

# 2017 Kansas Housing Forecast

Kansas Bank Commissioner's Office  
October 26, 2016

Dr. Stanley D. Longhofer  
WSU Center for Real Estate



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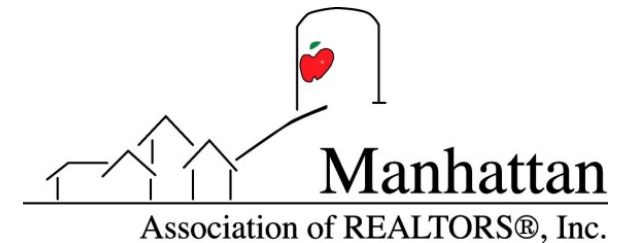


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# Thanks also to the following REALTOR® boards and MLS systems:

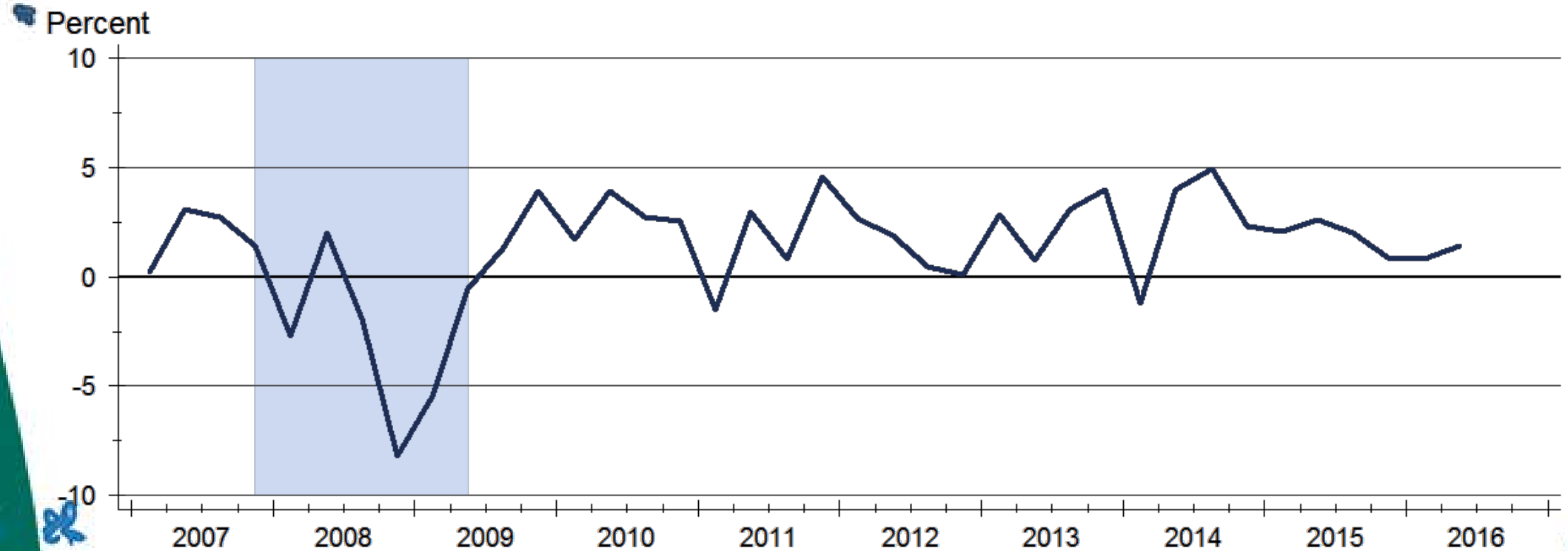


and participating  
REALTOR® MLS systems across  
Kansas



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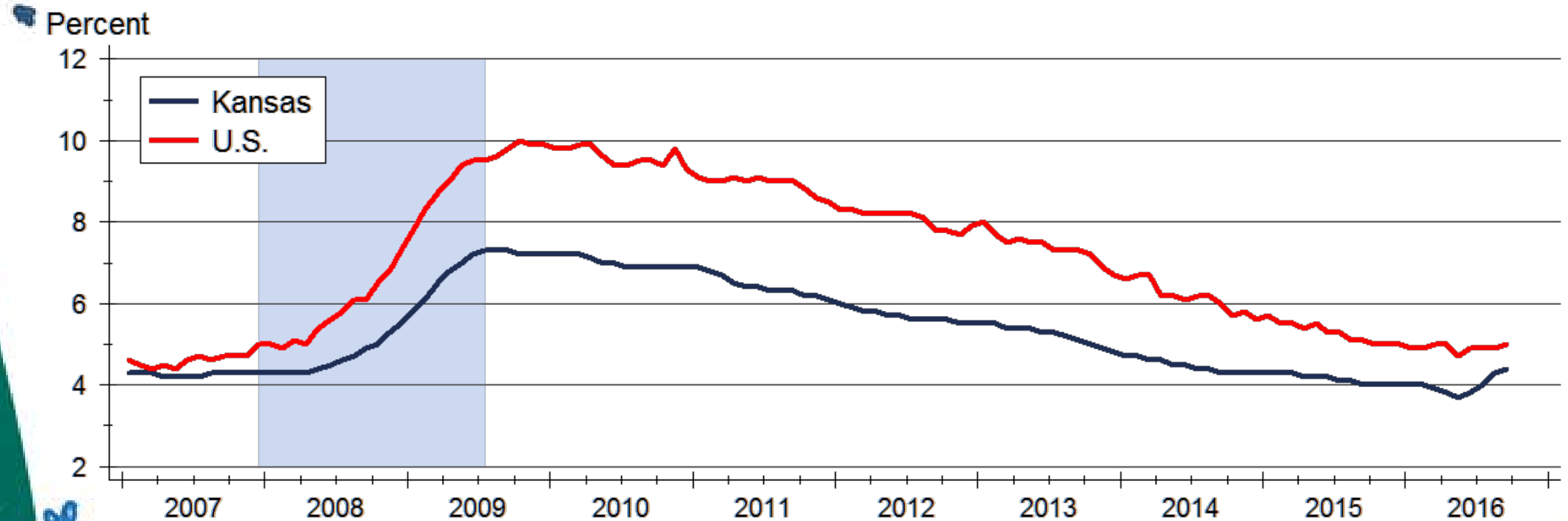
# Real GDP Growth



