

2009 Economic and Housing Market Outlook

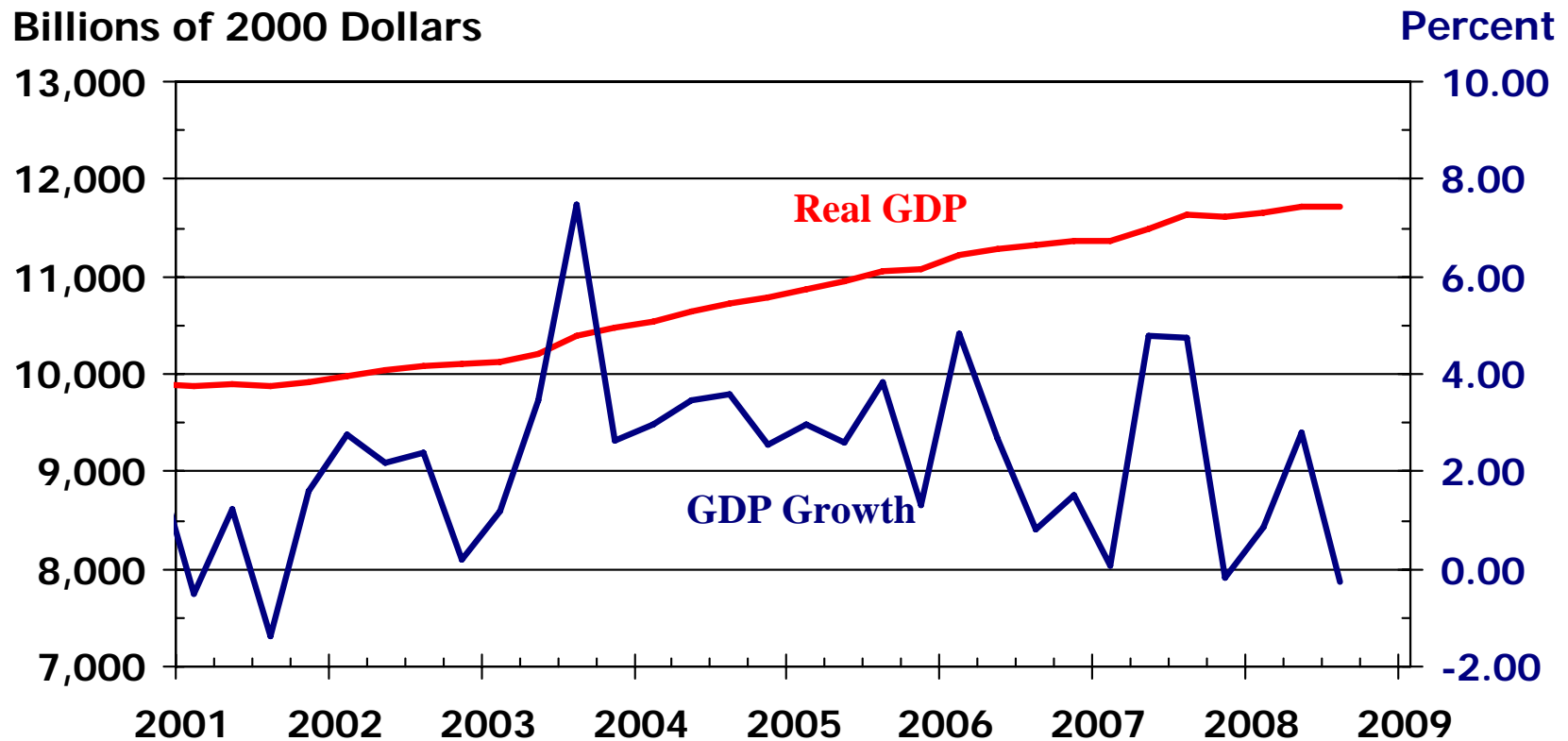
*Kansas Chapter of the Appraisal Institute
Dr. Stanley D. Longhofer
December 2, 2008*



