

Kansas Housing Markets in 2012

KAR Housing Summit

January 11, 2012

Dr. Stanley D. Longhofer
WSU Center for Real Estate



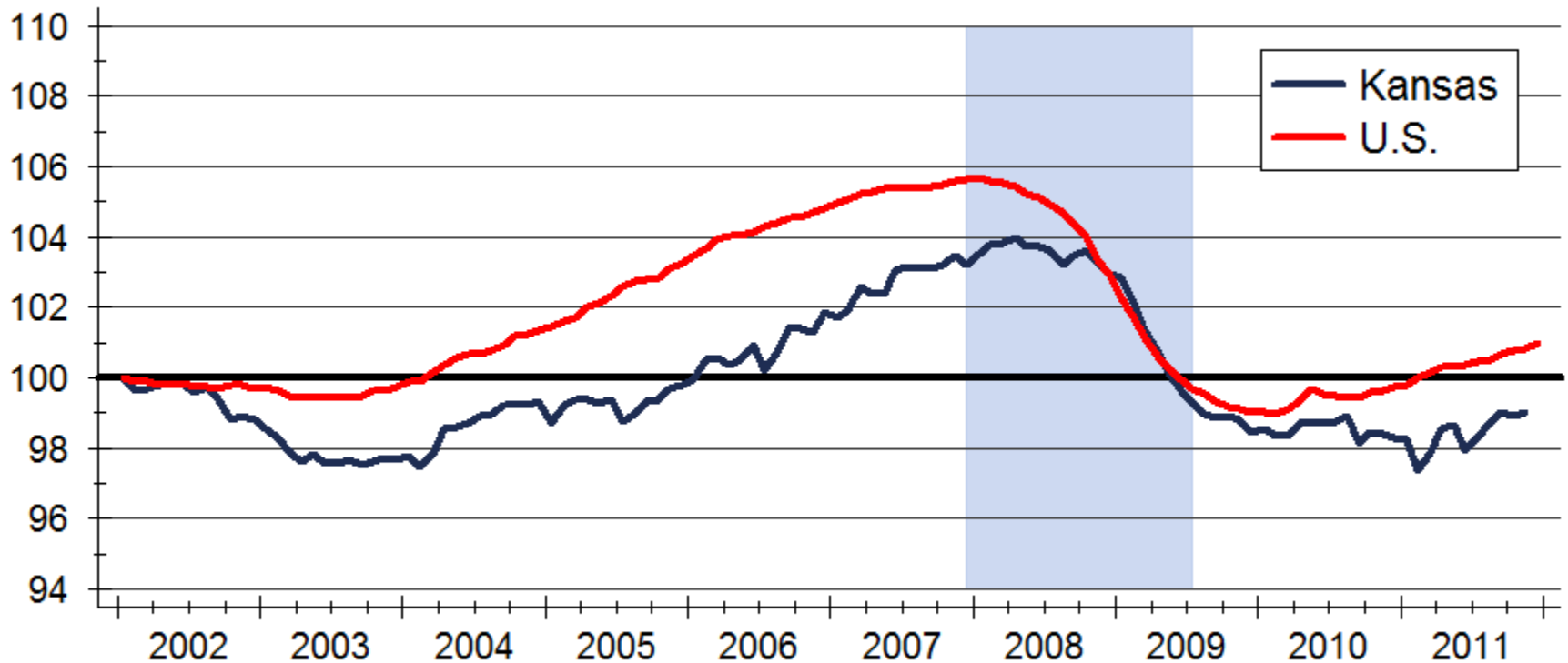
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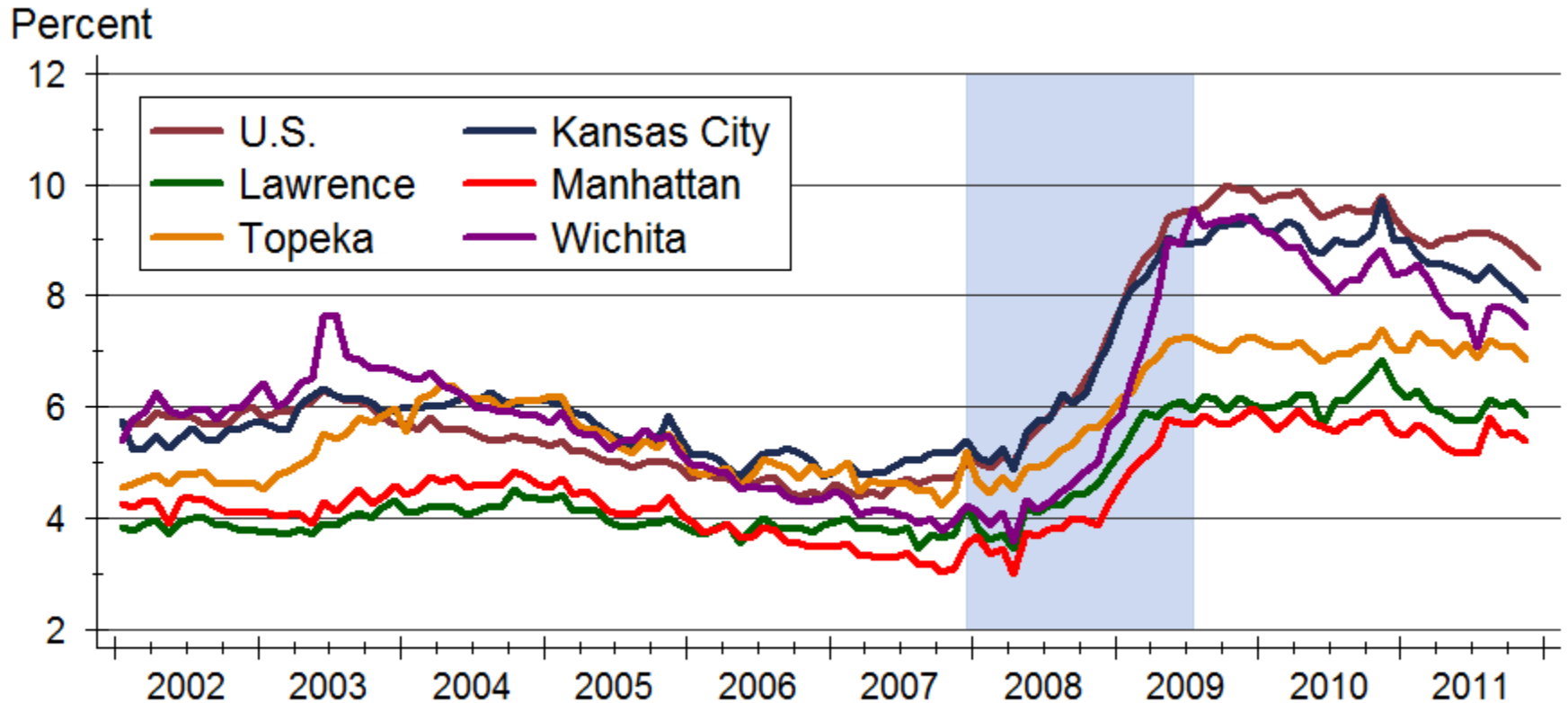
Non-farm Employment

