



Kansas

HOUSING
FORECAST

A NEW PERSPECTIVE



WICHITA STATE
UNIVERSITY

W. FRANK BARTON
SCHOOL OF BUSINESS



Thanks to the sponsors of this year's Wichita Housing Forecast



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Thanks also to the following REALTOR® boards and MLS systems:

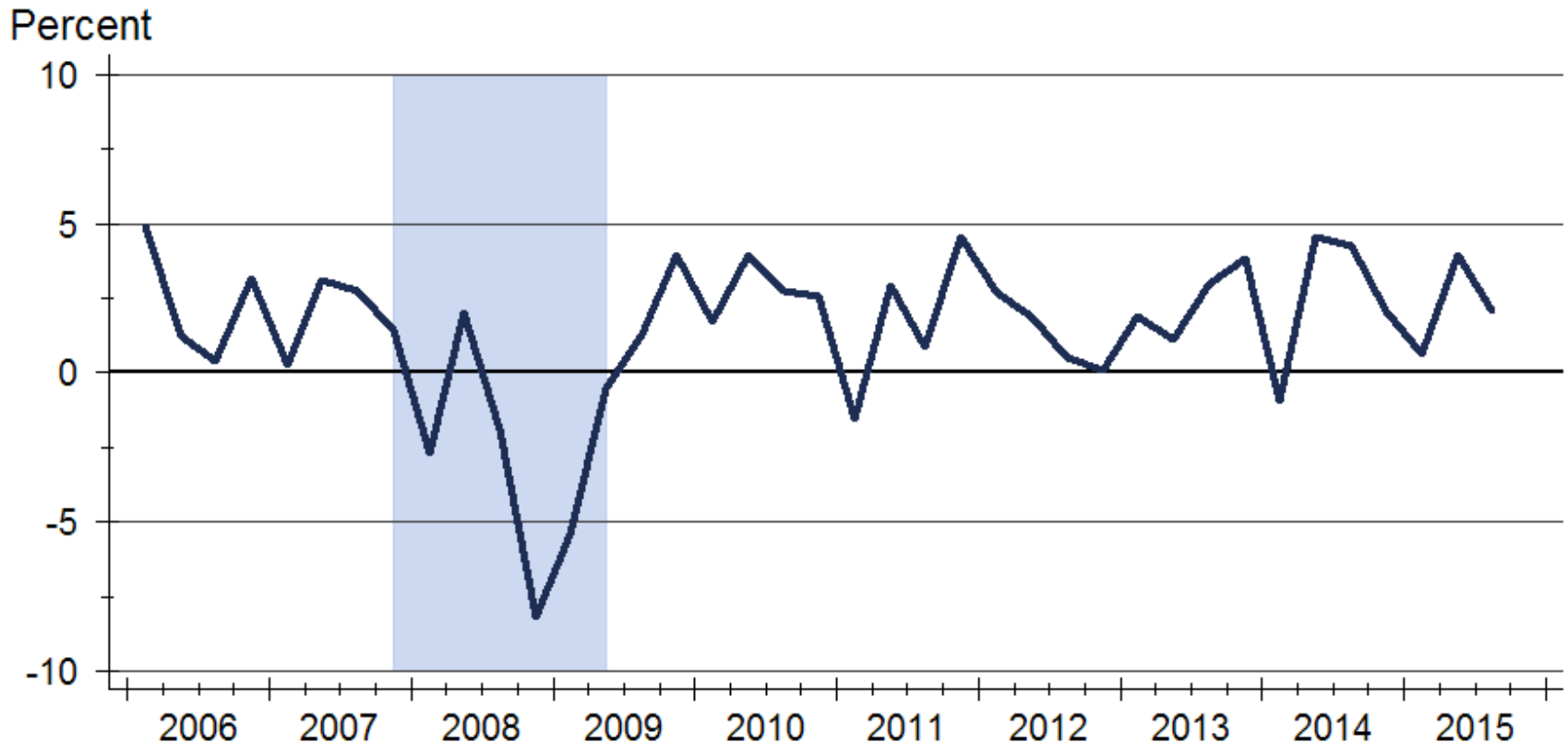


South Central Kansas MLS



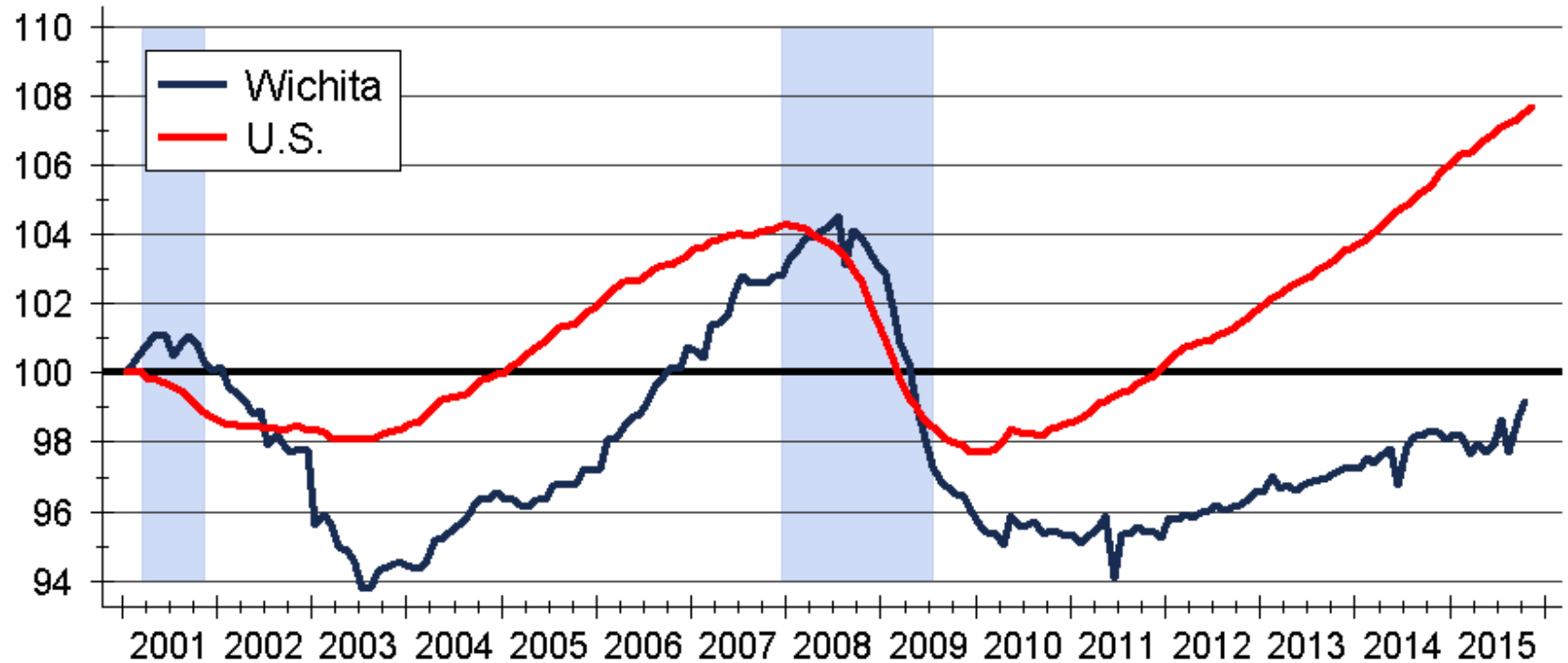
and participating
REALTOR® MLS systems
across Kansas

