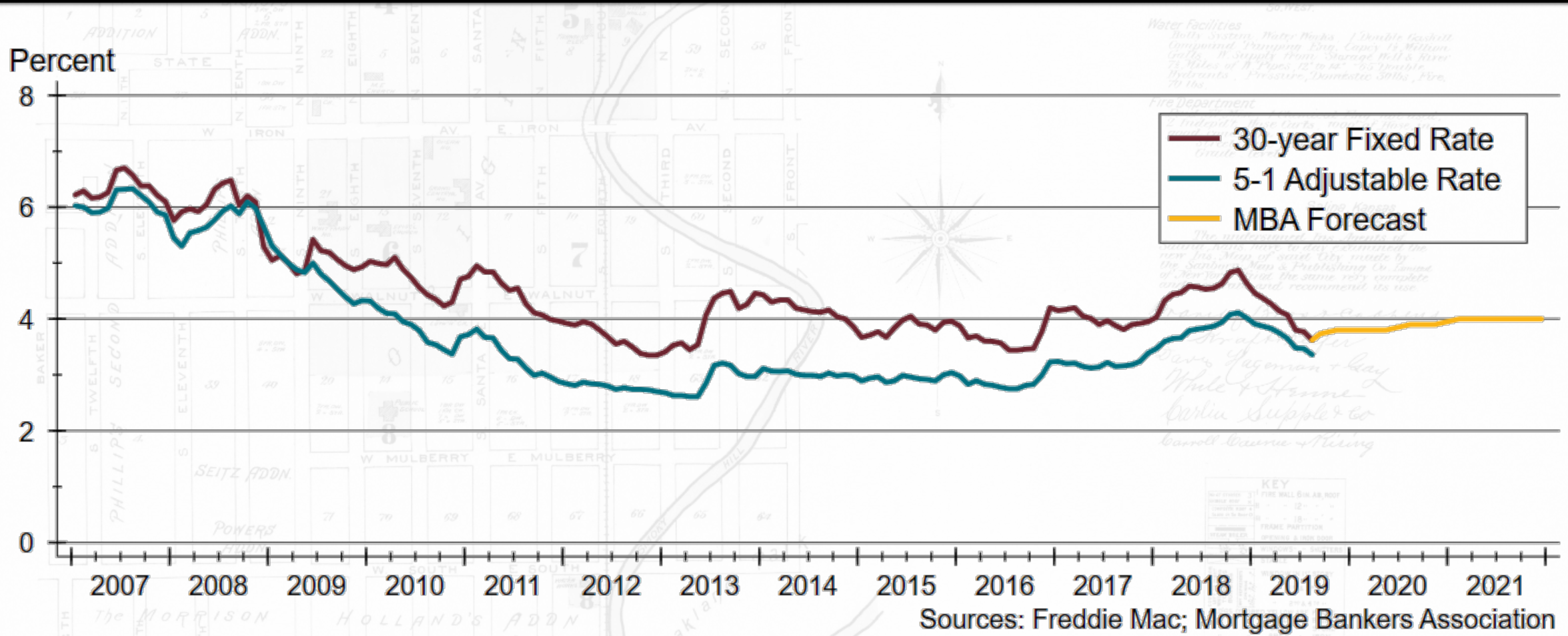


# Thanks also to:




and participating REALTOR® MLS systems across Kansas

# Mortgage Rates Forecast