Index: 2002m1 = 100

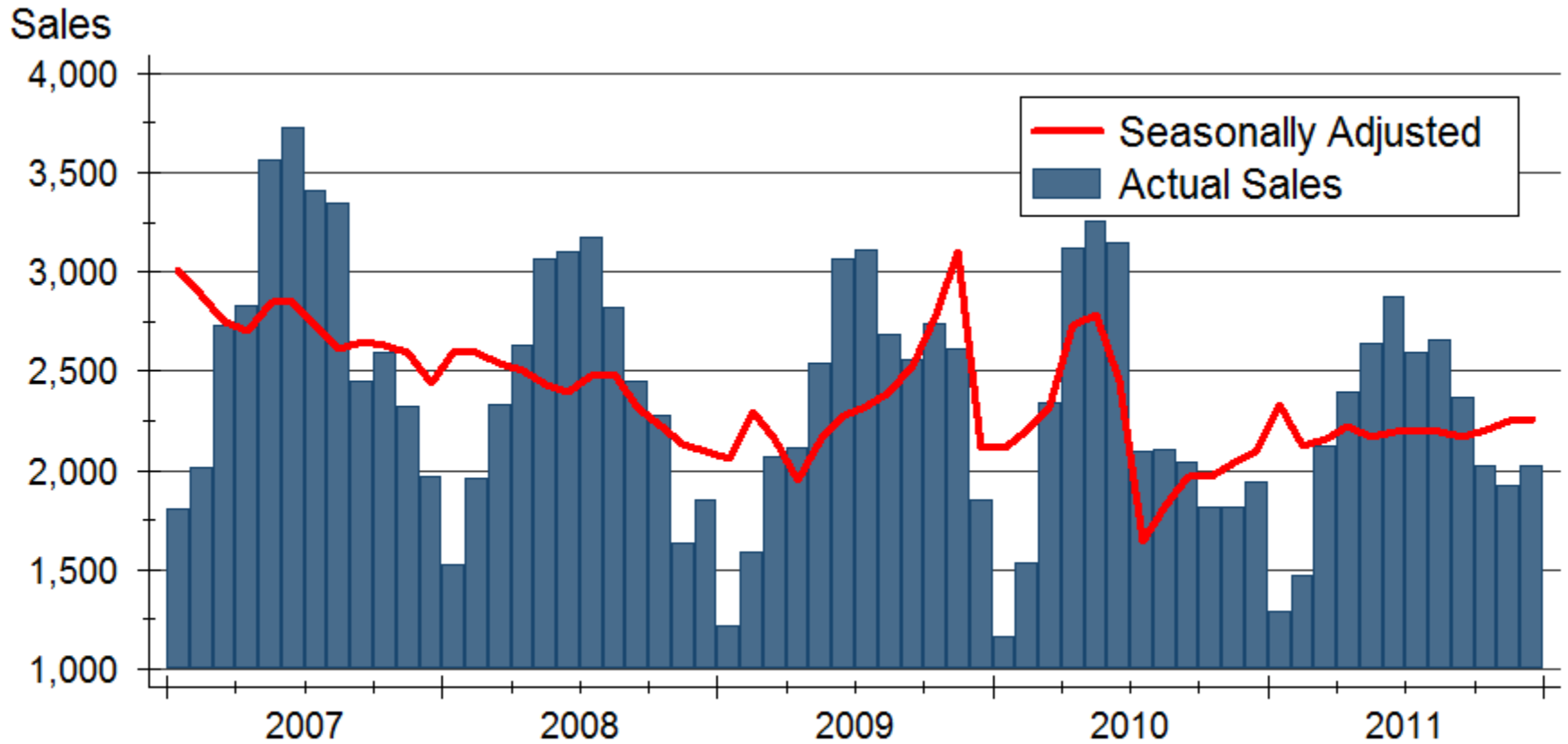


Source: U.S. Bureau of Labor Statistics
Index created from seasonally adjusted data