Source: Bureau of Economic Analysis

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# Unemployment Rate

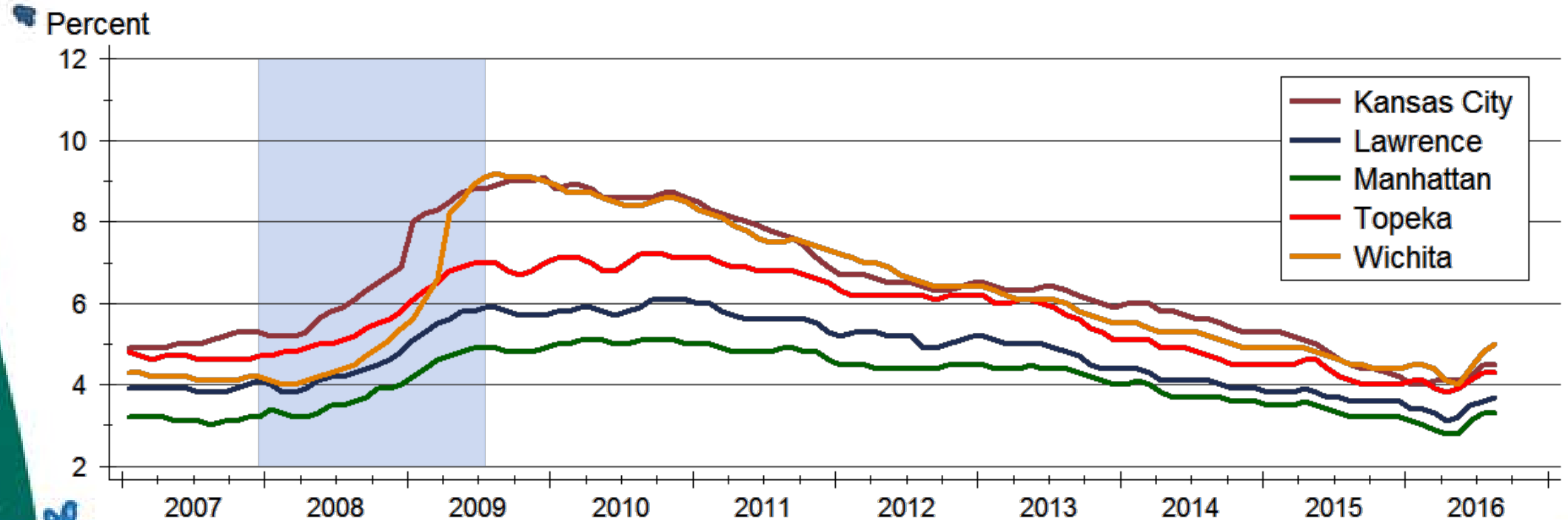


Source: U.S. Bureau of Labor Statistics  
Data are seasonally adjusted