WICHITA STATE UNIVERSITY



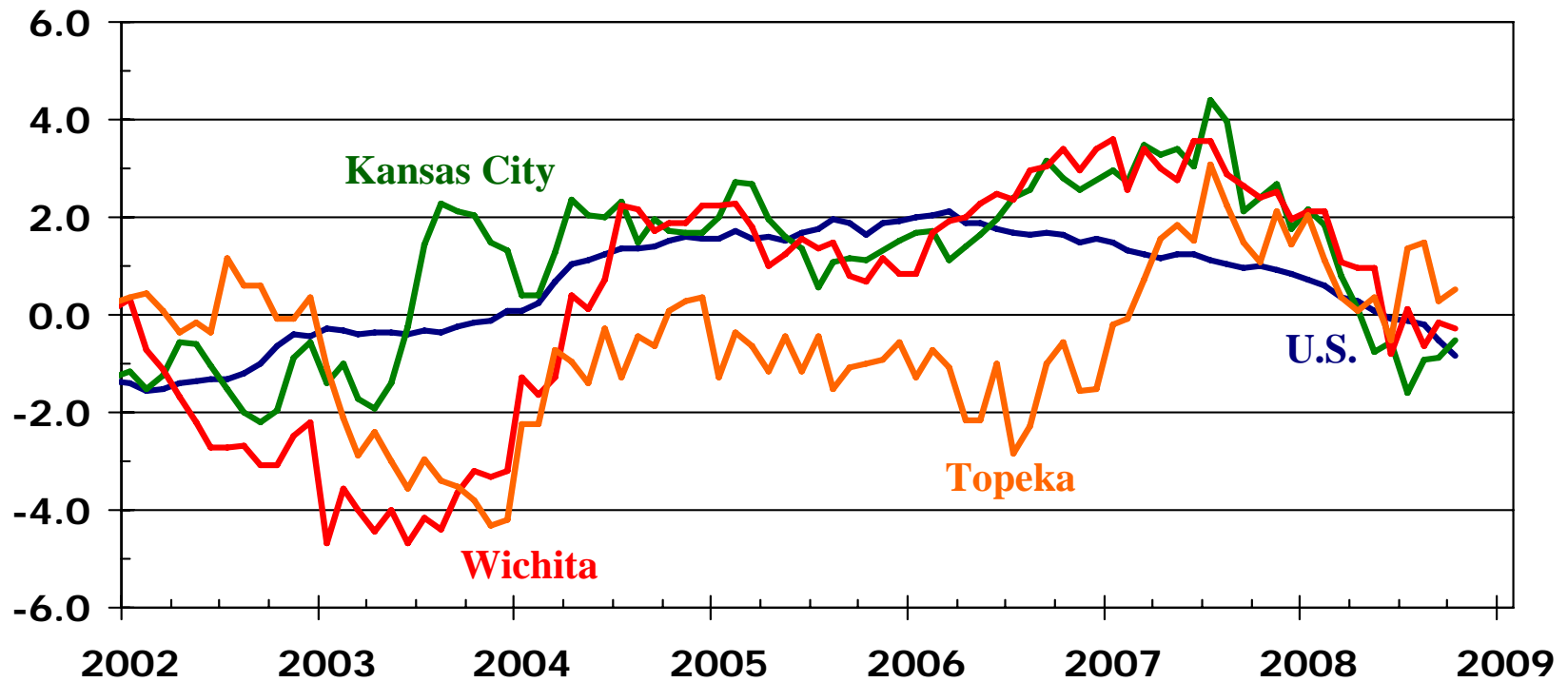
Real Gross Domestic Product



Source: Bureau of Economic Analysis

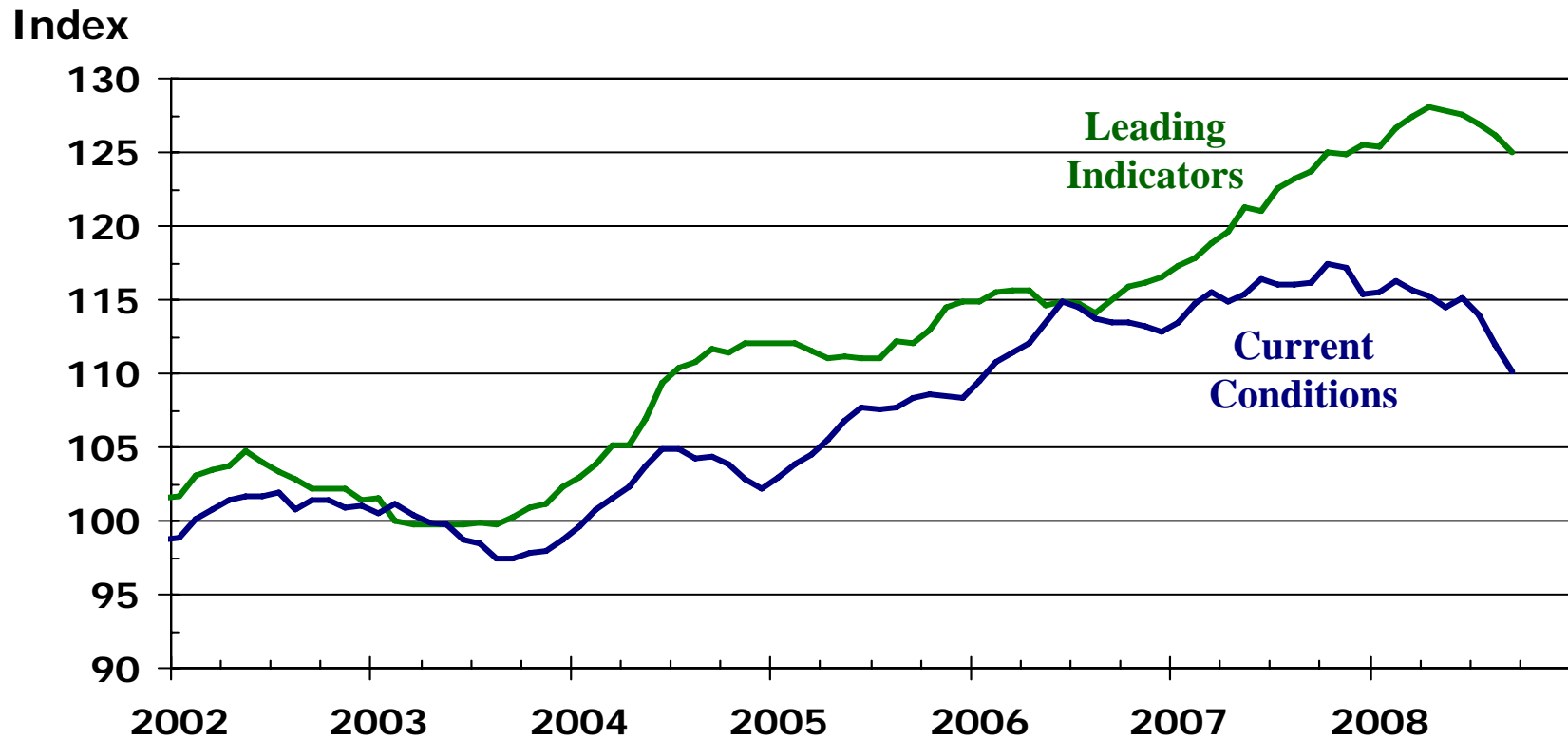
Employment Growth