Real GDP Growth



Employment Growth

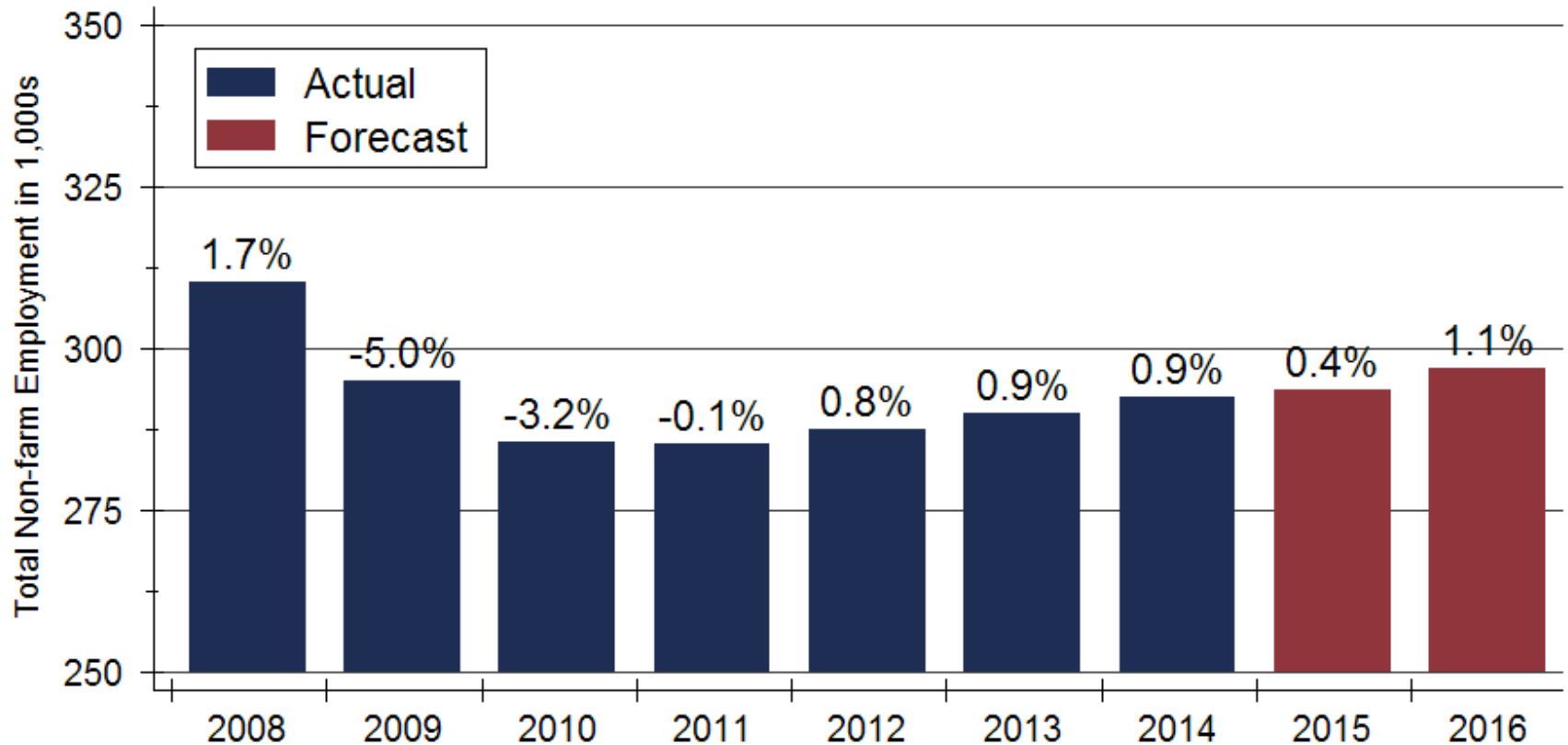
Index: 2001m1 = 100



Source: U.S. Bureau of Labor Statistics

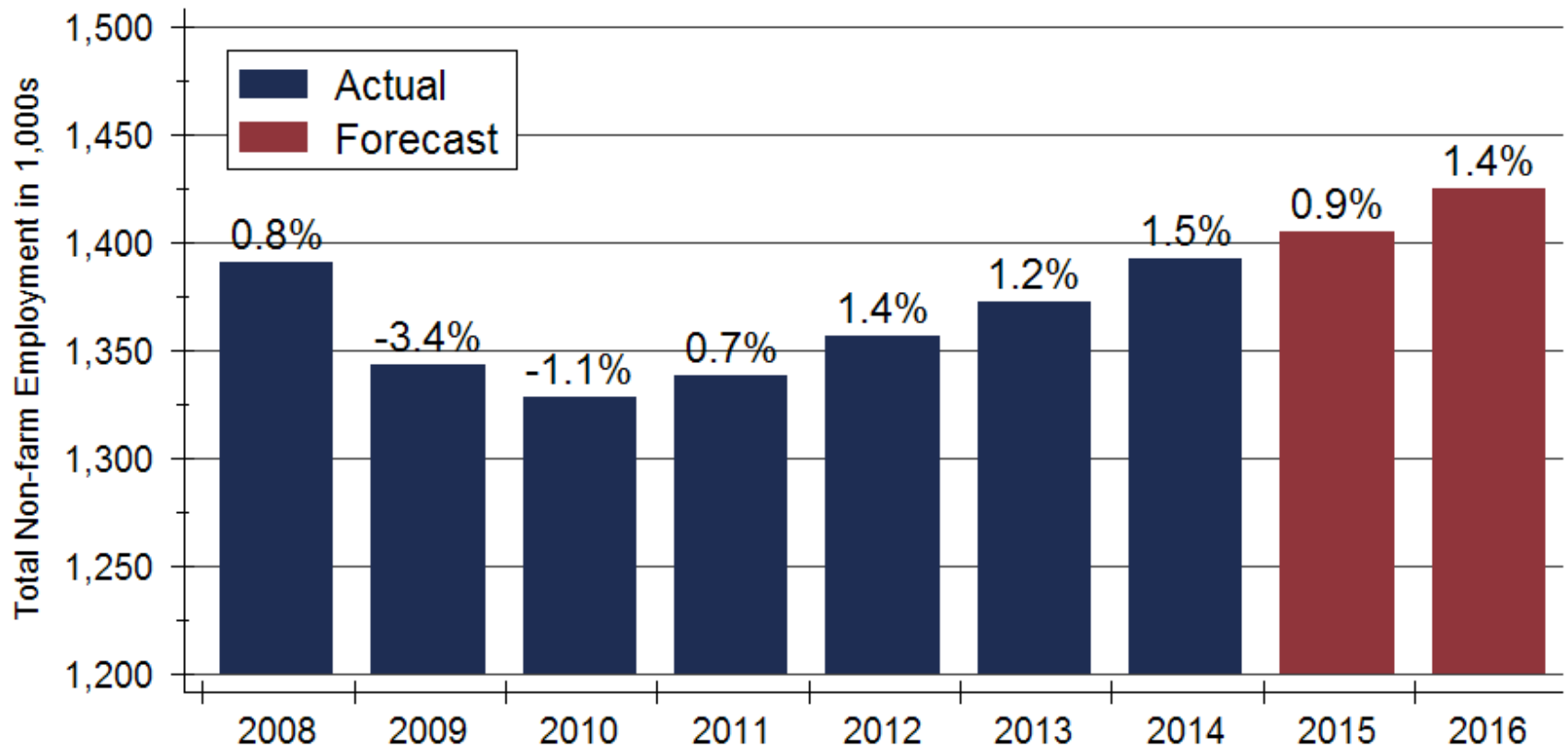
Index created from seasonally adjusted data