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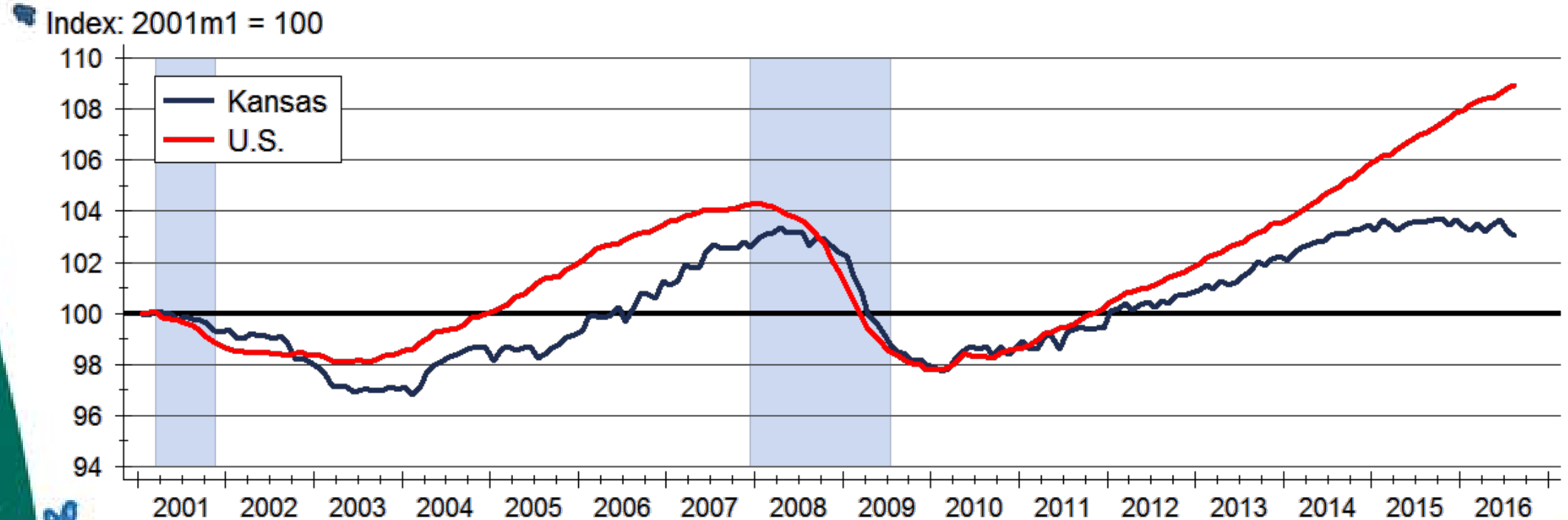


# Unemployment Rates across Kansas



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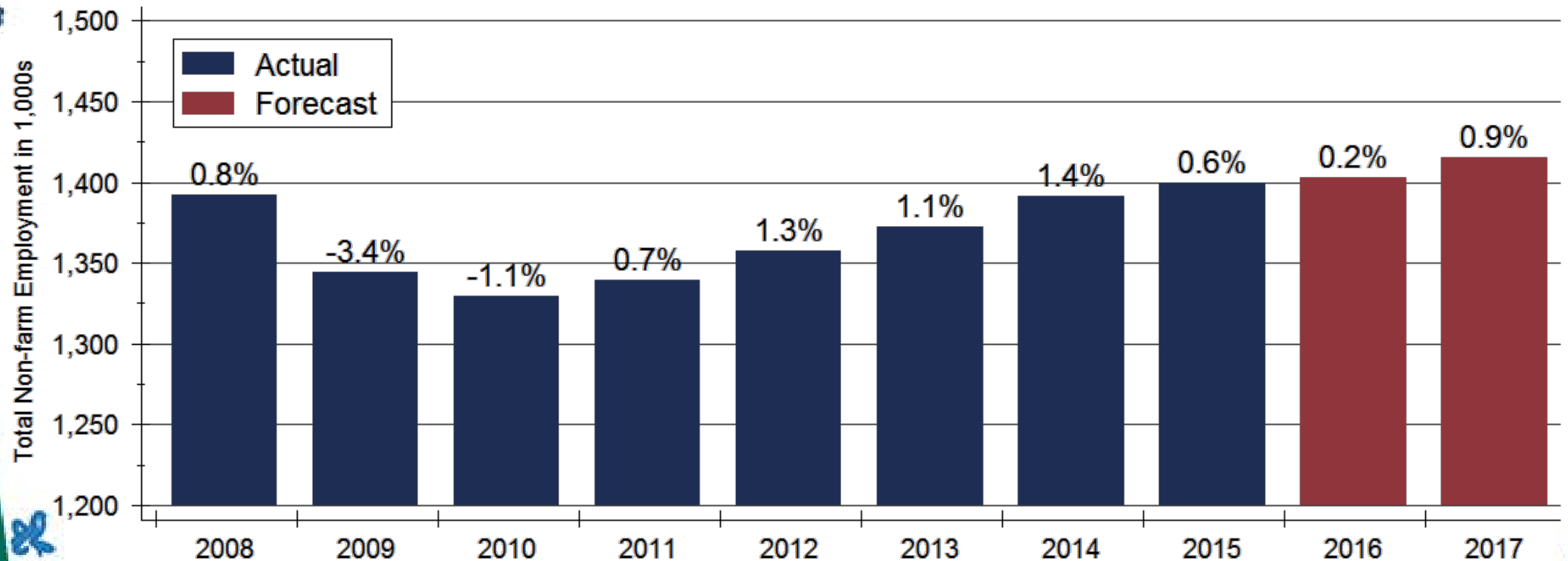
# Total Non-Farm Employment