Year-over-Year Percentage Change



Sources: Kansas Department of Human Resources;
U.S. Bureau of Labor Statistics

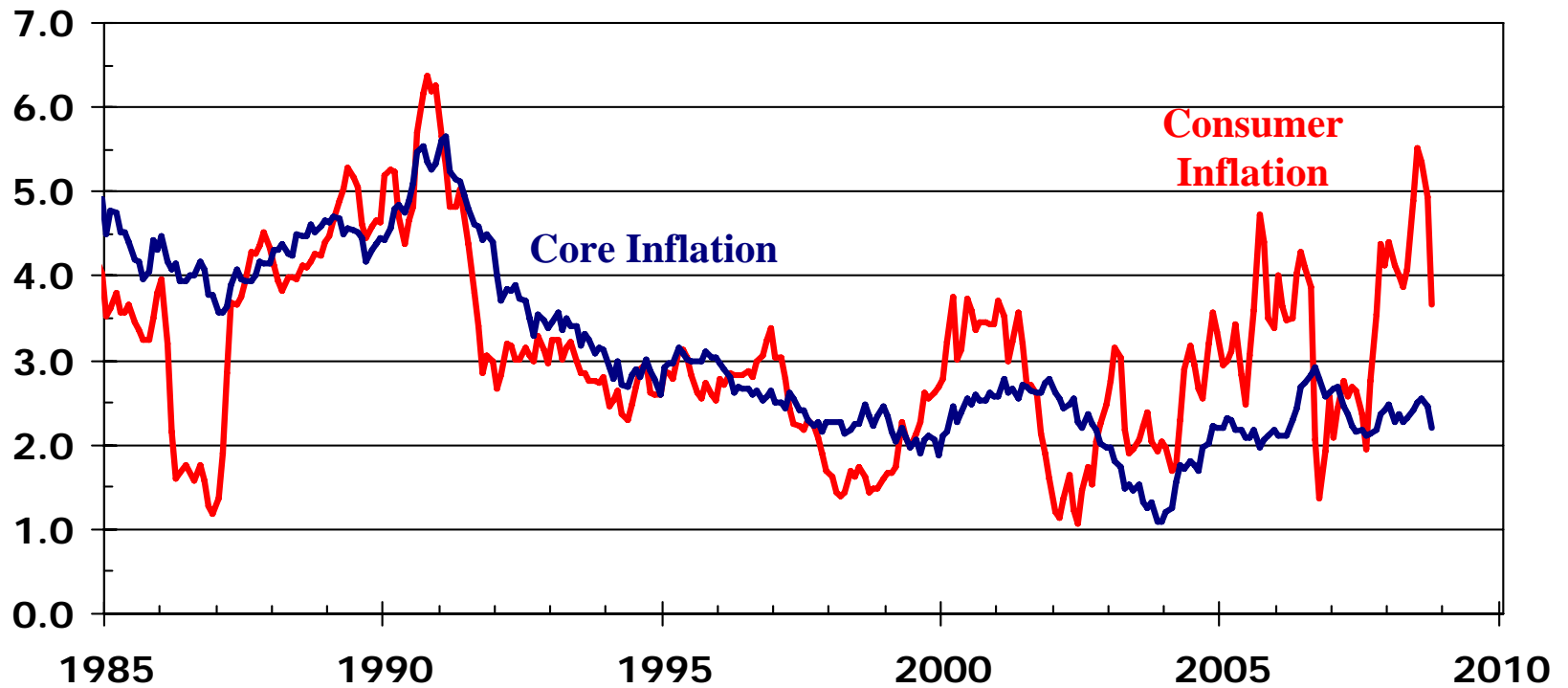
WSU Economic Indices