Unemployment Rate

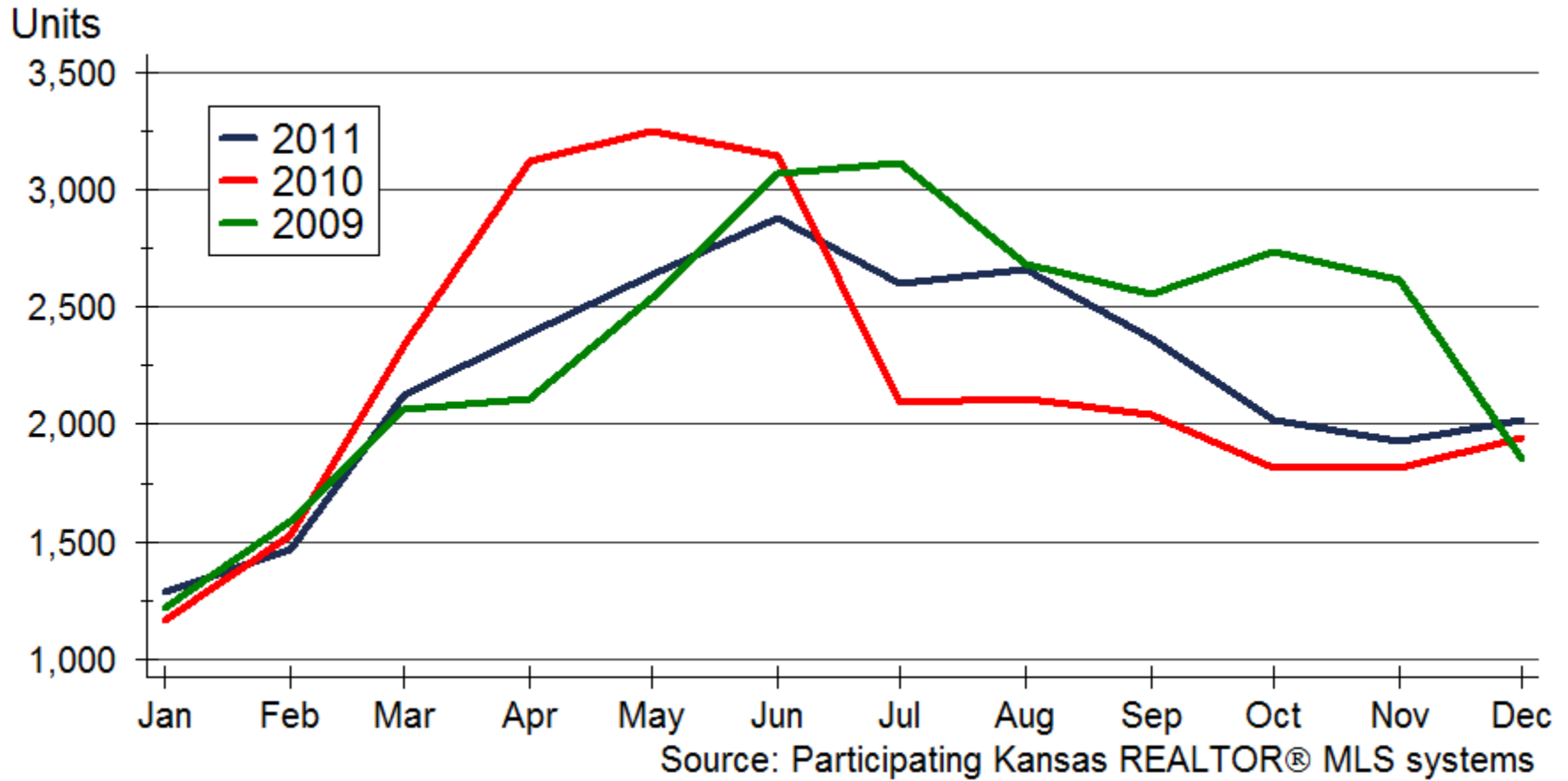


Kansas Existing Home Sales



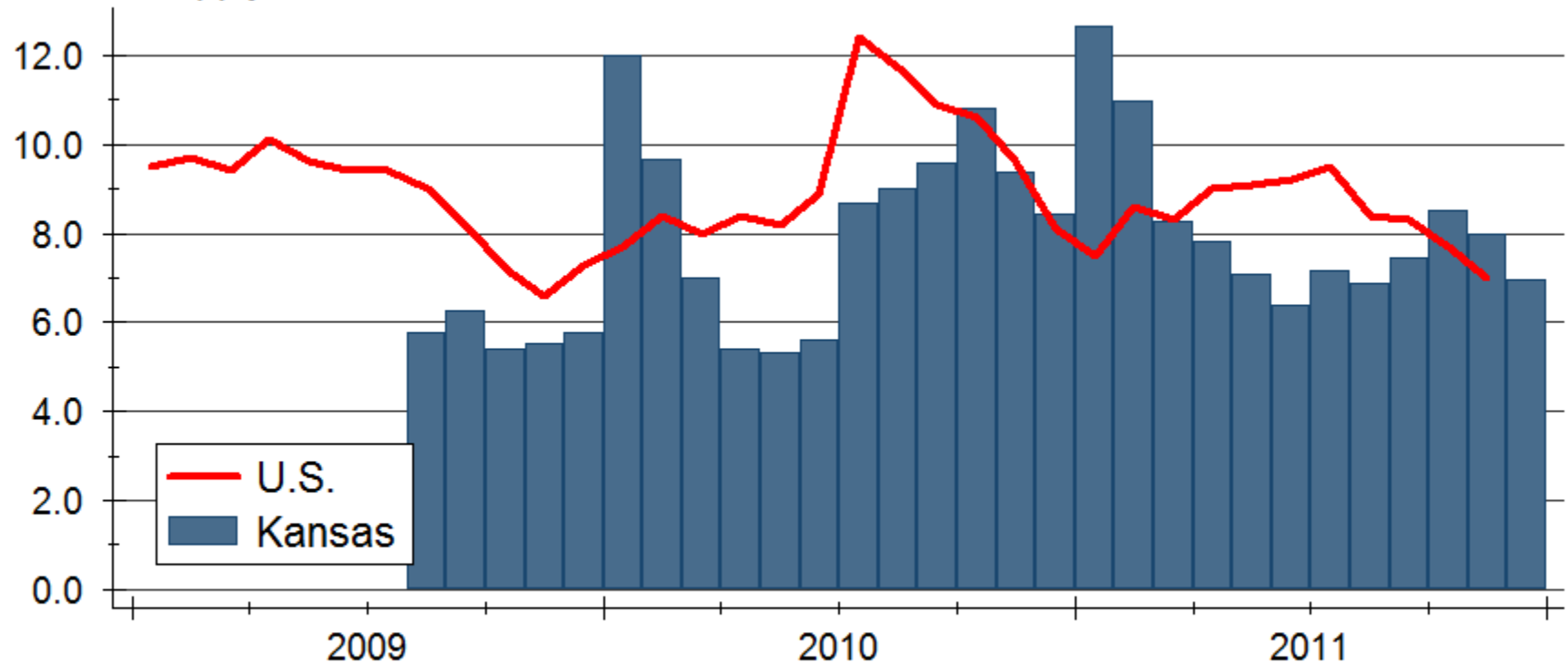
Source: Participating Kansas REALTOR® MLS systems