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

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# Kansas Employment Forecast

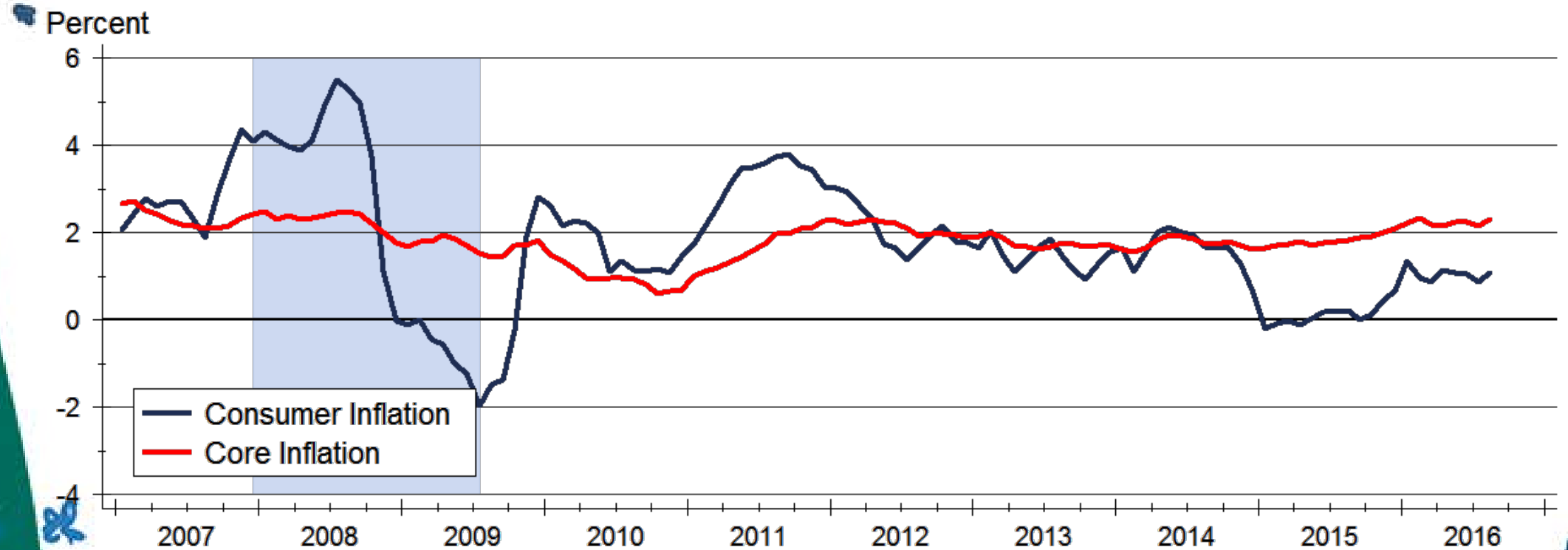


Sources: Kansas Department of Labor and WSU CEDBR

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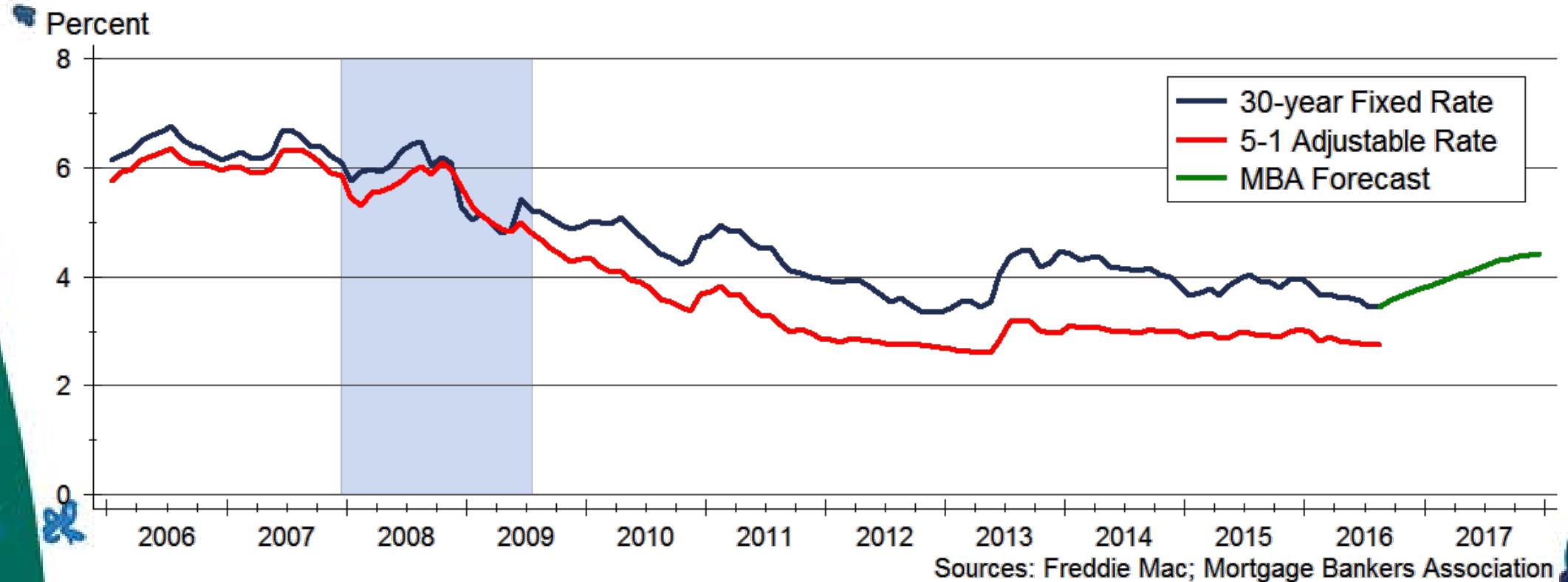
# Consumer Inflation Rate