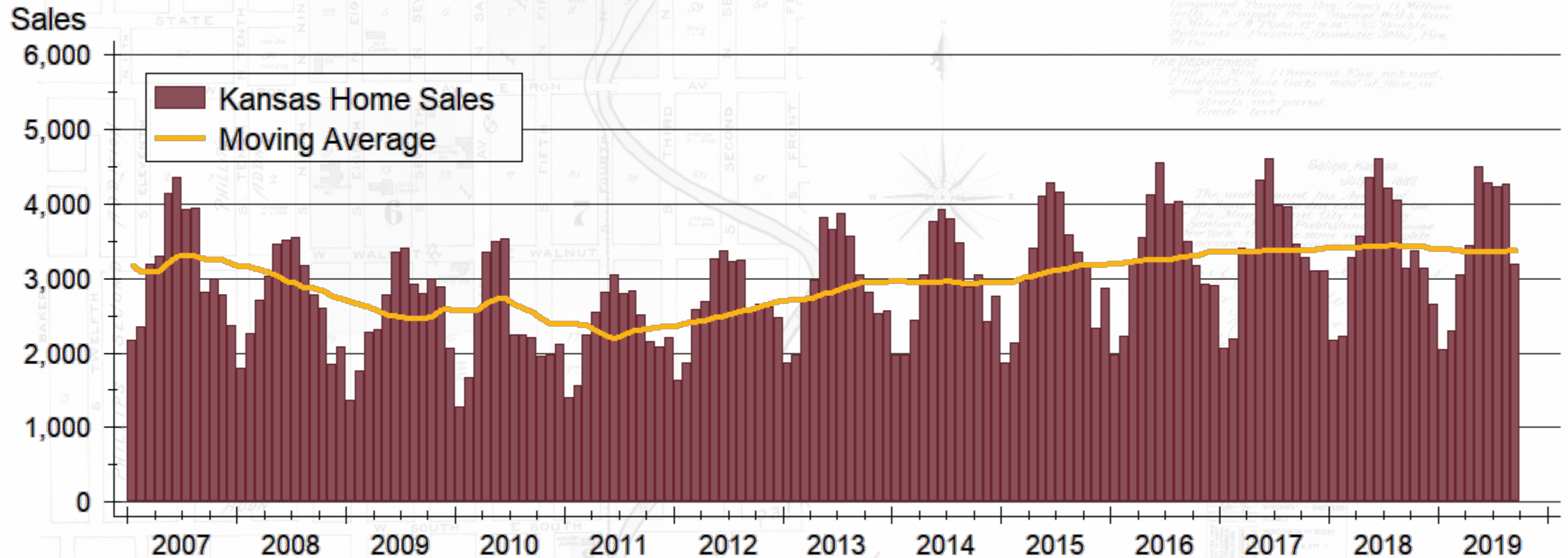
# Labor and Mortgage Market Summary

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