Existing Home Sales by Month



Existing Home Inventories

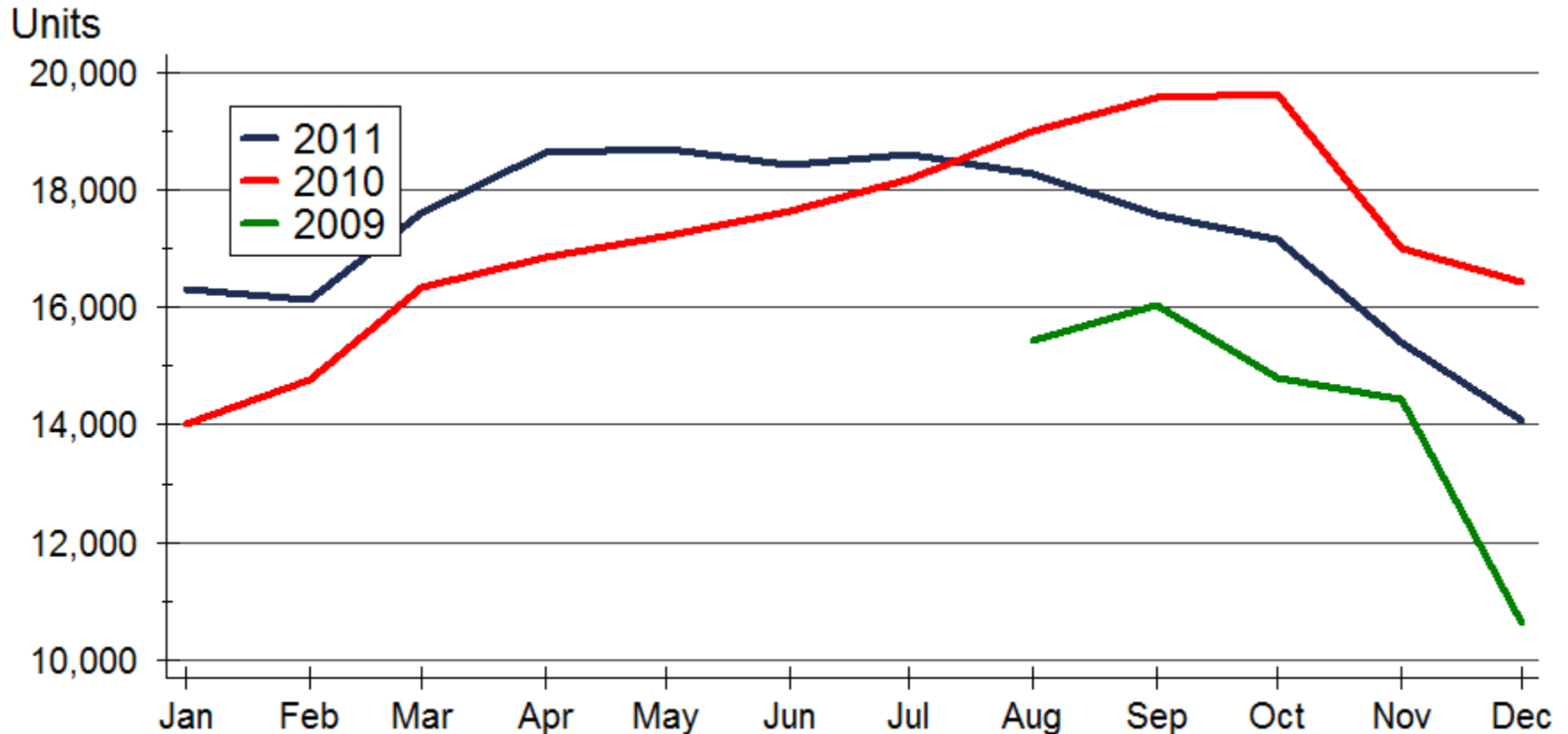
Months' Supply



Sources: NAR and participating Kansas REALTOR® MLS systems

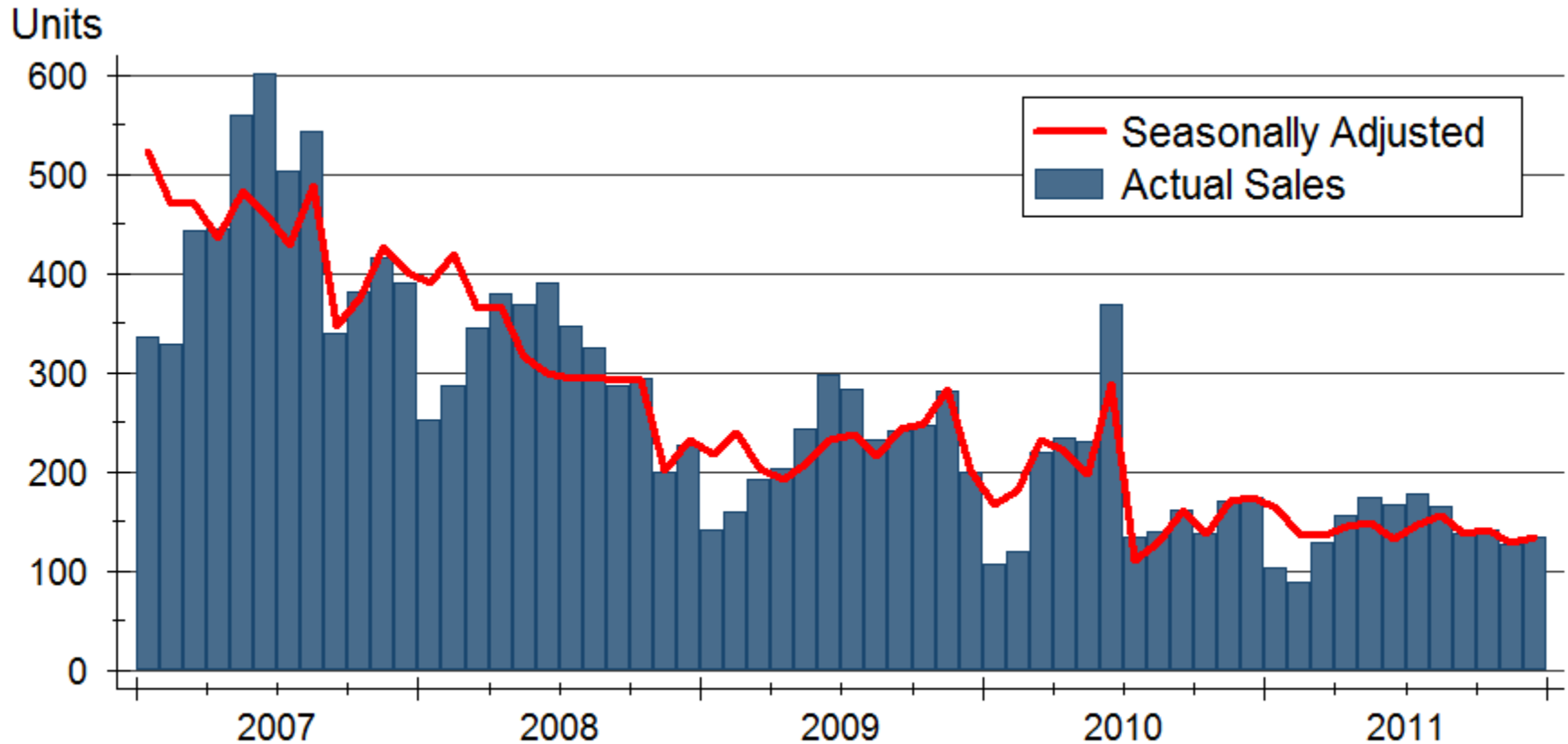
Note: U.S. data are seasonally adjusted; Kansas data are not

Existing Home Inventories



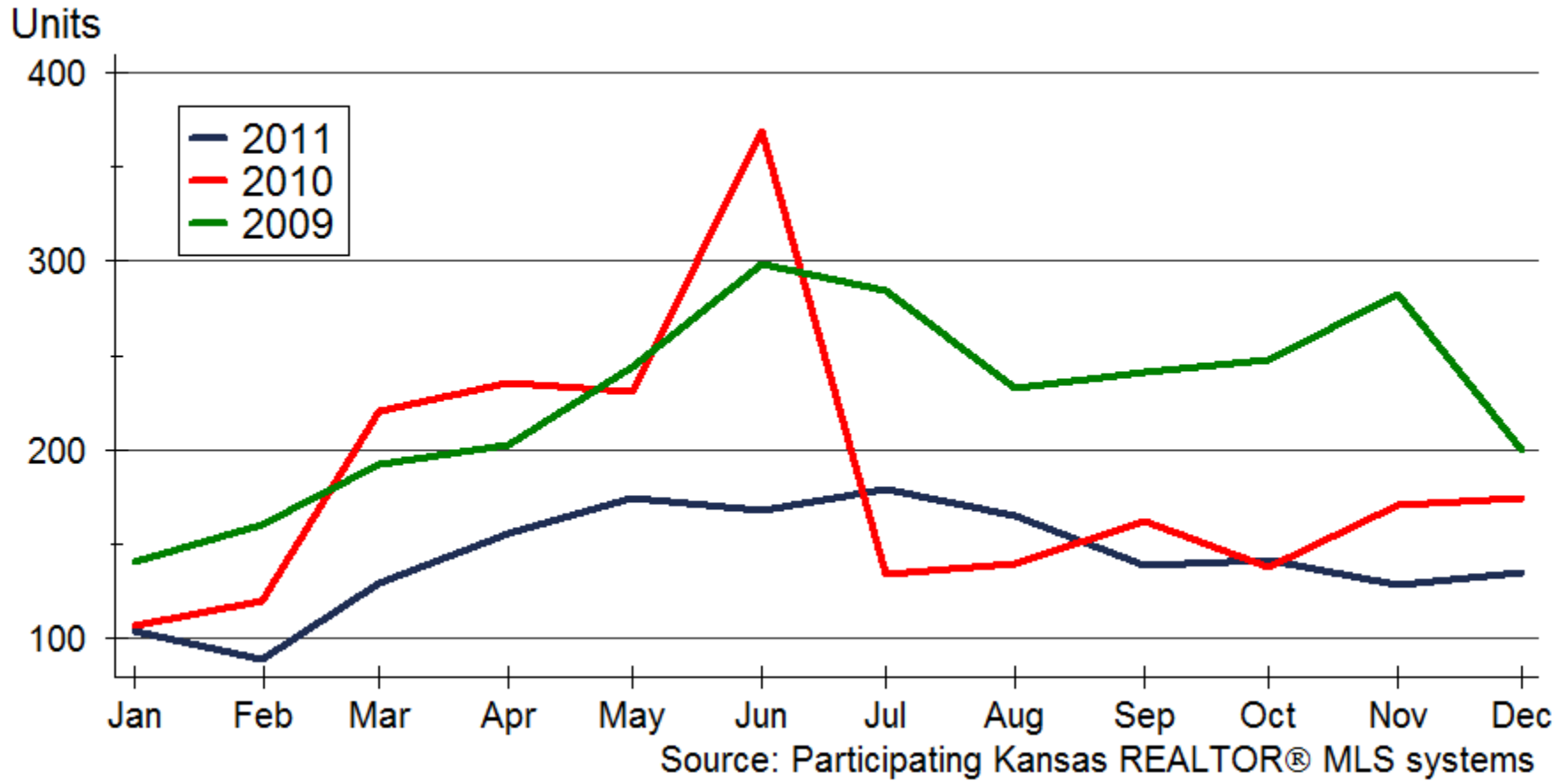
Source: Participating Kansas REALTOR® MLS systems