Source: U.S. Bureau of Labor Statistics

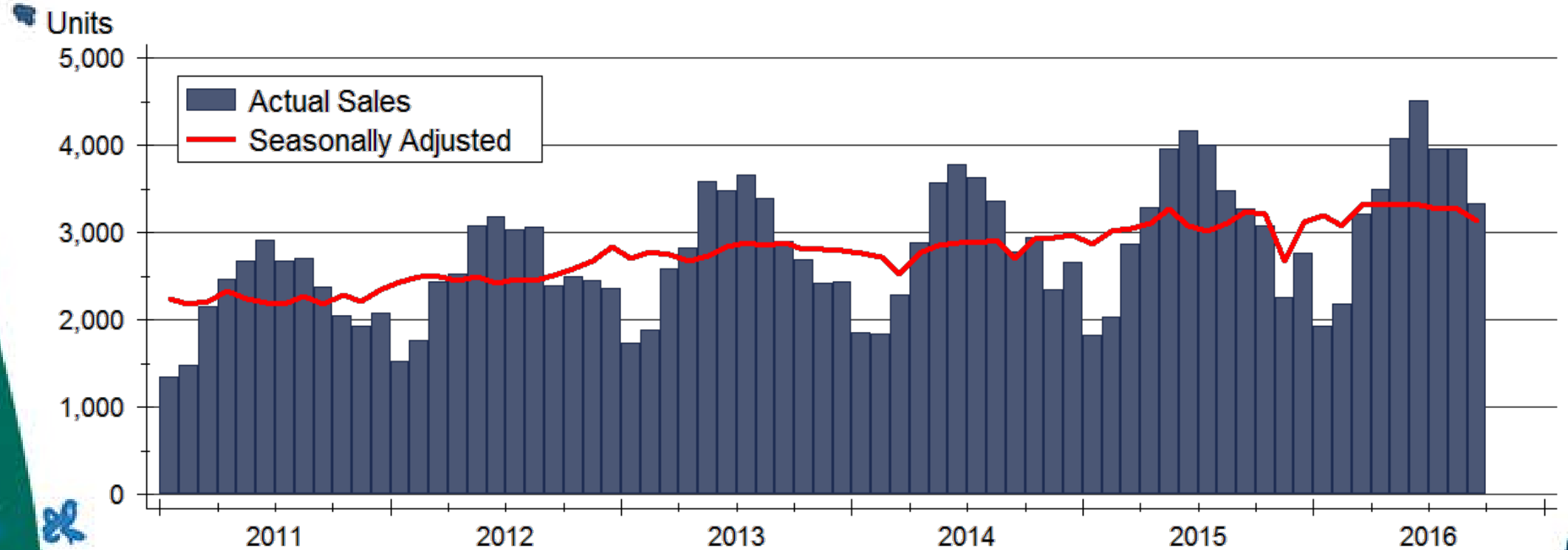
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# Mortgage Rate Forecast