Source: WSU Center for Economic Development and Business Research

Consumer Inflation

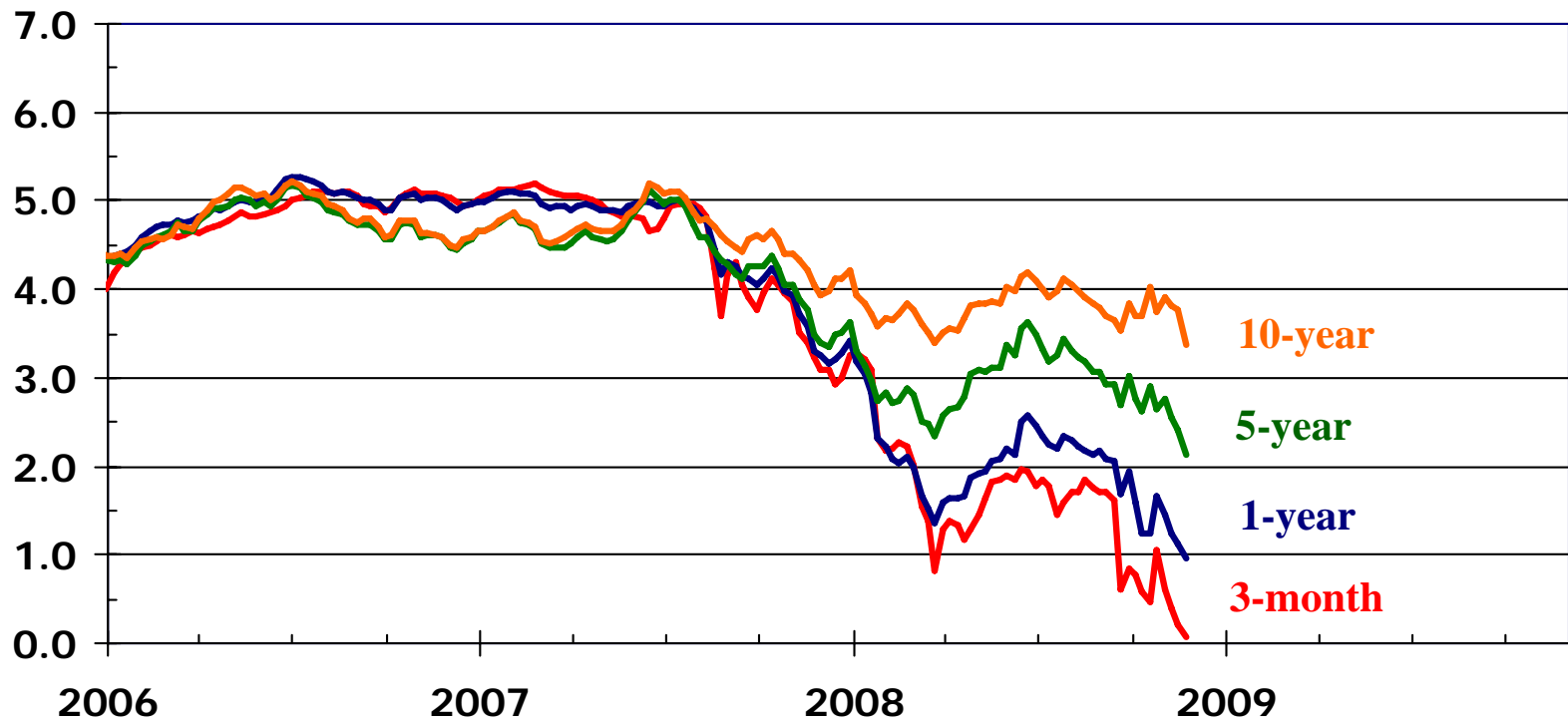
Percent



Sources: U.S. Bureau of Labor Statistics;
University of Michigan