New Home Sales by Month



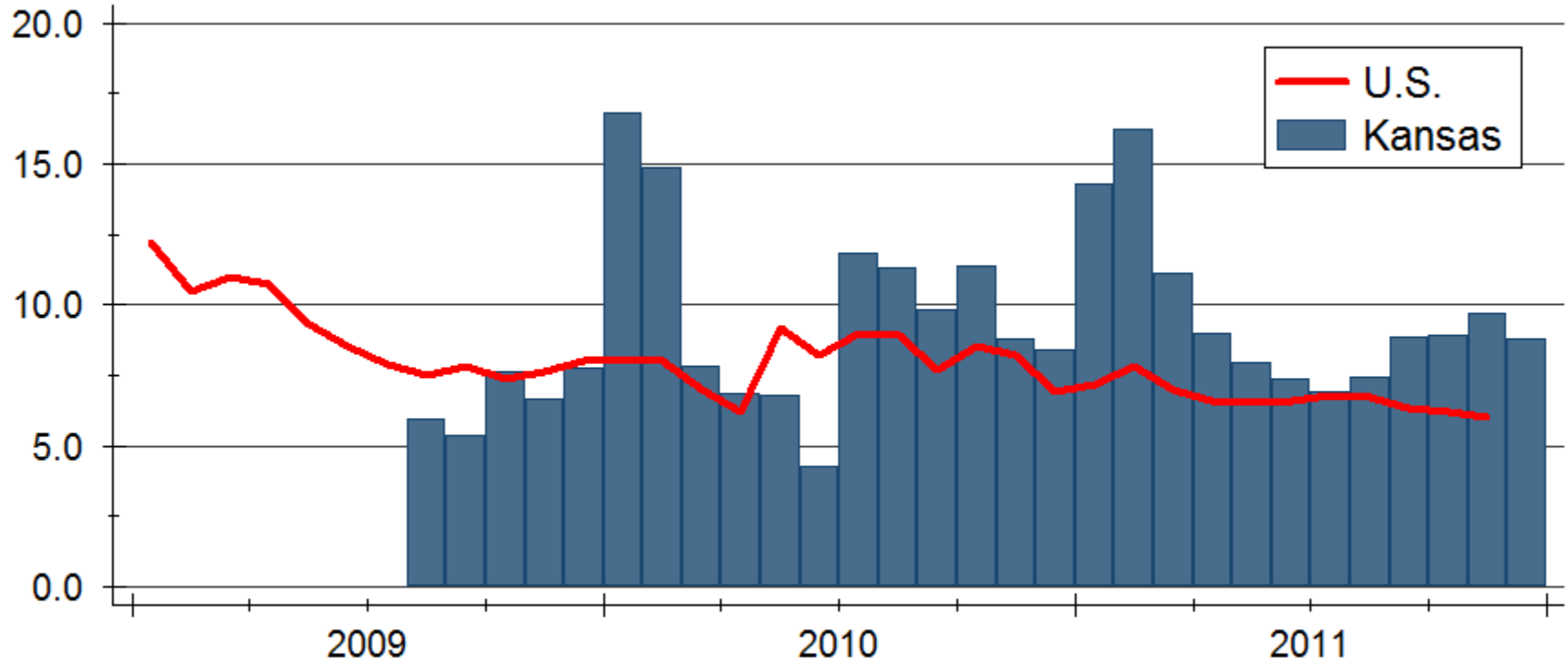
Source: Participating Kansas REALTOR® MLS systems