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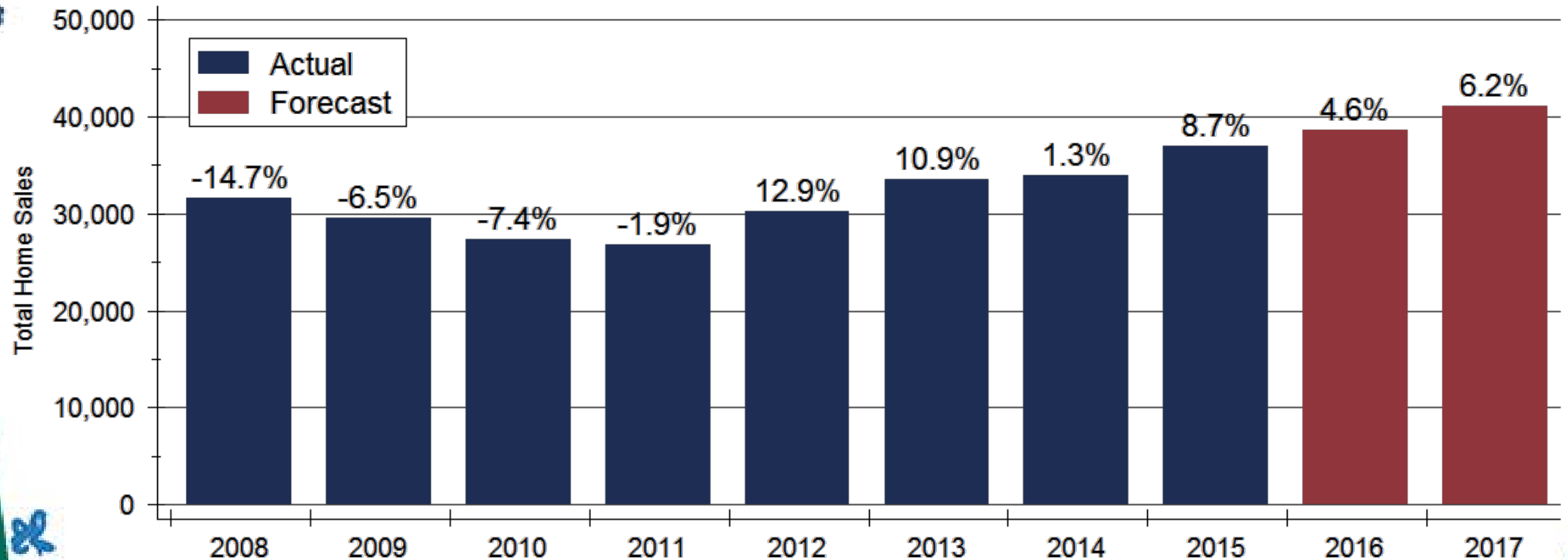
# Total Home Sales in Kansas



Source: Participating Kansas REALTOR® MLS systems

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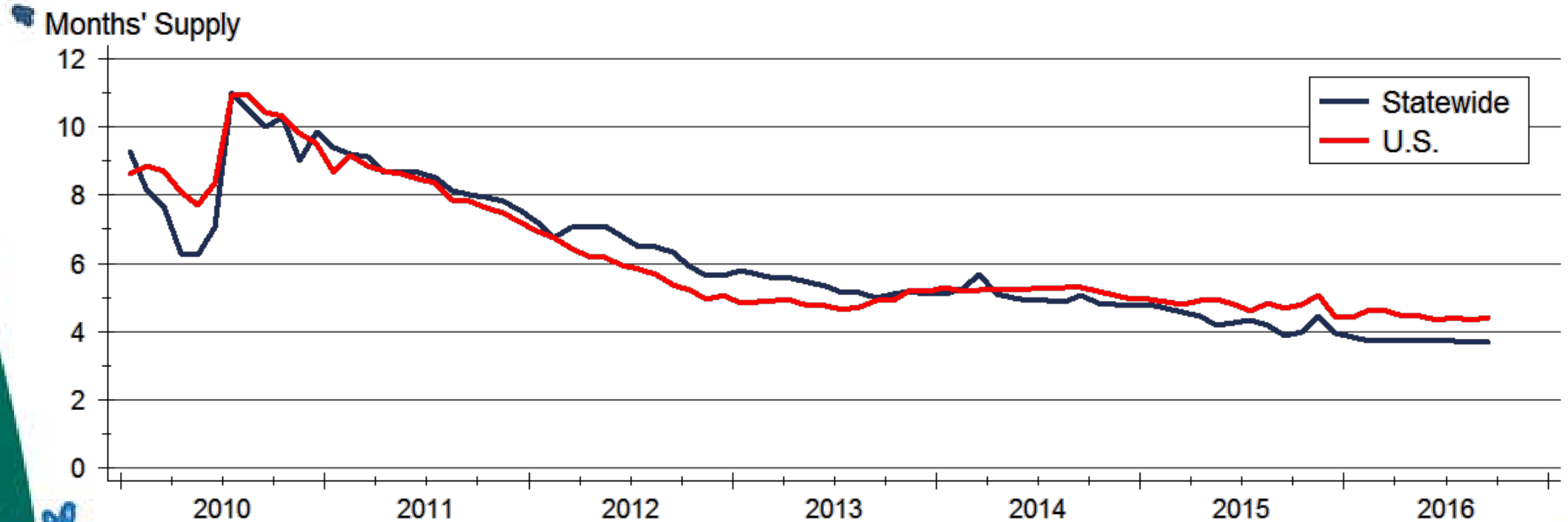
# Kansas Home Sales Forecast