Treasury Rates

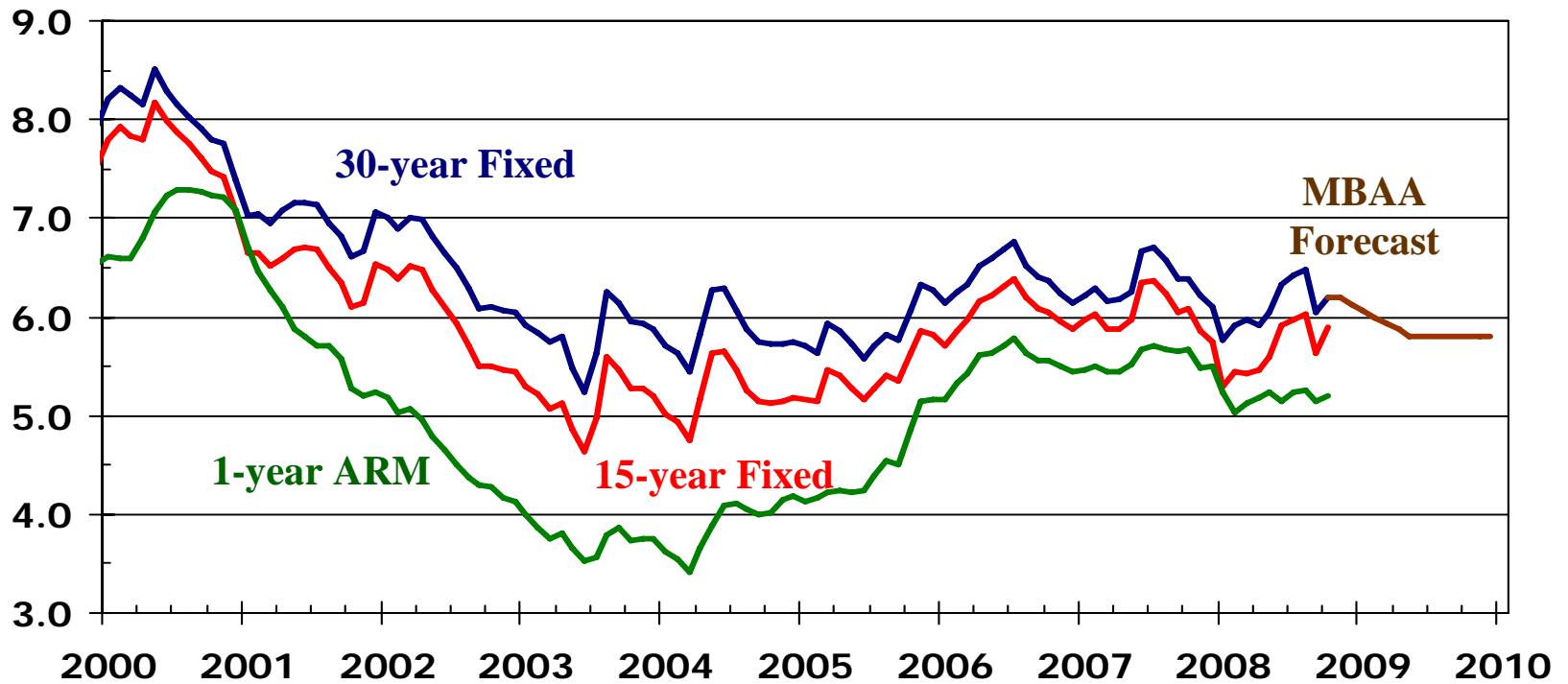
Percent



Source: Board of Governors of the Federal Reserve System

Mortgage Rates

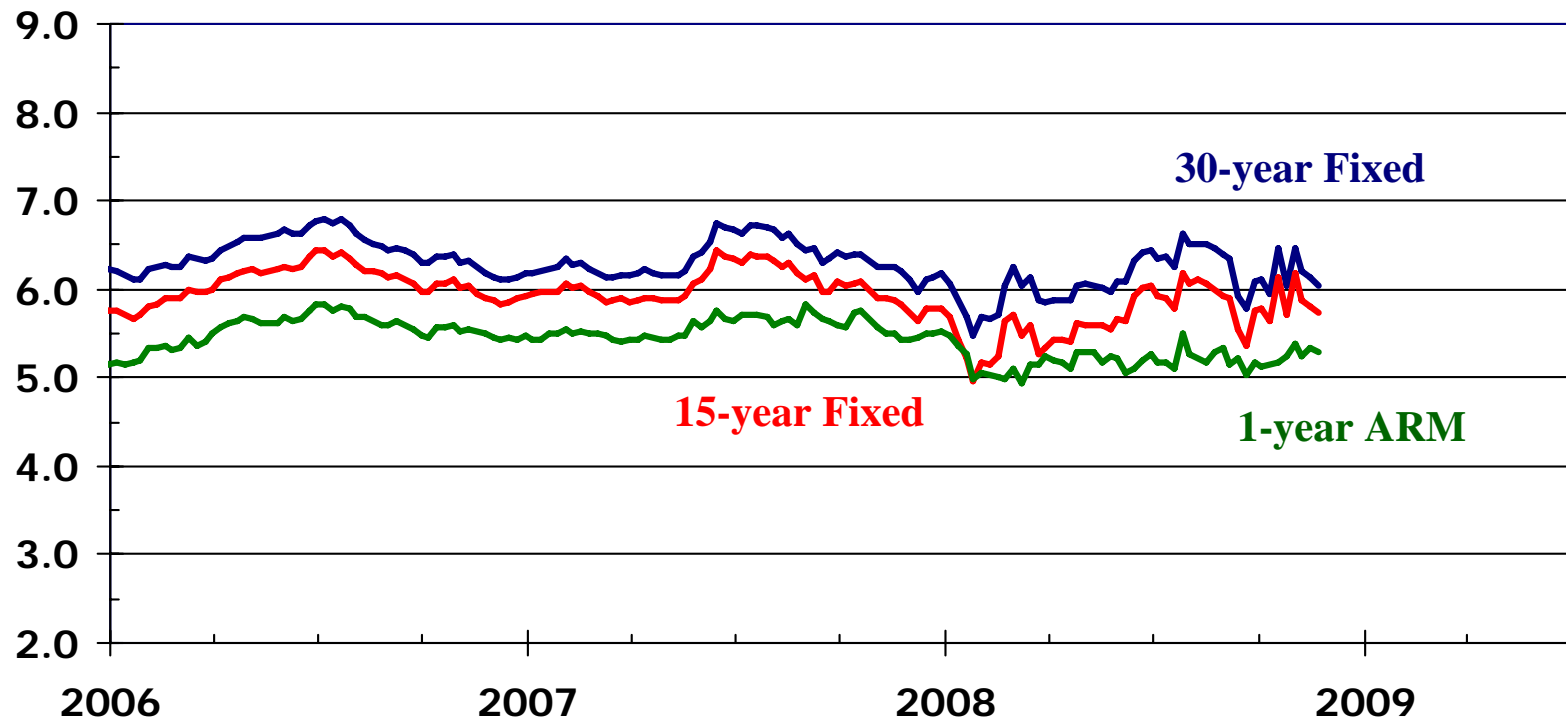