Kansas New Home Sales



New Home Inventories

Months' Supply

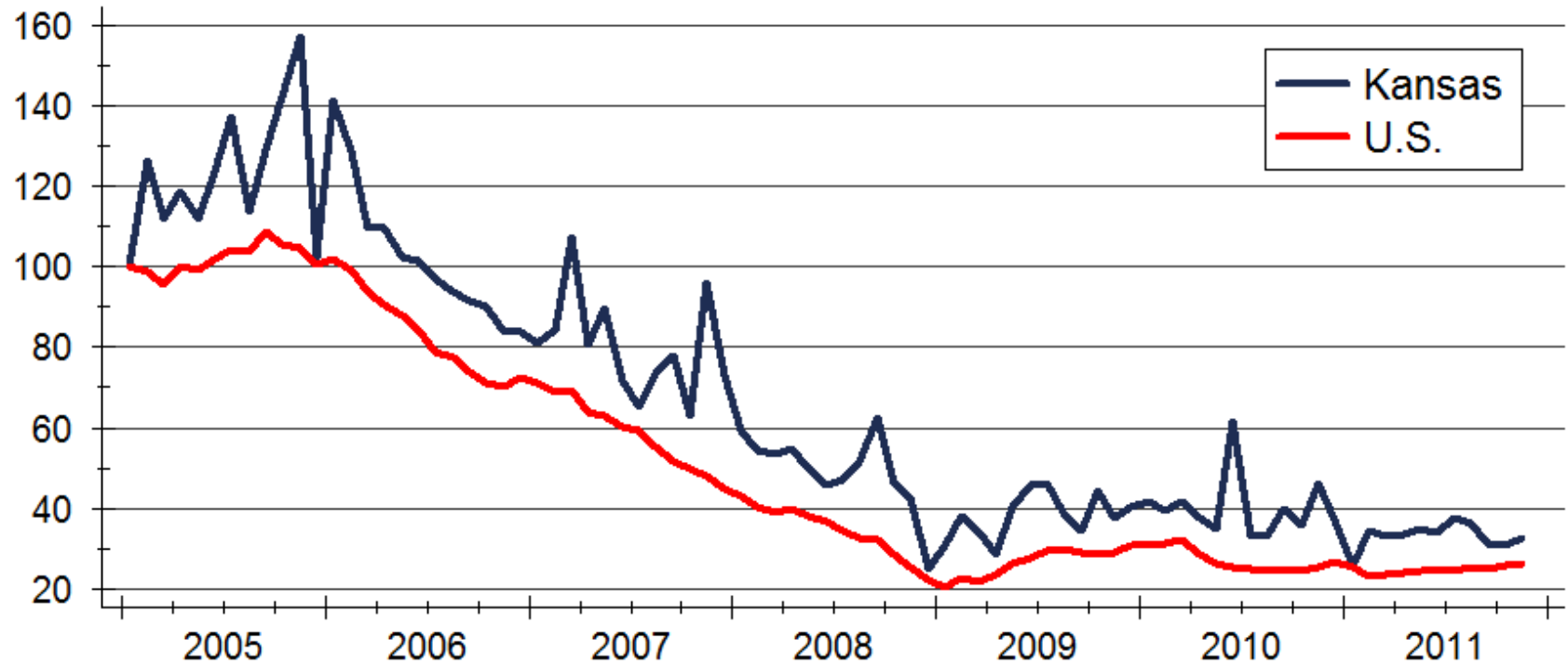


Sources: U.S. Bureau of the Census and participating Kansas REALTOR® MLS systems

Note: U.S. data are seasonally adjusted; Kansas data are not

New Single-Family Building Permits

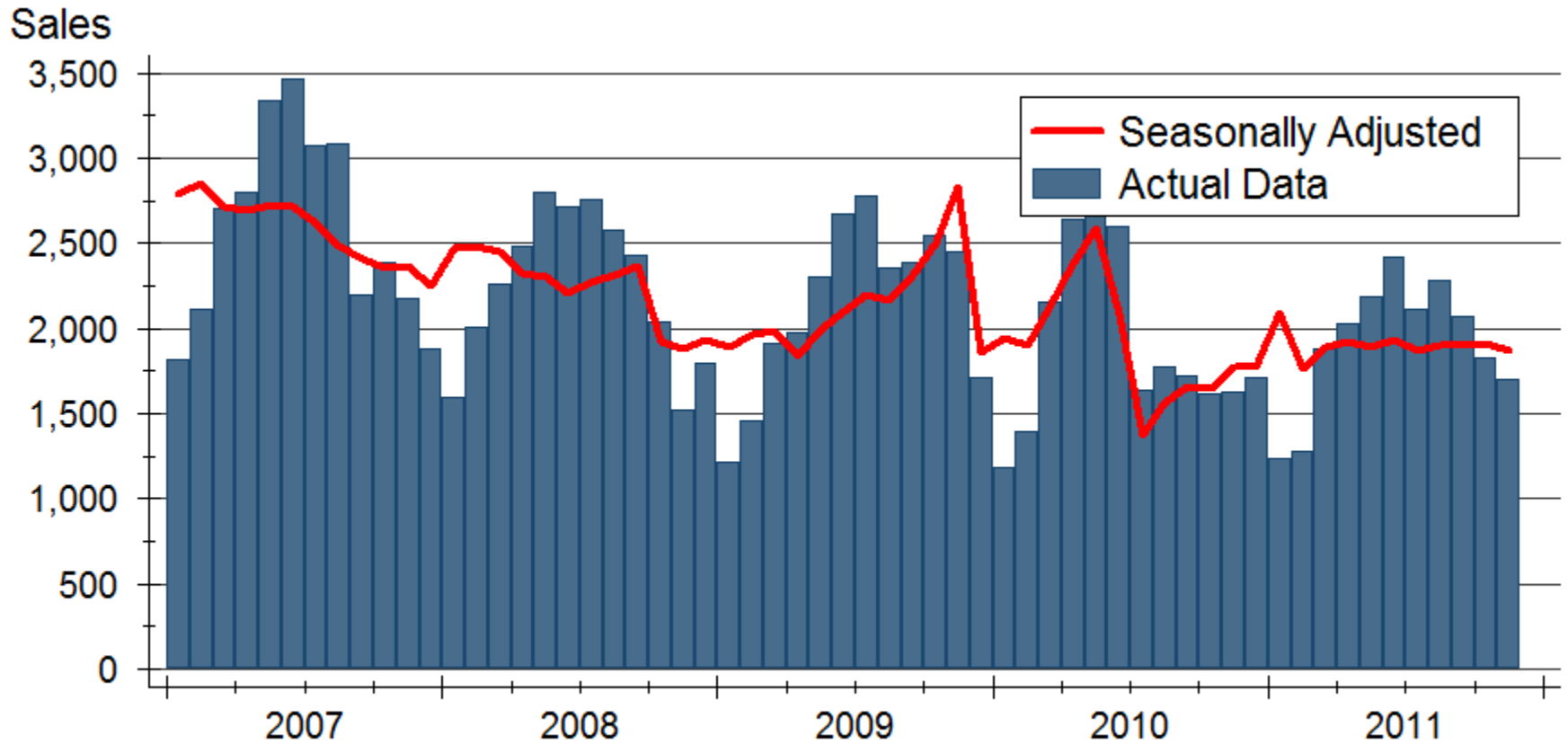
Index: 2005m1 = 100



Source: U.S. Bureau of the Census

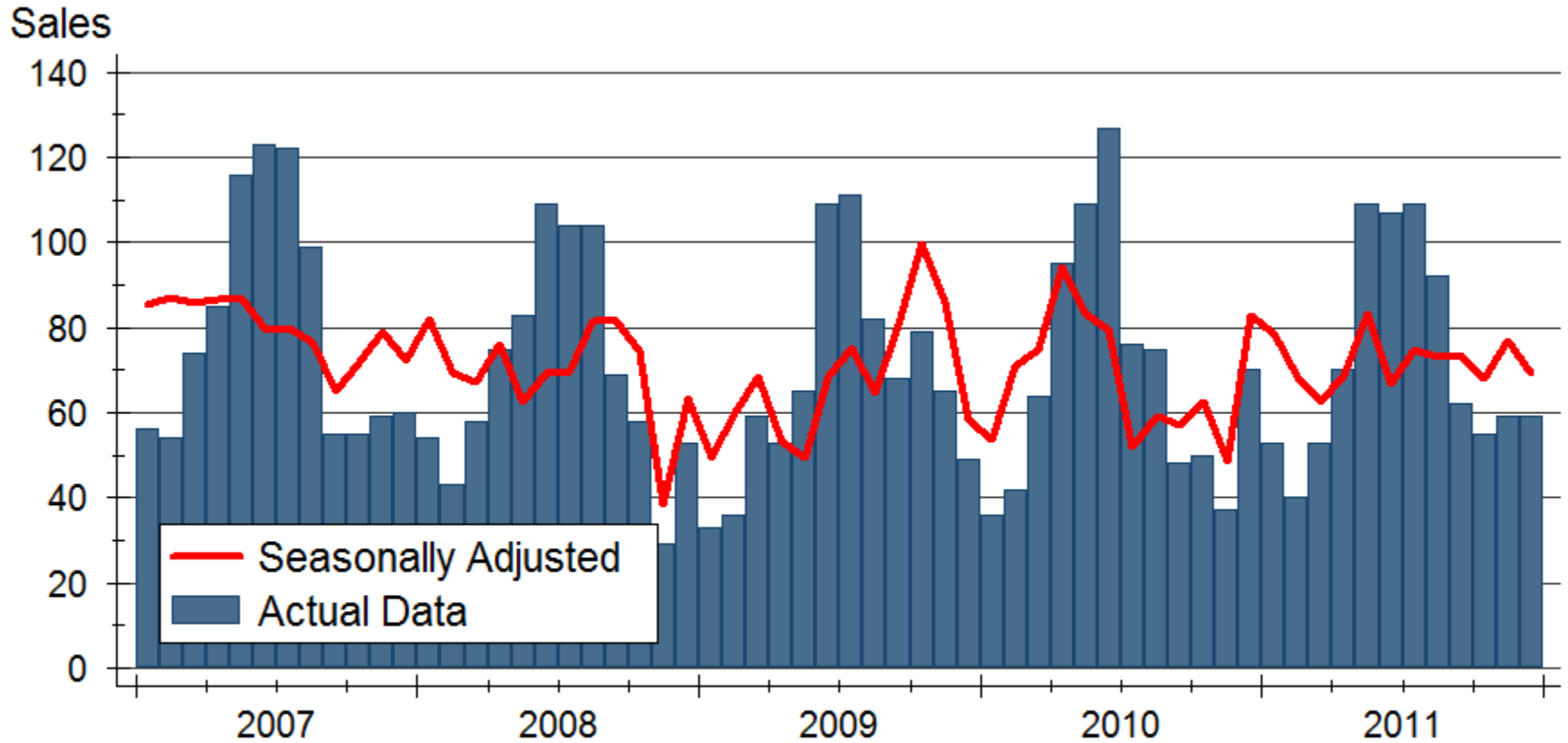
Data are seasonally adjusted annual rates