Wichita Employment Forecast



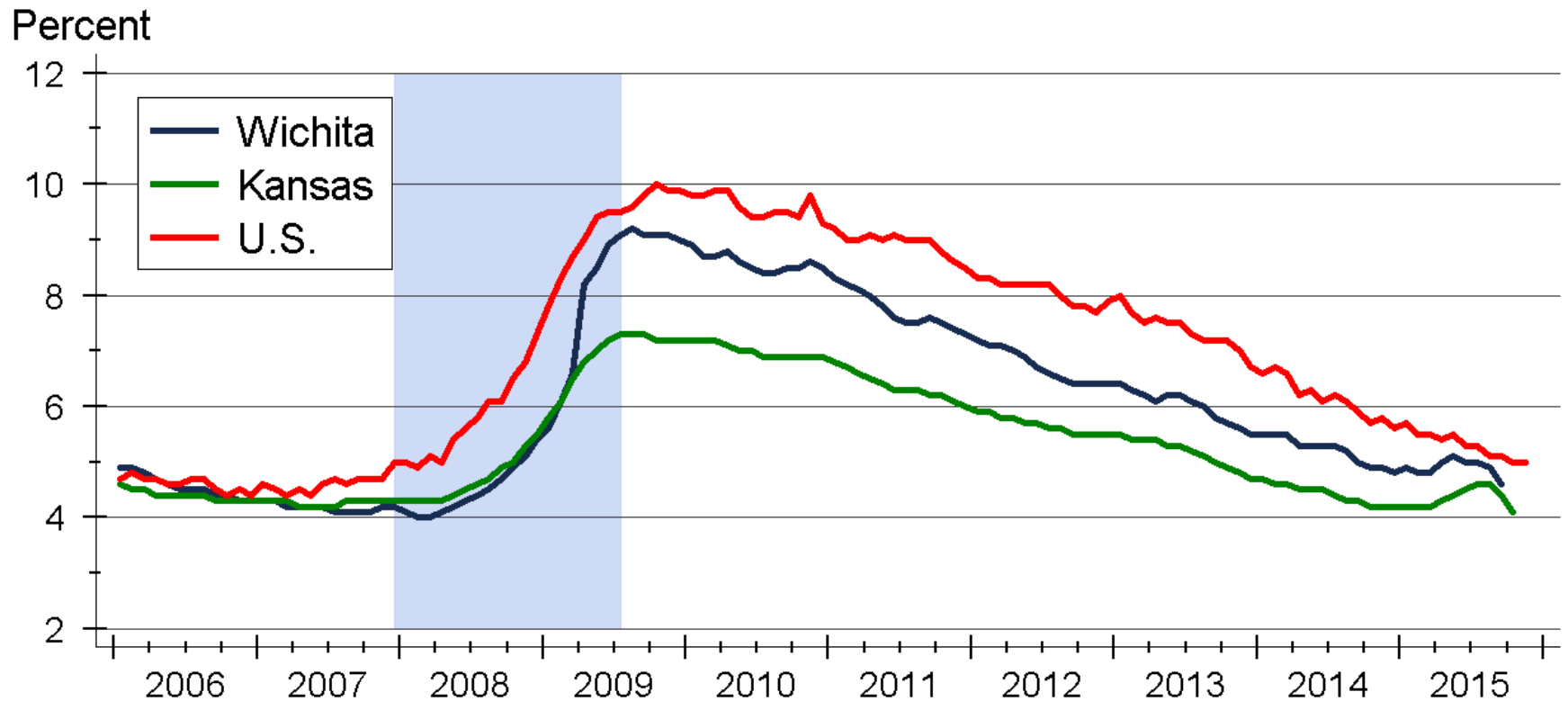
Sources: Kansas Department of Labor and WSU CEDBR