Percent



Sources: Freddie Mac; MBA

Weekly Mortgage Rates

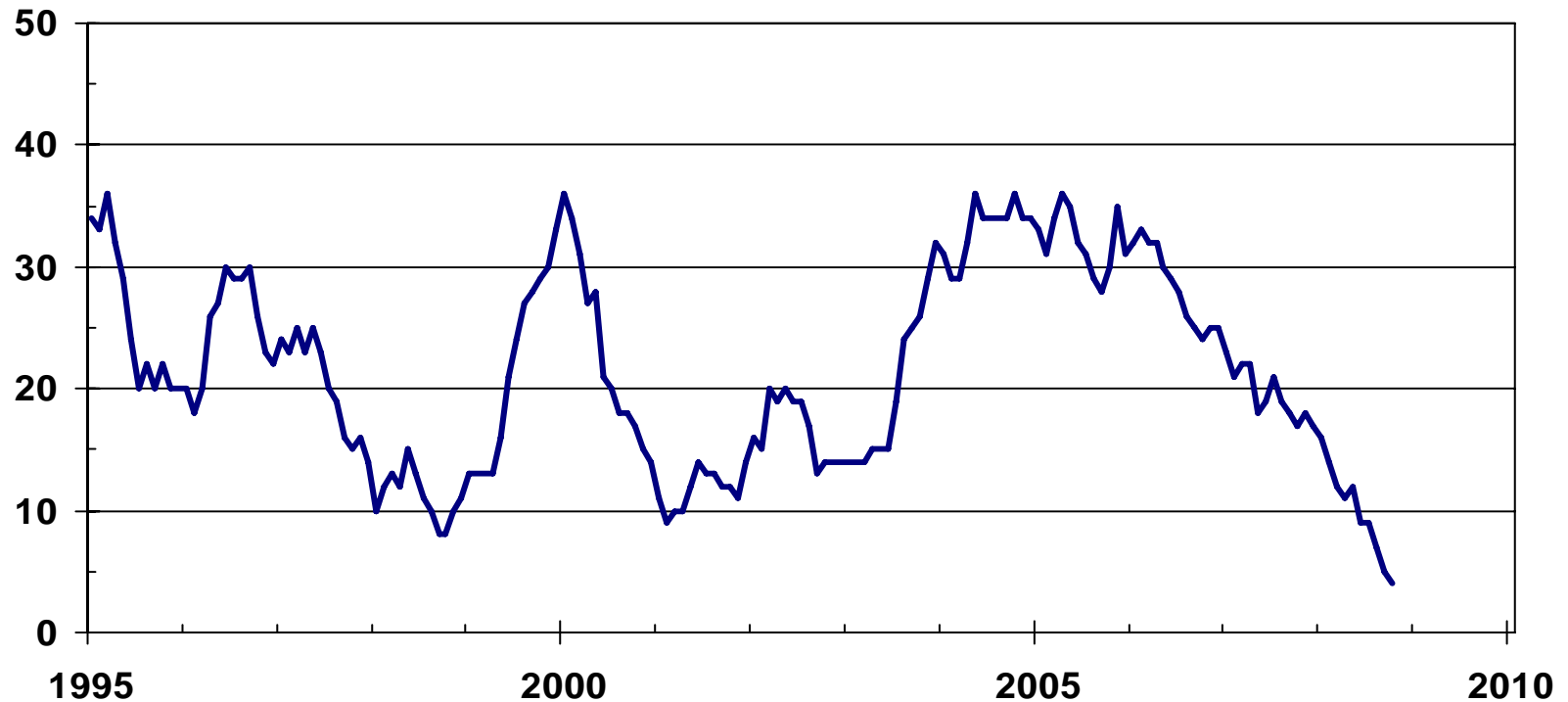
Percent



Source: Freddie Mac

ARM Share of New Mortgage Originations

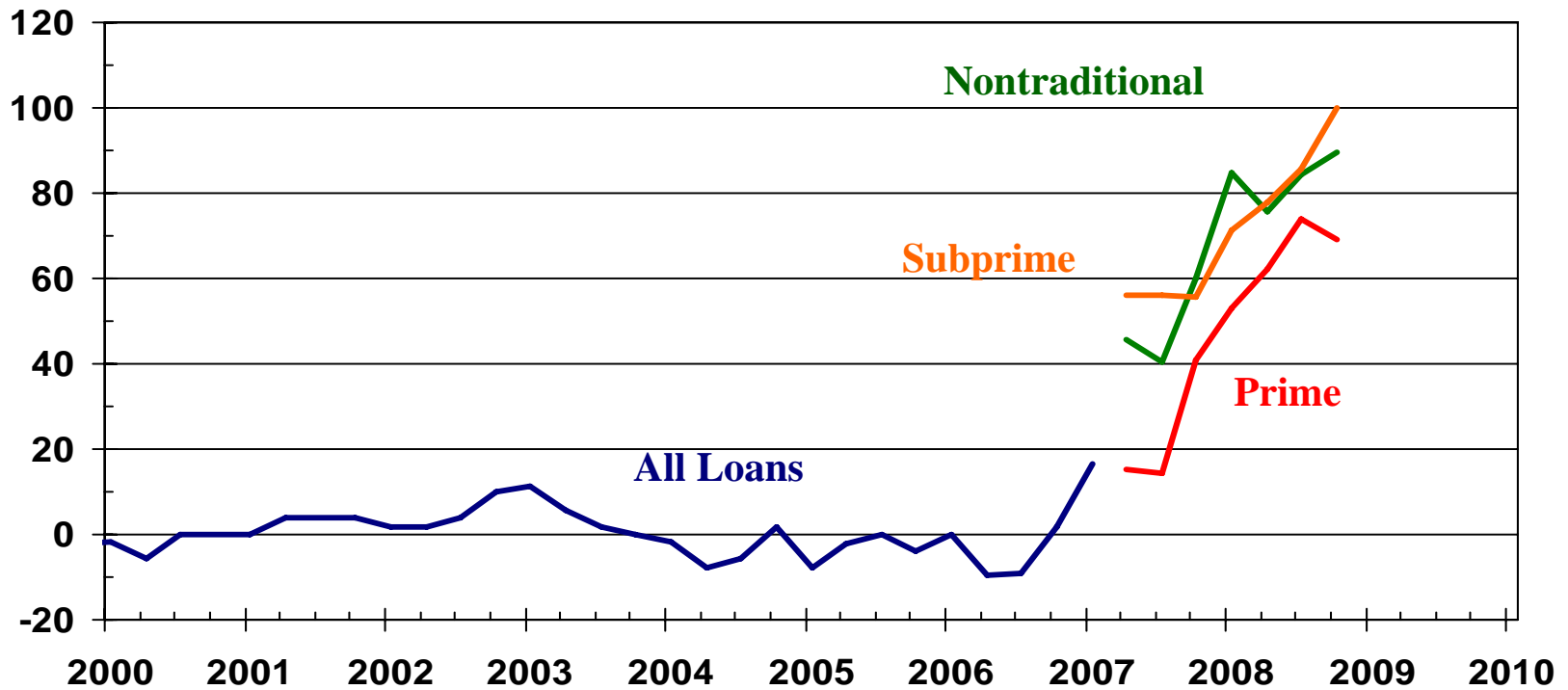