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

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# Total Home Inventories

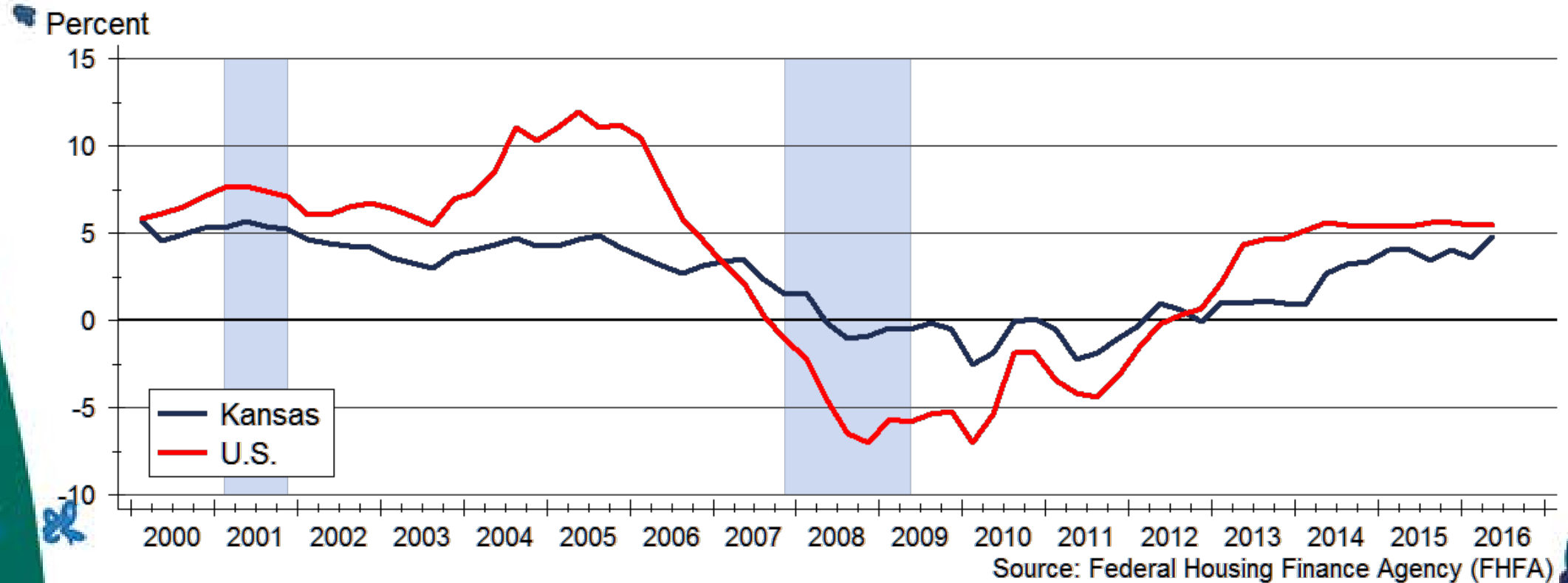


Sources: NAR and Participating Kansas REALTOR® MLS systems

Note: Data are seasonally adjusted

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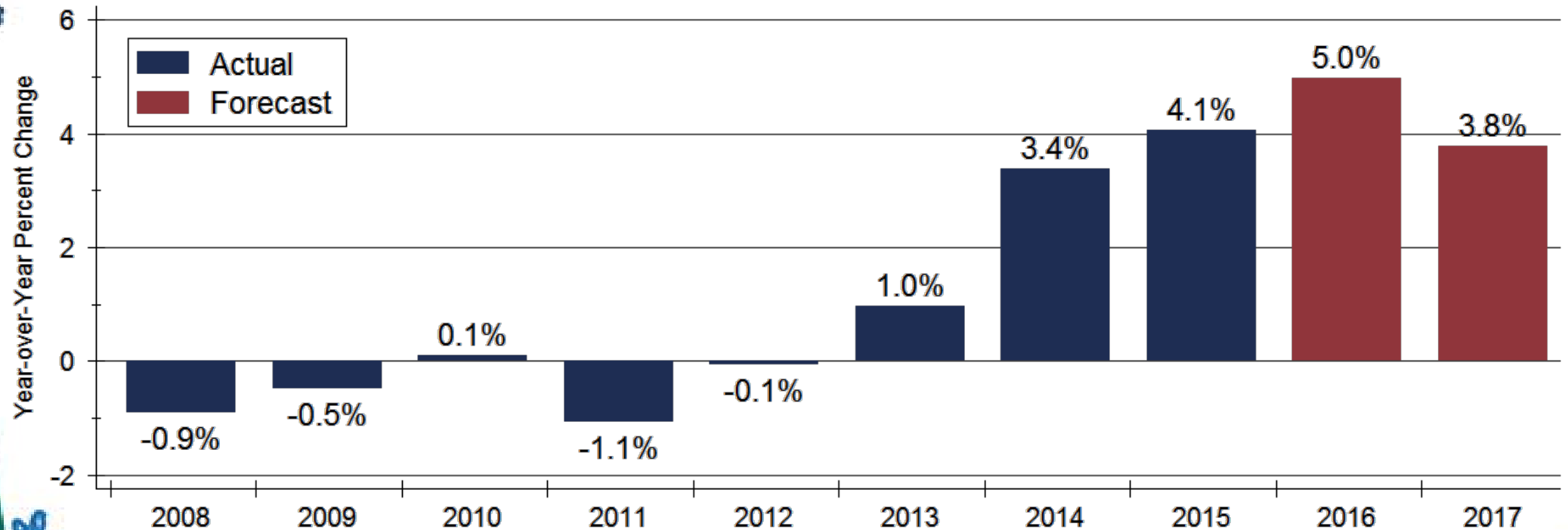
# Home Price Appreciation