Kansas Employment Forecast



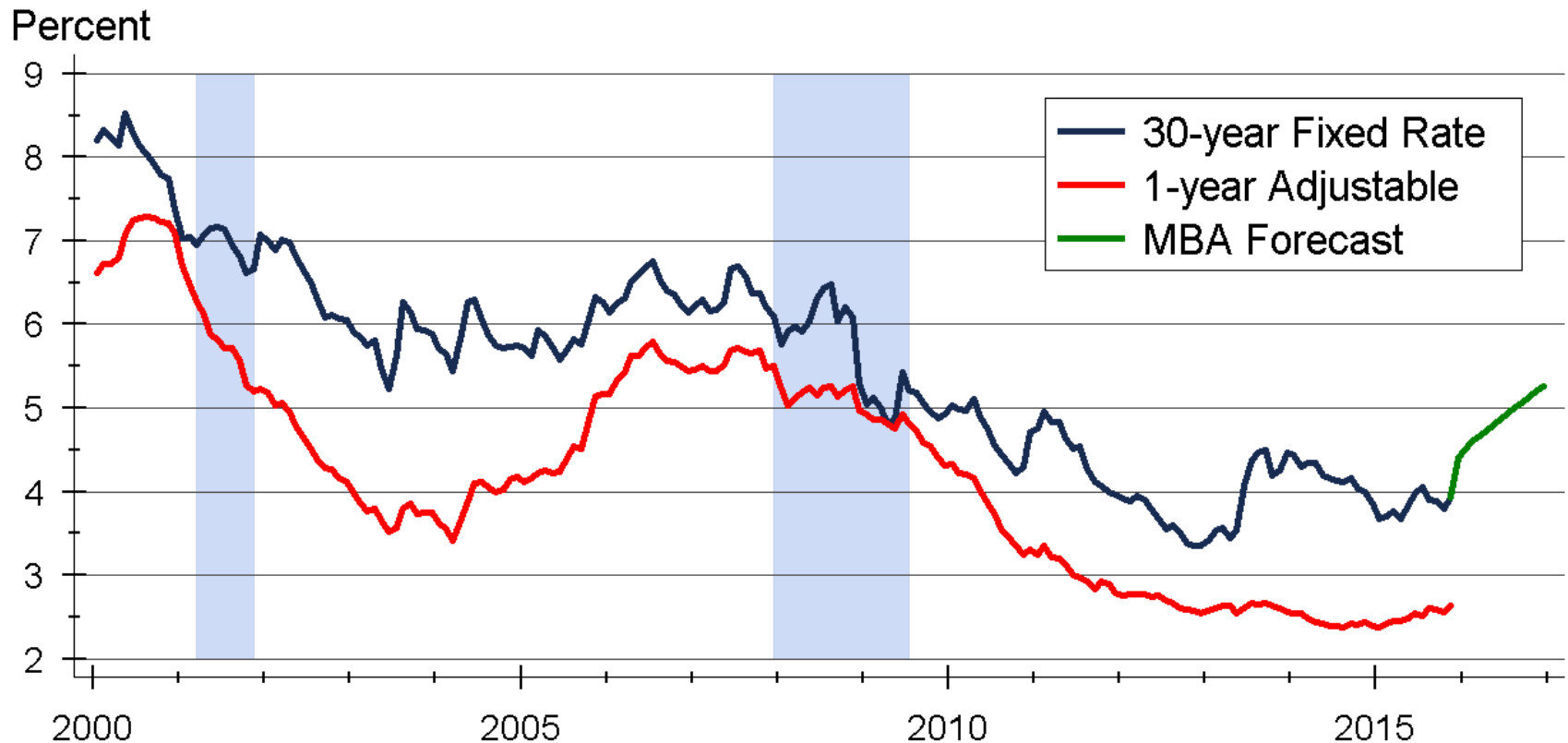
Sources: Kansas Department of Labor and WSU CEDBR