Kansas City Home Sales



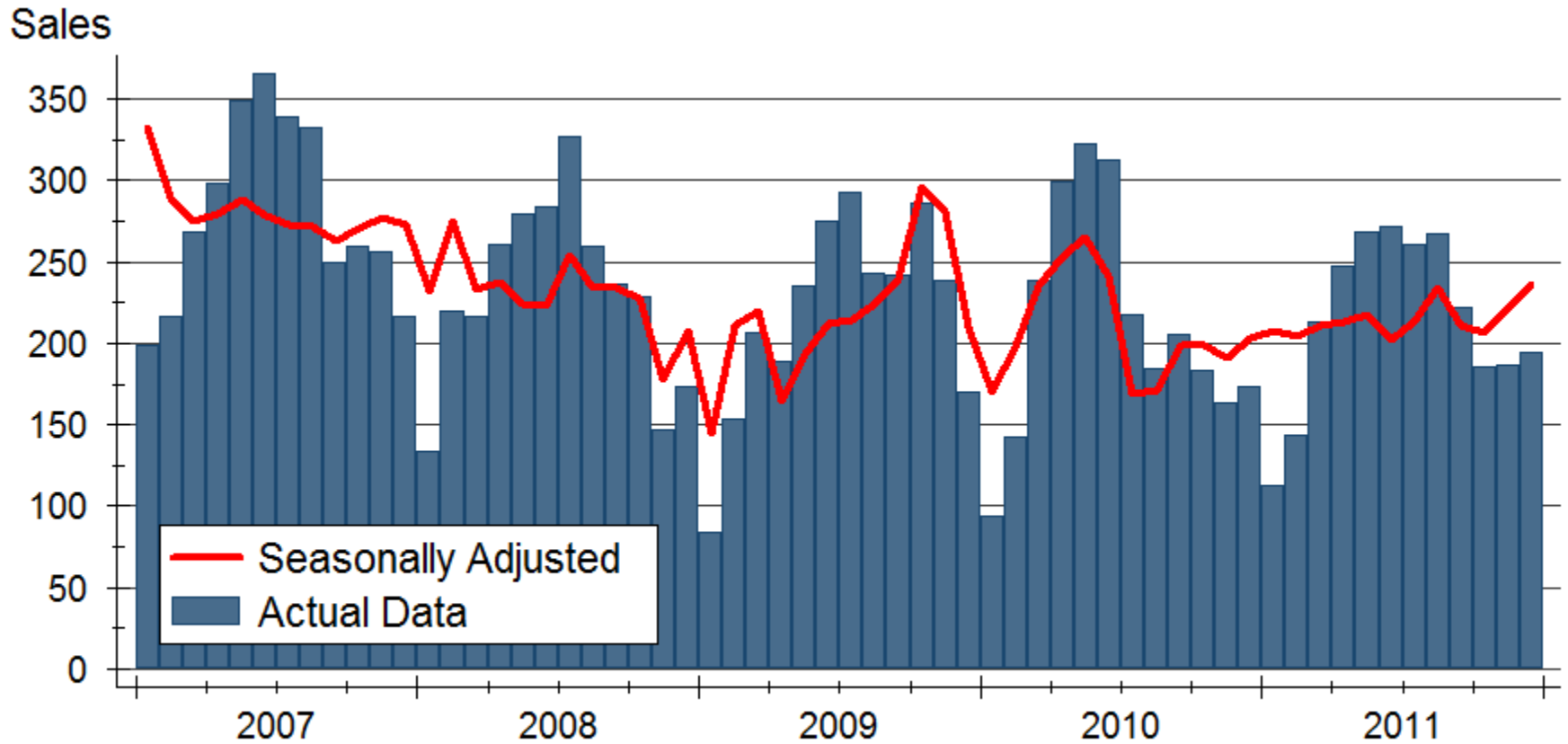
Source: Kansas City Regional Association of REALTORS®