Percent



Source: Freddie Mac

Mortgage Credit Conditions

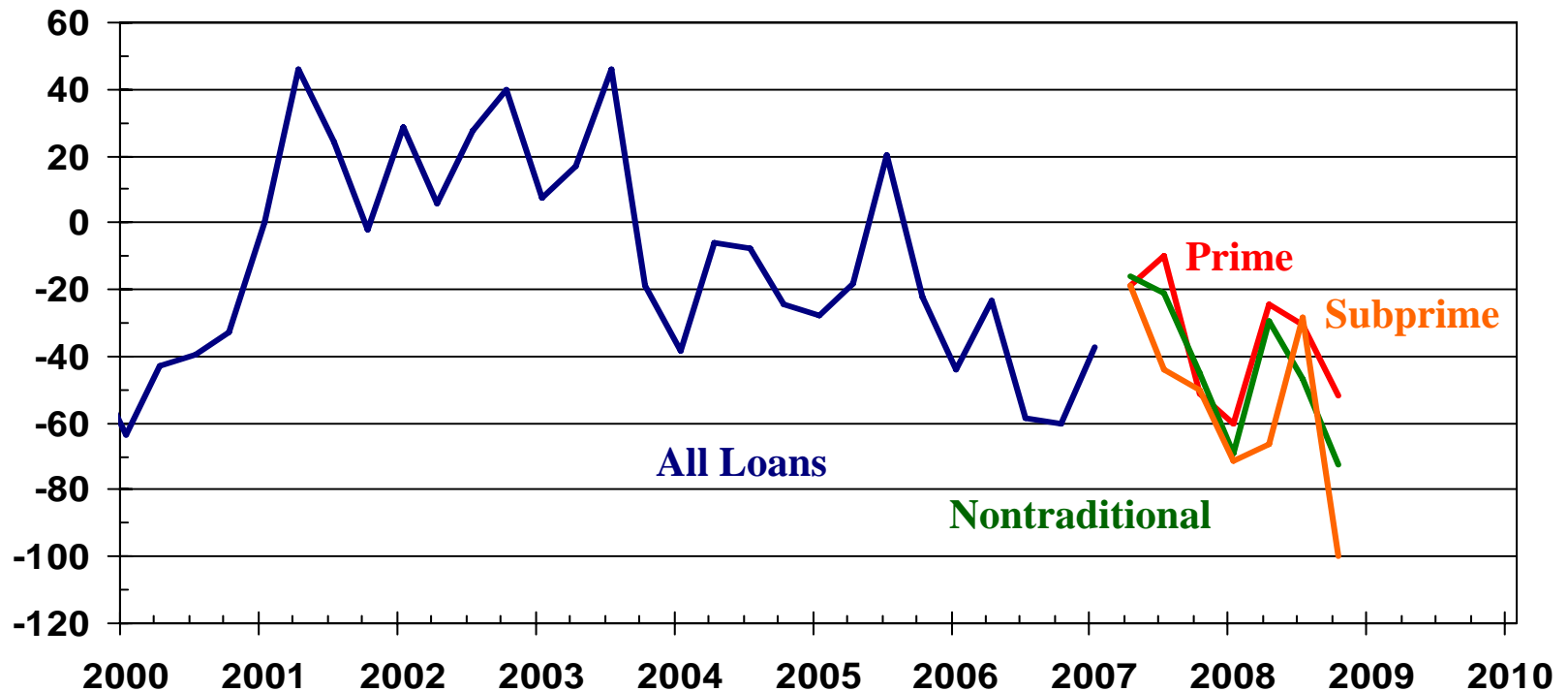
Net Percentage of Banks Reporting Tightening Standard for Mortgages