Unemployment Rate

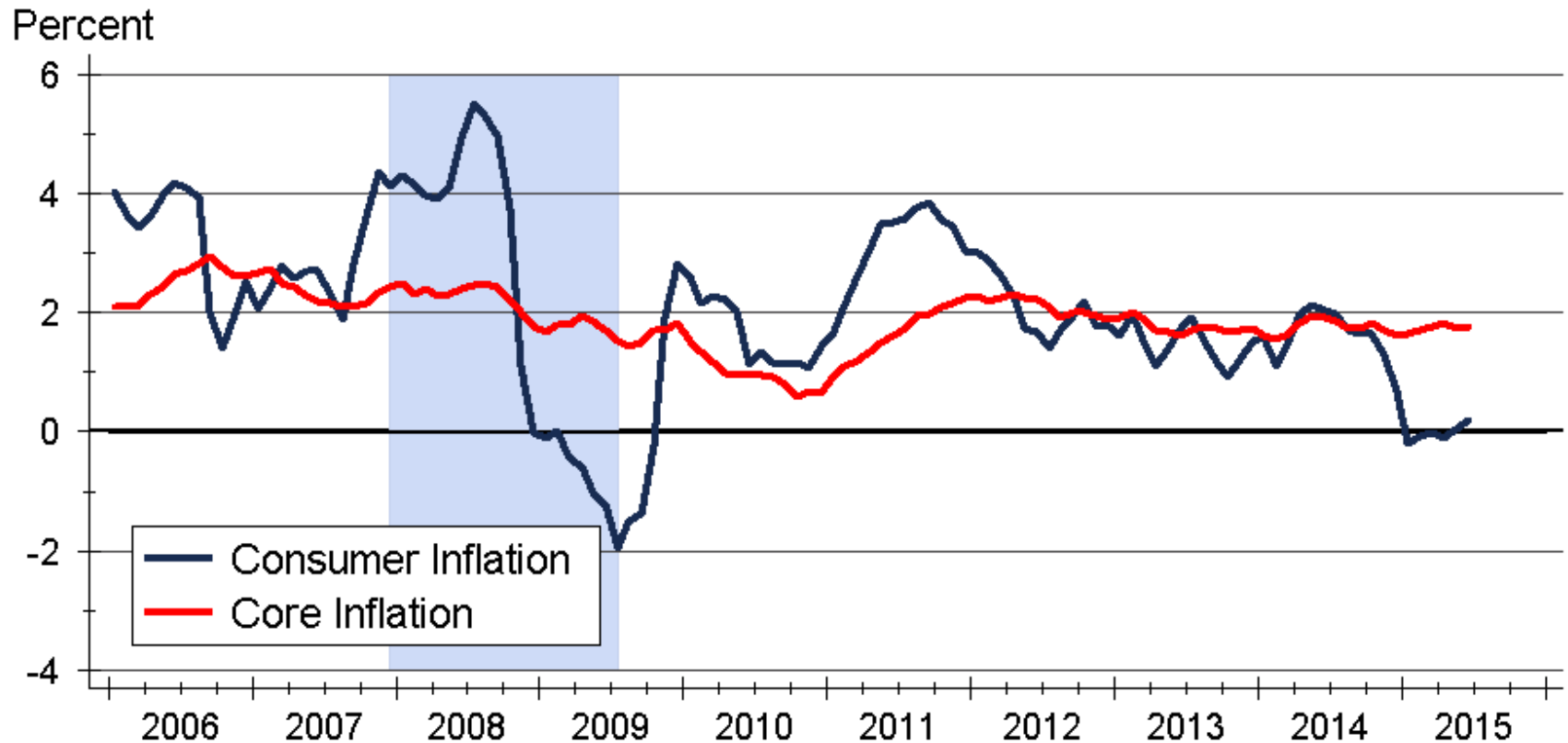


Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

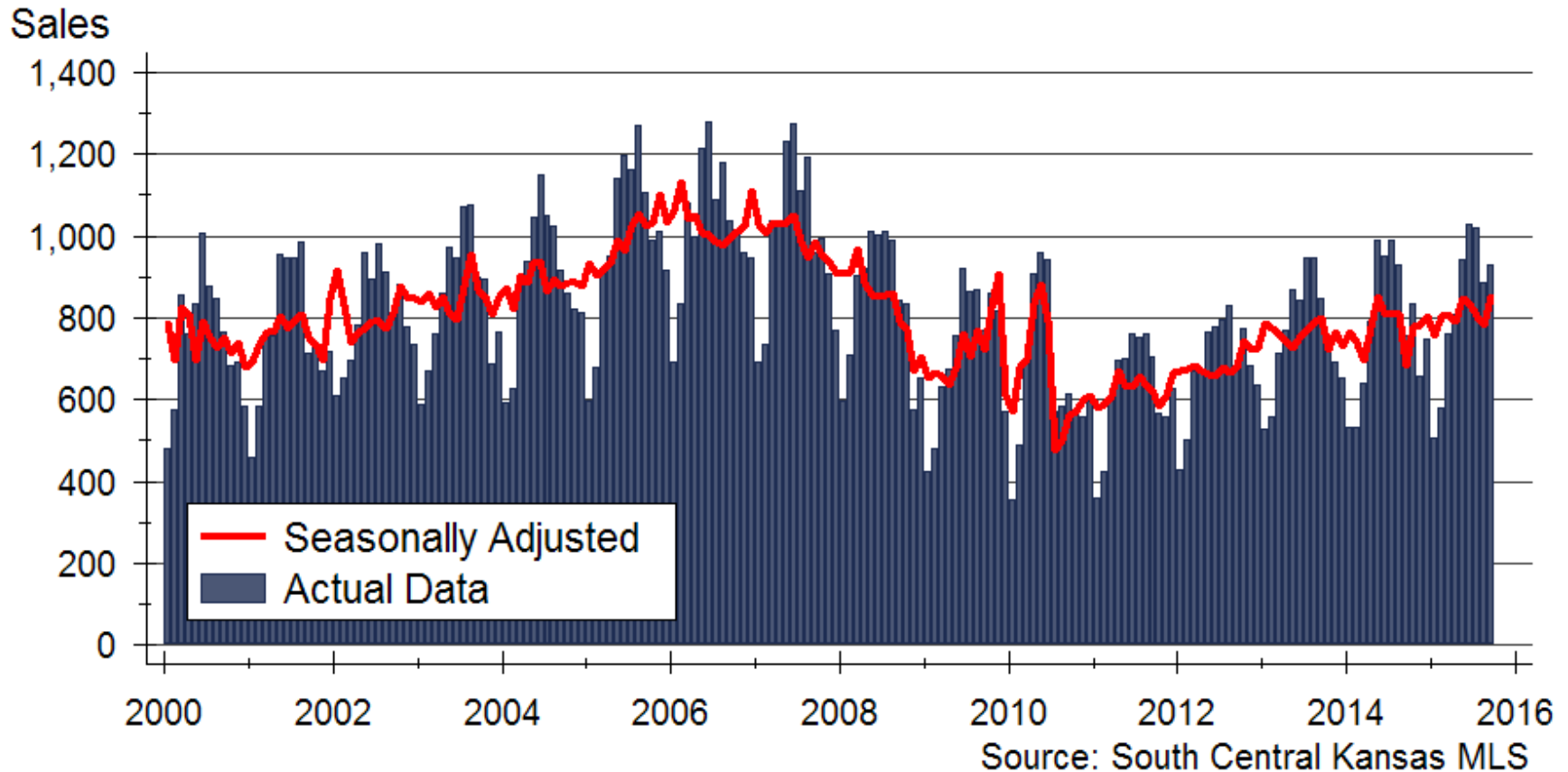
Mortgage Rate Forecast