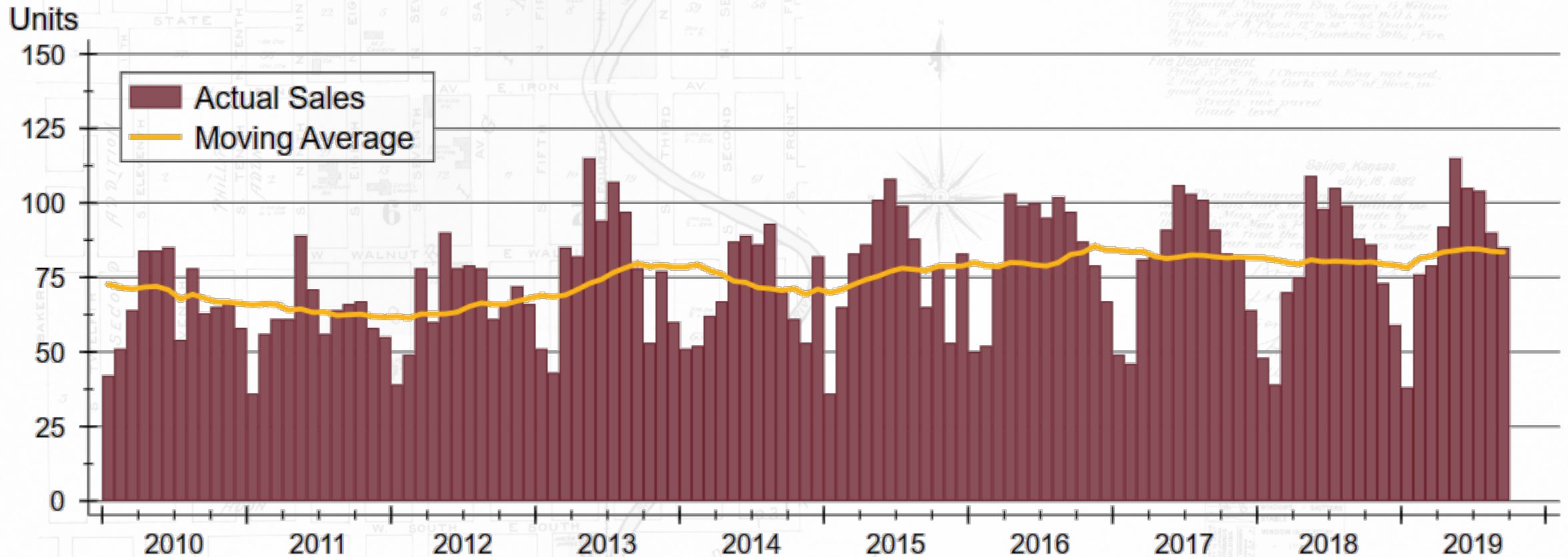


# Kansas Total Home Sales



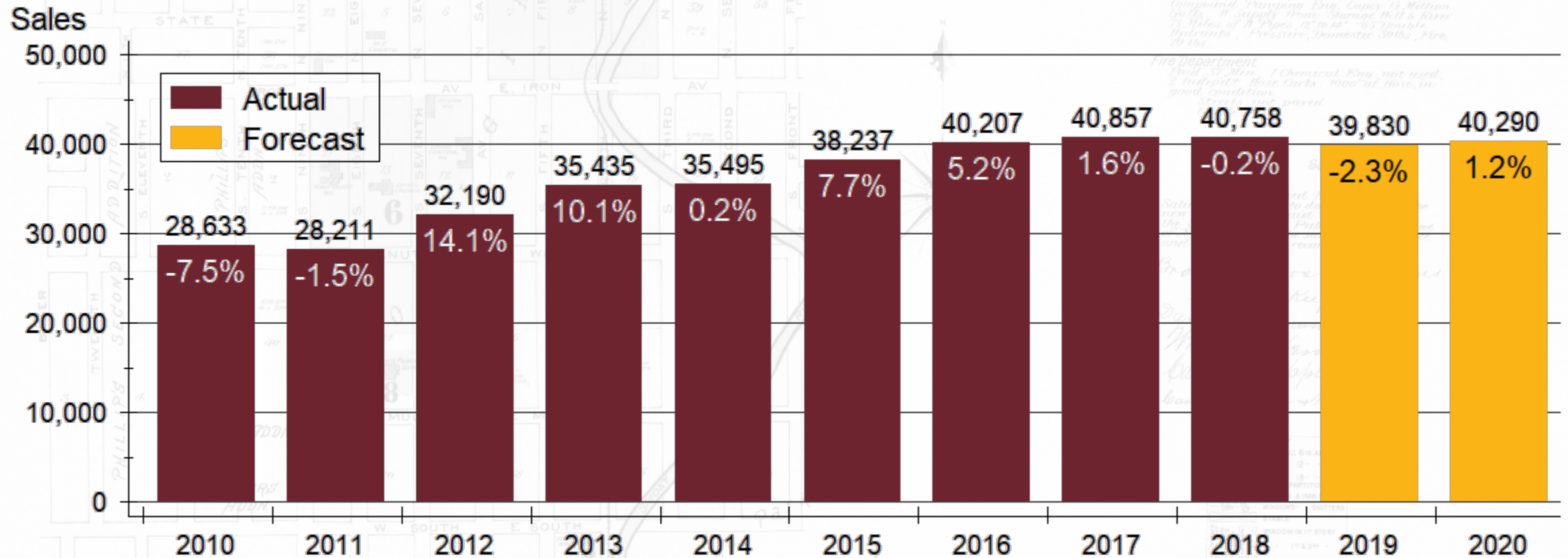
Source: Participating Kansas REALTOR® MLS Systems