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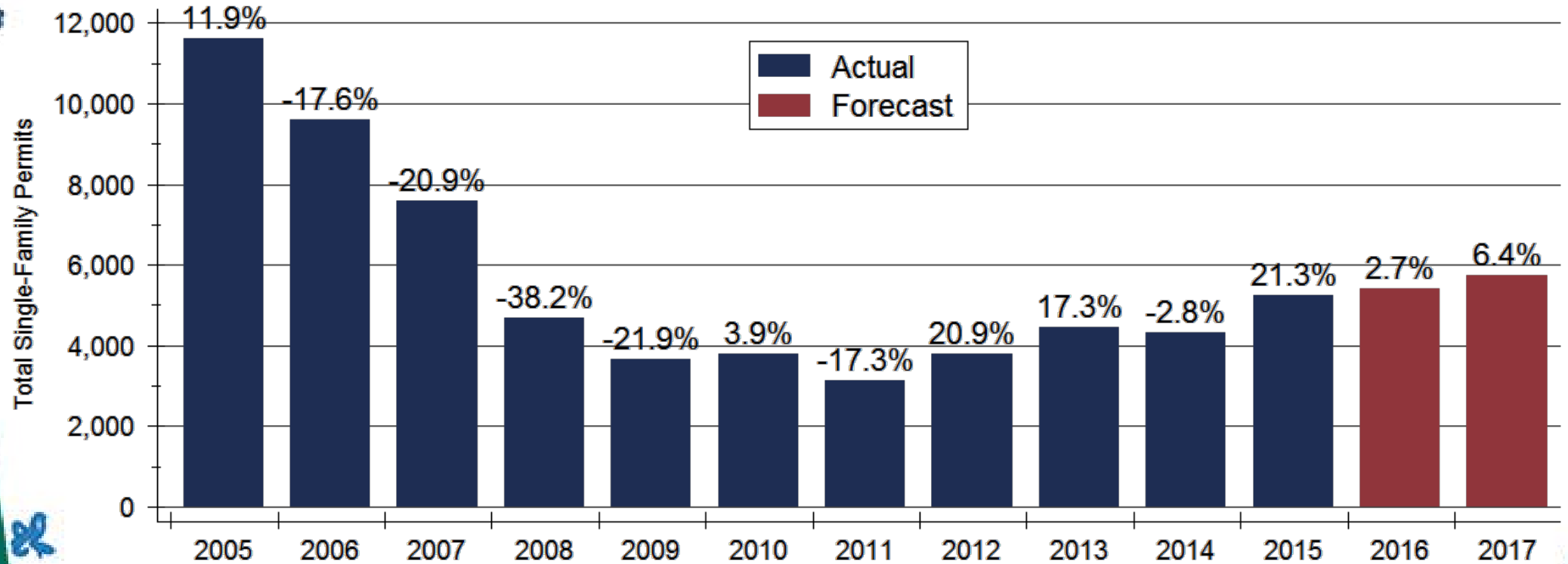
# Kansas Home Price Forecast



Sources: WSU Center for Real Estate and Federal Housing Finance Agency  
Appreciation calculated using 4<sup>th</sup> quarter values of the FHFA all-transactions house price index

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# Kansas New Home Construction Forecast



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

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# Kansas Housing Forecast

	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Forecast</b>	<b>2017 Forecast</b>
Total Home Sales	34,017 units +1.3%	36,992 units +8.7%	38,680 units +4.6%	41,090 units +6.2%
SF Building Permits	4,334 units -2.8%	5,257 units +21.3%	5,400 units +2.7%	5,745 units +6.4%
Home Price Appreciation	+3.4%	+4.1%	+5.0%	+3.8%

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

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# 2017 Major Market Forecasts

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,460 units +4.5%	1,510 units +7.9%	1,050 units +6.1%	3,530 units +2.0%	10,800 units +5.1%
SF Building Permits	5,810 units +4.0%	220 units -2.2%	320 units +3.2%	275 units +0.0%	900 units -2.7%
Home Price Appreciation	+4.2%	+4.1%	+4.7%	+1.9%	+3.5%

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; Federal Housing Finance Agency; WSU Center for Real Estate

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