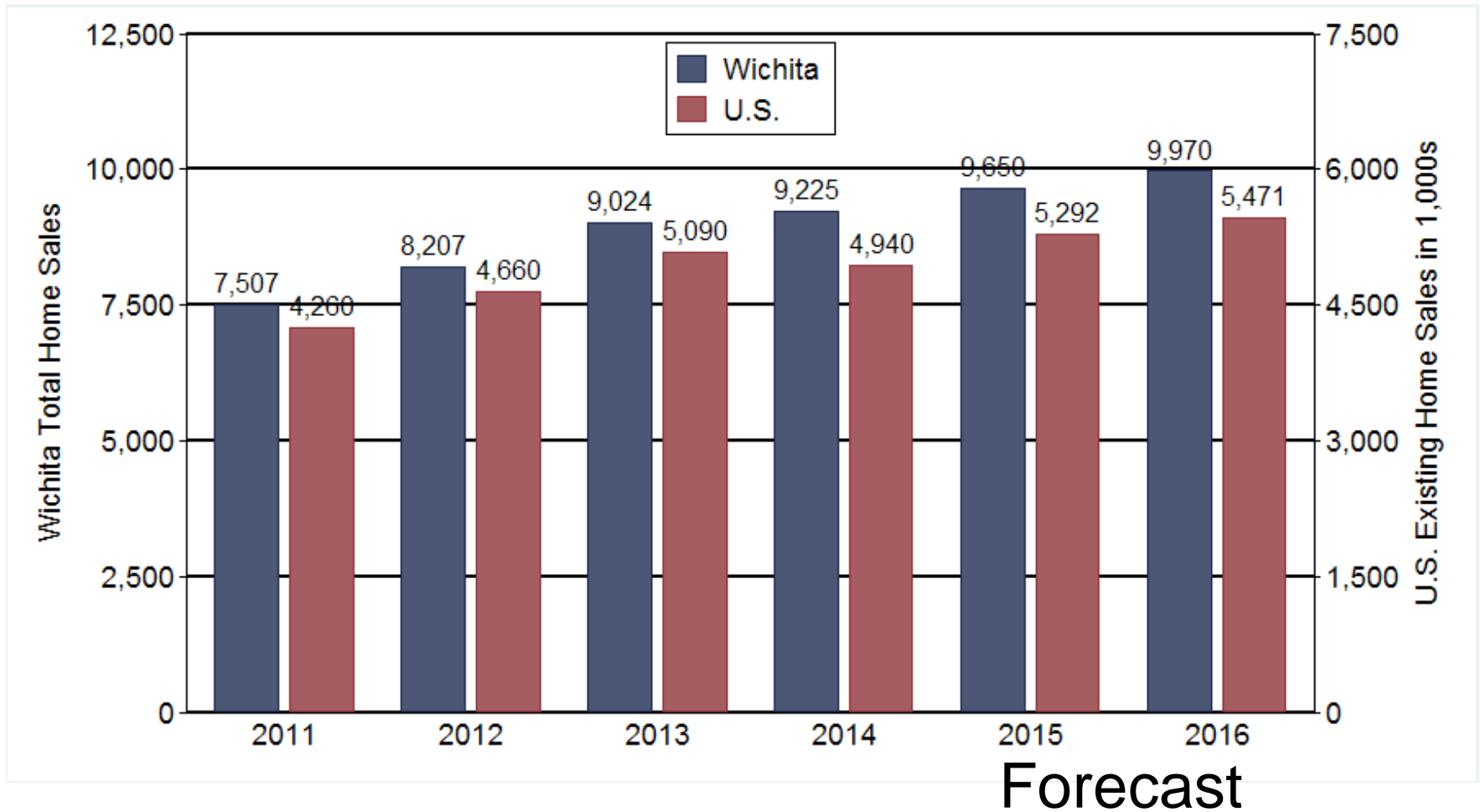
Consumer Inflation



Wichita Home Sales Activity

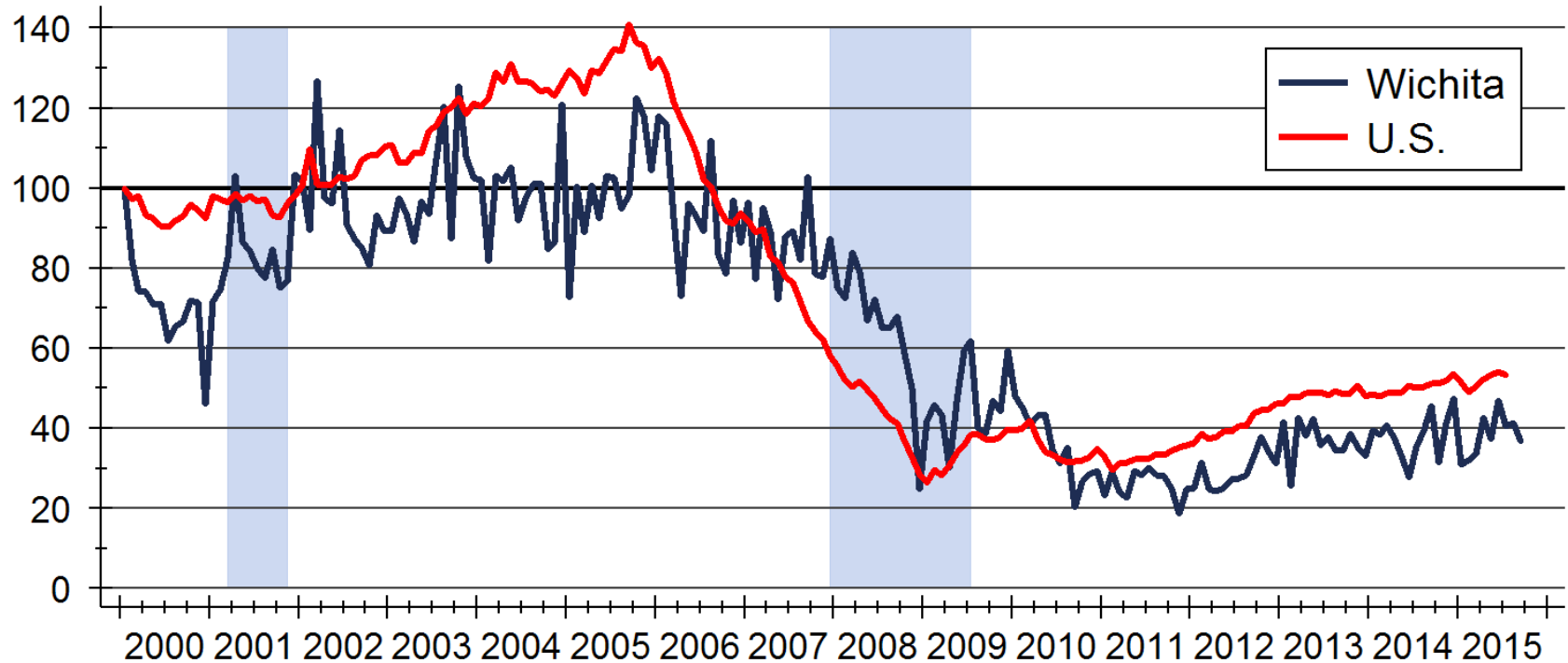


Wichita Home Sales Forecast



New Single-Family Building Permits