# Salina Area Home Sales



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

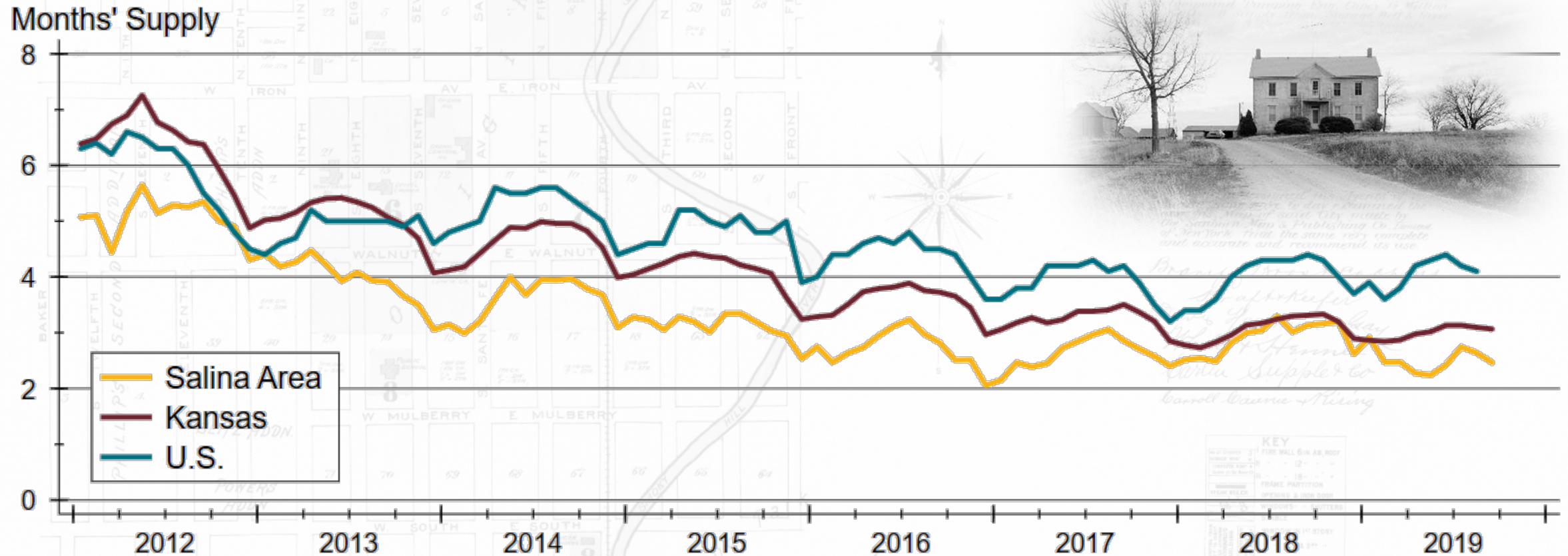
# Kansas Home Sales Forecast



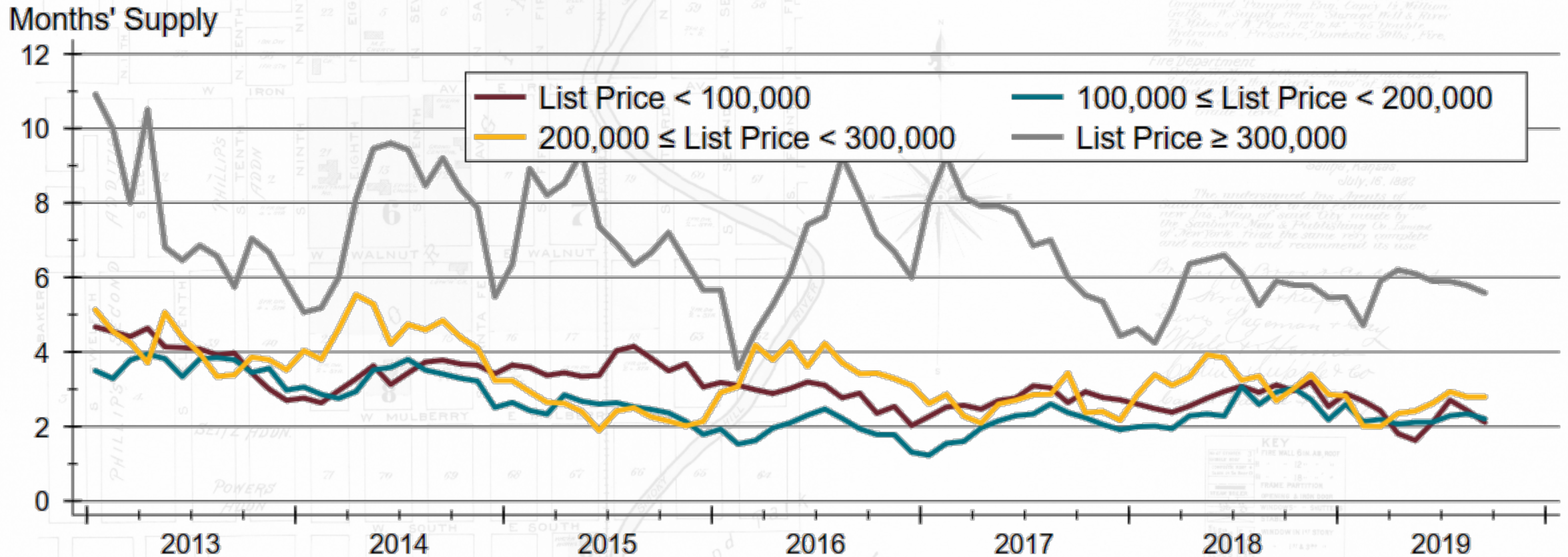
Sources: WSU Center for Real Estate and Participating Kansas REALTOR® MLS Systems