Manhattan Home Sales



Source: Manhattan Association of REALTORS®

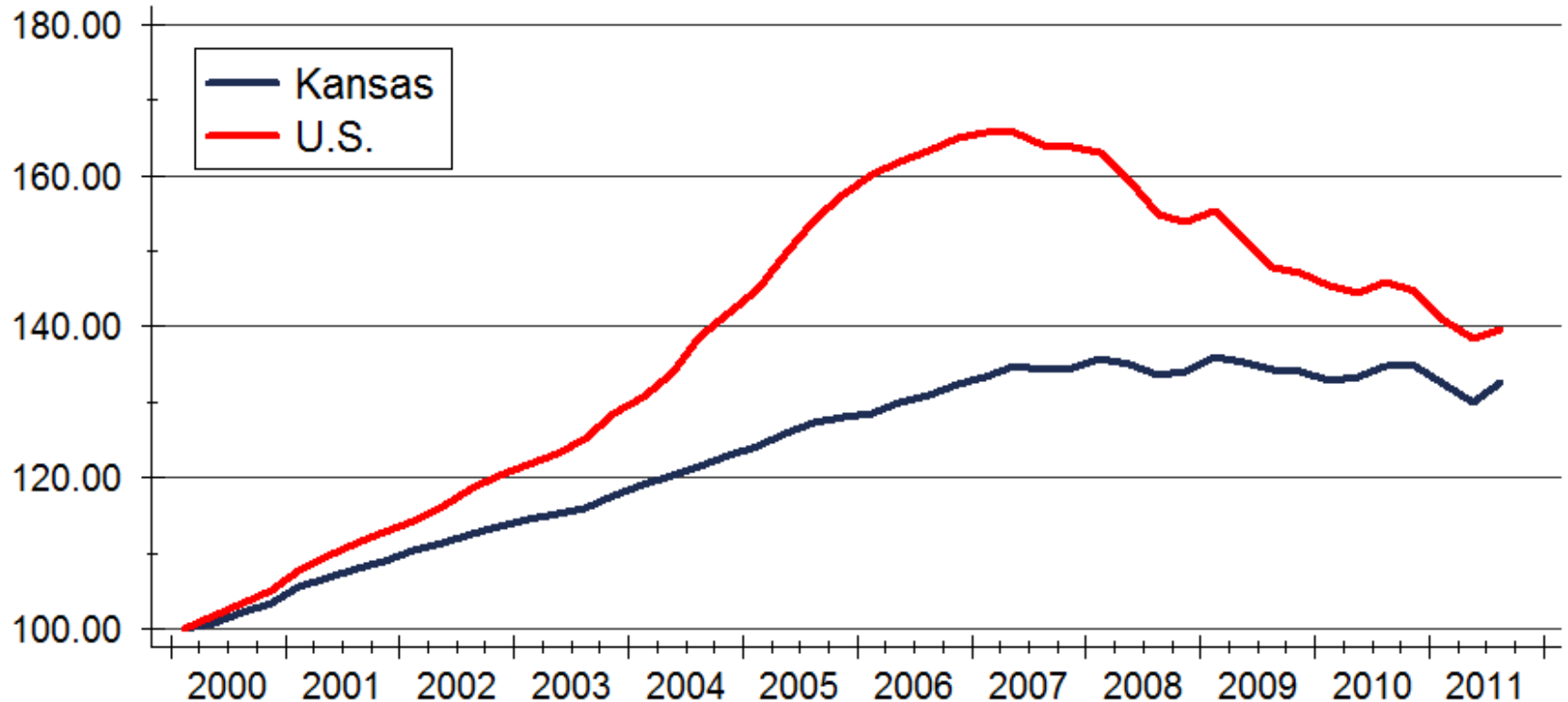
Topeka Home Sales



Source: Topeka Area Association of REALTORS®

Home Price Appreciation

Index: 2000q1 = 100



Source: Federal Housing Finance Agency (FHFA)

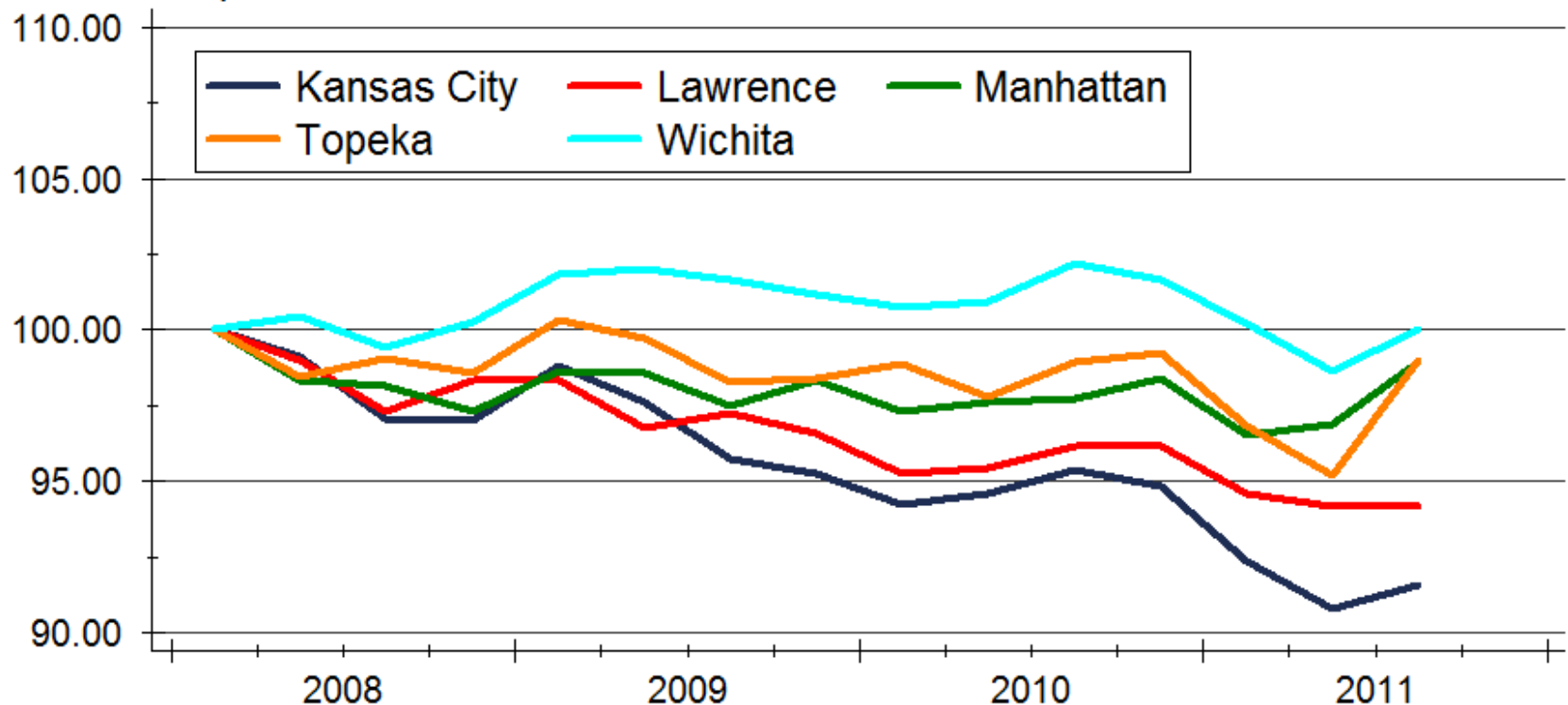


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Kansas Home Price Appreciation

Index: 2008q1 = 100



Source: Federal Housing Finance Agency (FHFA)

Kansas Forecast

	2009 Actual	2010 Actual	2011 Forecast	2012 Forecast
Total Home Sales	31,023 units -5.1%	28,771 units -7.3%	28,250 units -1.8%	30,740 units +8.8%
Building Permits	3,660 units -21.9%	3,802 units +3.9%	3,370 units -11.4%	4,060 units +20.5%
Home Price Appreciation	-0.1%	+0.5%	-3.6%	-1.0%

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

2012 Housing Markets Forecast

	Kansas City	Lawrence	Manhattan	Topeka	Wichita
Sales	24,610 units +6.7%	1,150 units +8.5%	580 units +1.8%	1,760 units +5.8%	8,130 units +10.0%
Permits	2,800 units +13.6%	180 units +20.0%	170 units -3.0%	265 units +8.2%	710 units -0.7%
Home Prices	-1.6%	+0.7%	+0.1%	-2.6%	-0.2%

Sources: Heartland MLS; Lawrence Board of REALTORS®; Manhattan Association of REALTORS®; Topeka Area 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

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Laying a Foundation for Real Estate in Kansas



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