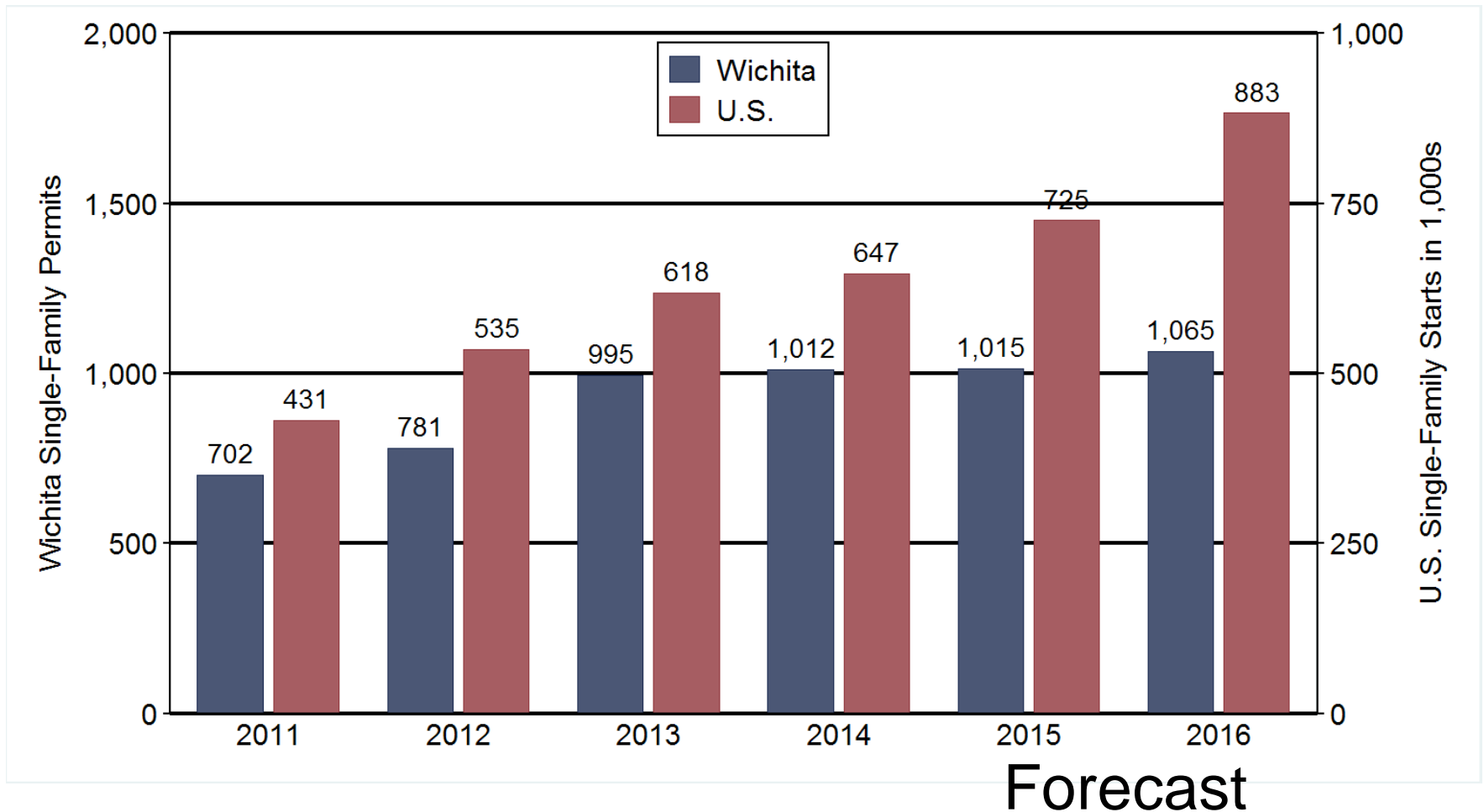
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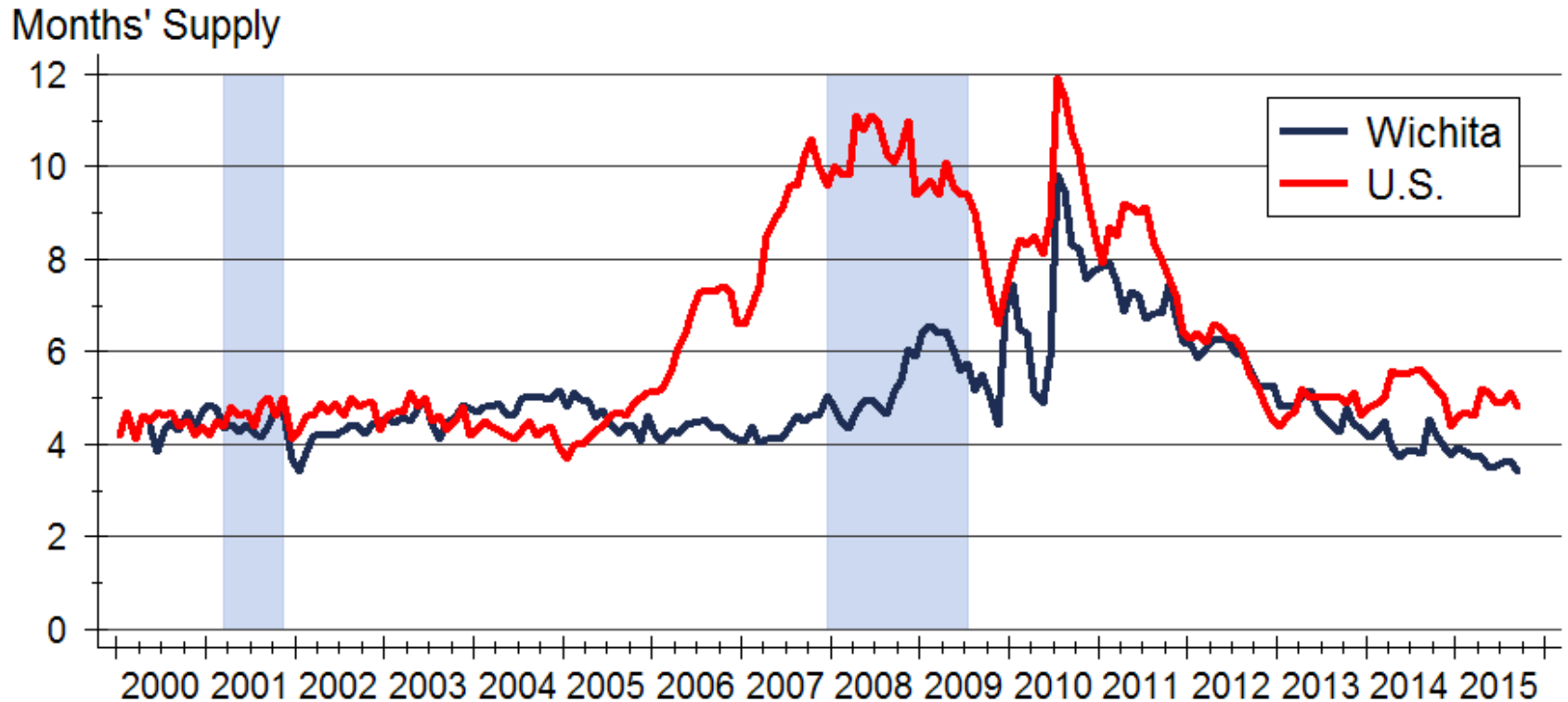
Sources: Wichita Area Builders Association and U.S. Bureau of the Census