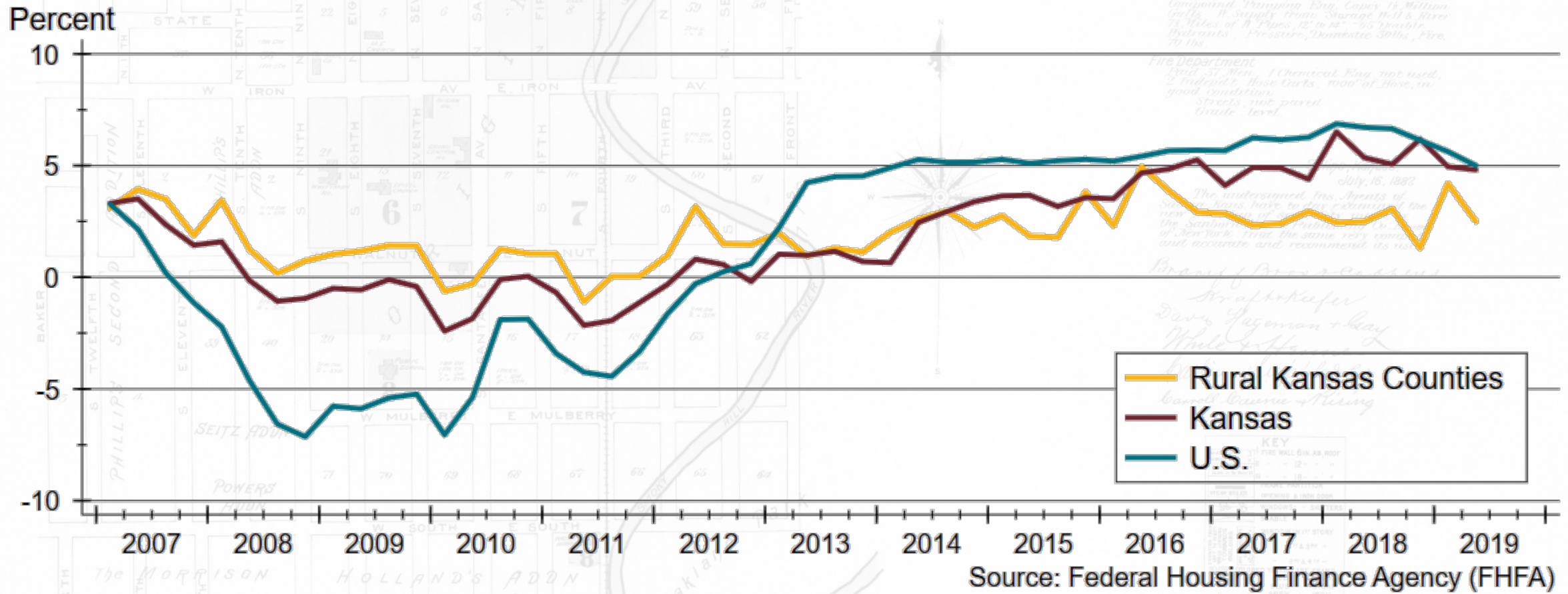
# Inventory of Homes for Sale



# Salina Inventories by List Price

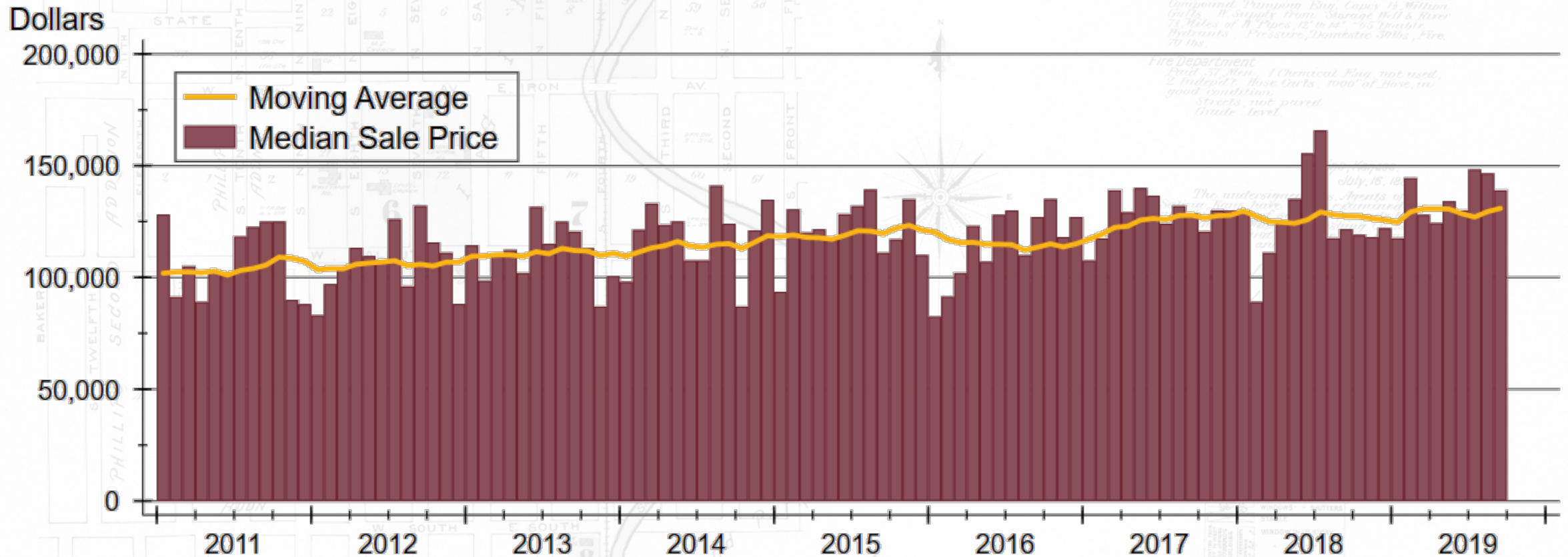


# Kansas Home Price Appreciation



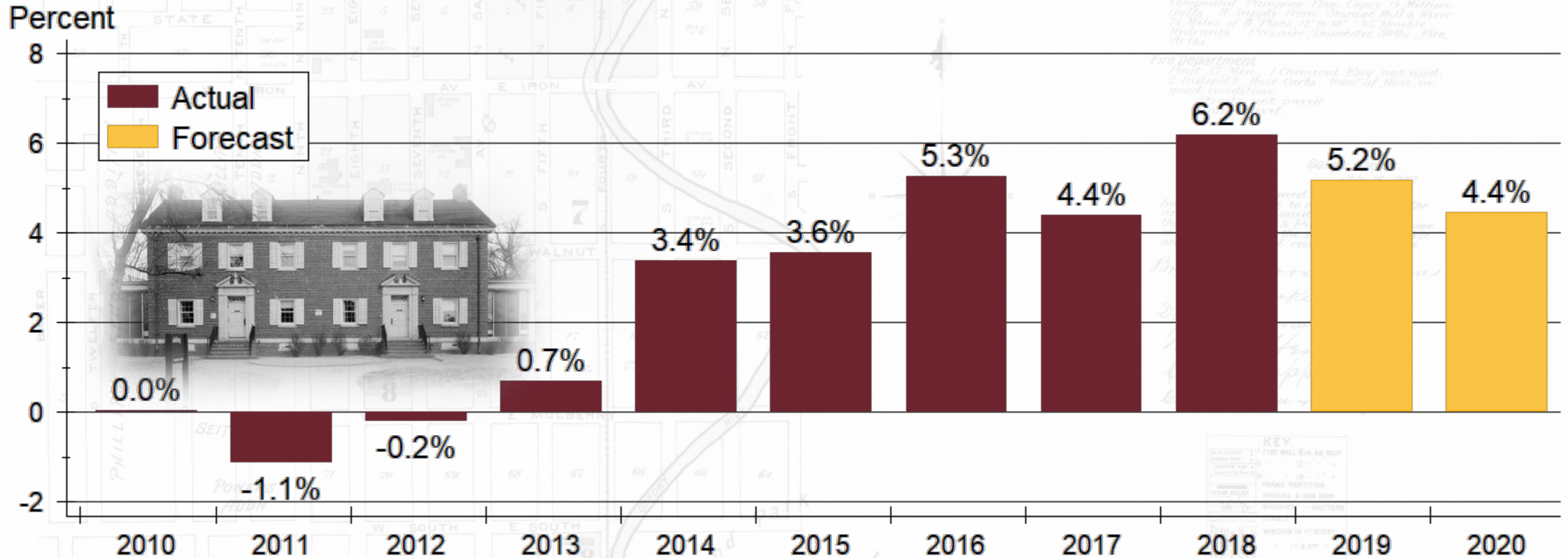


# Salina Home Prices



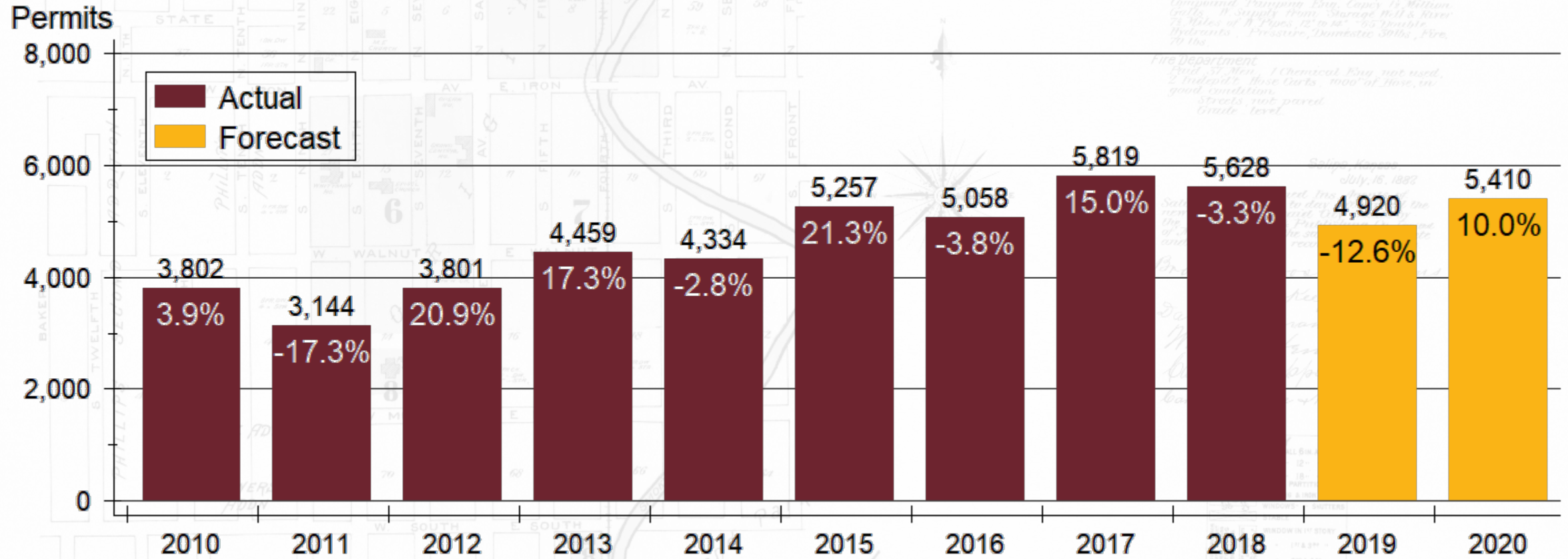
Source: Great Plains Association of REALTORS® and Participating Kansas REALTOR® MLS systems

# Kansas Home Prices Forecast



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

# Kansas New Home Construction



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



# 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
<b>Total Home Sales</b>	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%
<b>SF Building Permits</b>	5,440 units +16.4%	225 units +2.3%	220 units +4.8%	255 units +0.0%	965 units -3.0%
<b>Home Price Appreciation</b>	+4.9%	+3.7%	+3.6%	+2.9%	+4.3%

# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas

*[www.wichita.edu/realestate](http://www.wichita.edu/realestate)*



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