Indexes are based on seasonally adjusted annual rates

Wichita Construction Forecast



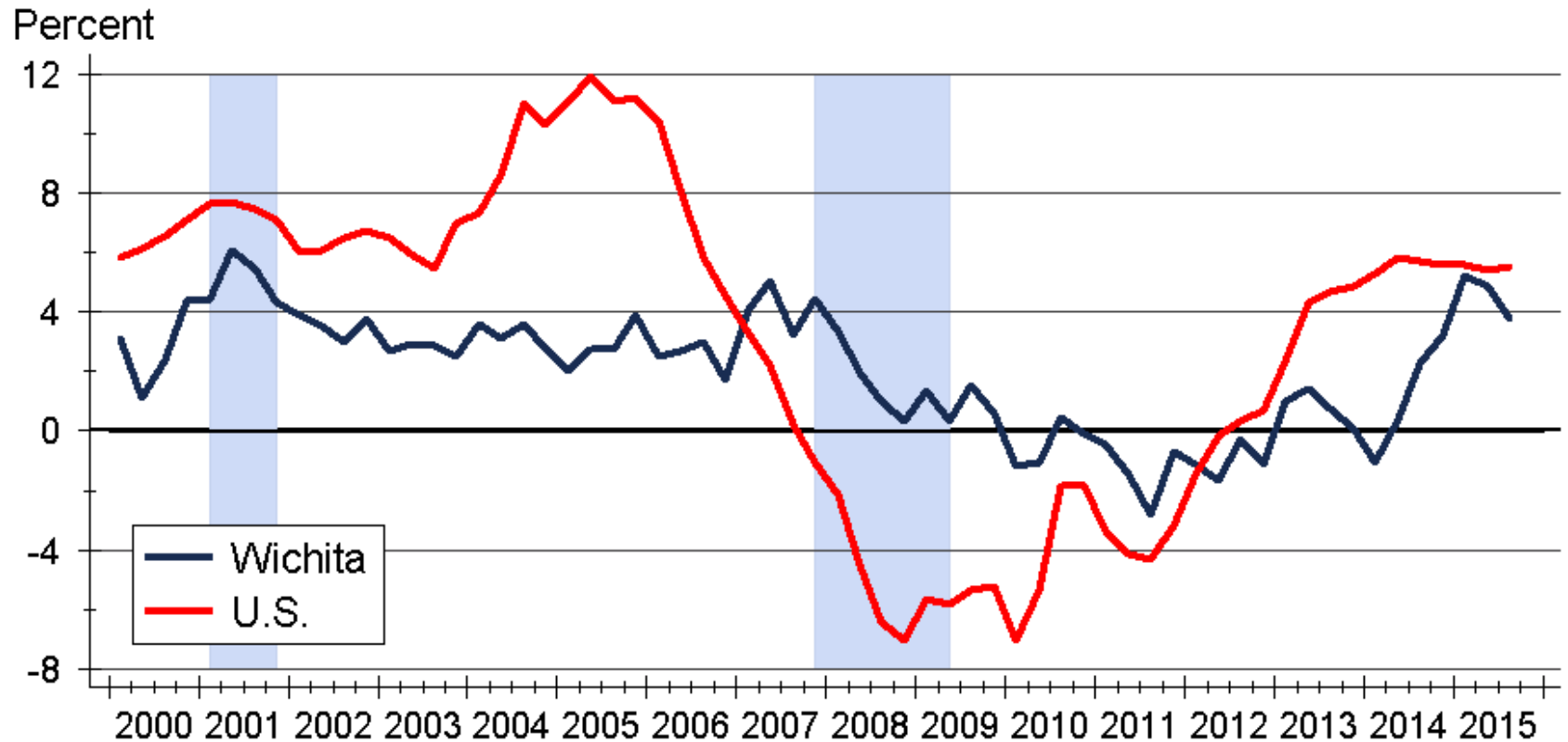
Wichita Total Home Inventories



Sources: NAR and South Central Kansas MLS

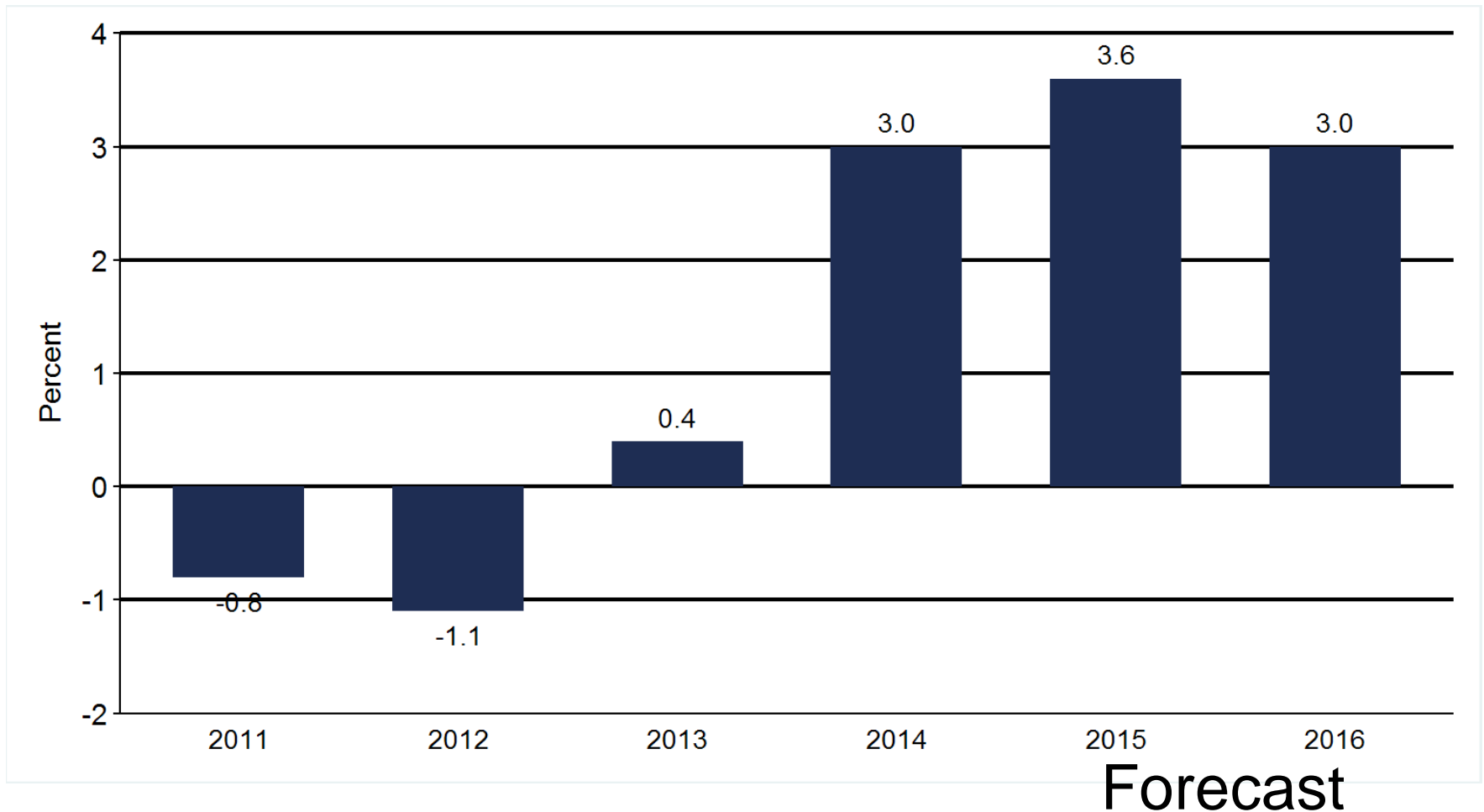
Note: Data are seasonally adjusted

Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

Home Price Appreciation Forecast



Wichita 2016 Forecast

	2013 Actual	2014 Actual	2015 Forecast	2016 Forecast
Total Home Sales	9,024 units +10.0%	9,225 units +2.2%	9,650 units +4.6%	9,970 units +3.3%
Building Permits	995 units +27.4%	1,012 units +1.7%	1,015 units +0.3%	1,065 units +4.9%
Home Price Appreciation	+0.4%	+3.0%	+3.6%	+3.0%

Sources: Participating Kansas REALTOR® MLS Systems; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

Kansas 2016 Forecast

	2013 Actual	2014 Actual	2015 Forecast	2016 Forecast
Total Home Sales	35,078 units +12.8%	35,340 units +0.7%	38,790 units +9.8%	42,110 units +8.6%
Building Permits	4,459 units +17.3%	4,334 units -2.8%	5,105 units +17.8%	5,530 units +8.3%
Home Price Appreciation	+1.0%	+3.8%	+4.0%	+4.7%

Sources: Participating Kansas REALTOR® MLS Systems; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

2016 Housing Forecast

	Kansas City	Lawrence	Manhattan	Topeka	Wichita
Sales	38,280 units +7.3%	2,020 units +7.4%	950 units +9.2%	3,430 units +4.6%	9,970 units +3.3
Permits	5,260 units +11.0%	225 units -4.3%	175 units +6.1%	315 units +3.3%	1,065 units +4.9
Home Prices	+6.3%	+3.0%	+4.9%	+0.9%	+3.0%

Sources: Heartland MLS; Lawrence Board of REALTORS®; Manhattan Association of REALTORS®; Sunflower Association of REALTORS®; South Central Kansas MLS; U.S. Bureau of the Census; City of Manhattan; Federal Housing Finance Agency; WSU Center for Real Estate

Thanks again to this year's Forecast sponsors...



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WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas



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