Source: Board of Governors of the Federal Reserve System

Mortgage Demand

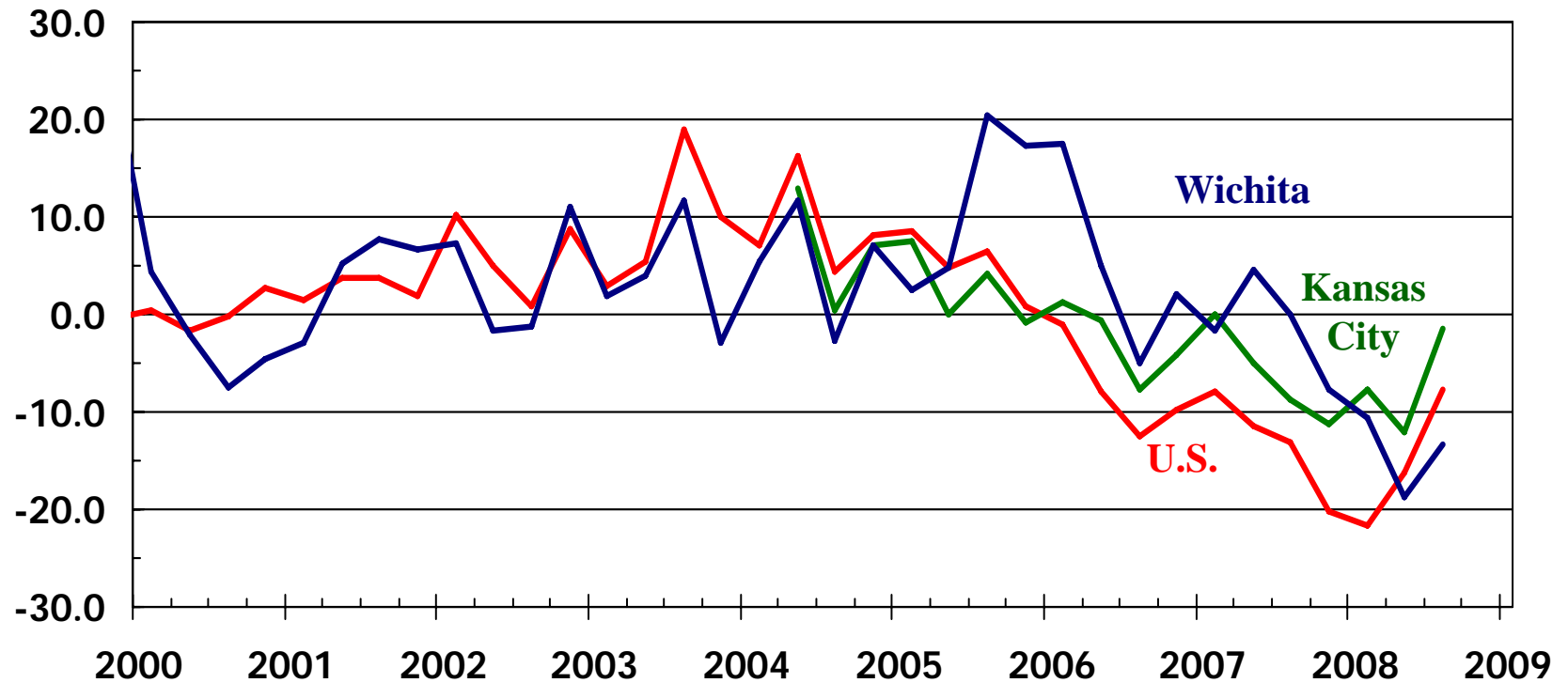
Net Percentage of Banks Reporting Stronger Demand for Mortgages



Source: Board of Governors of the Federal Reserve System

Existing Home Sales

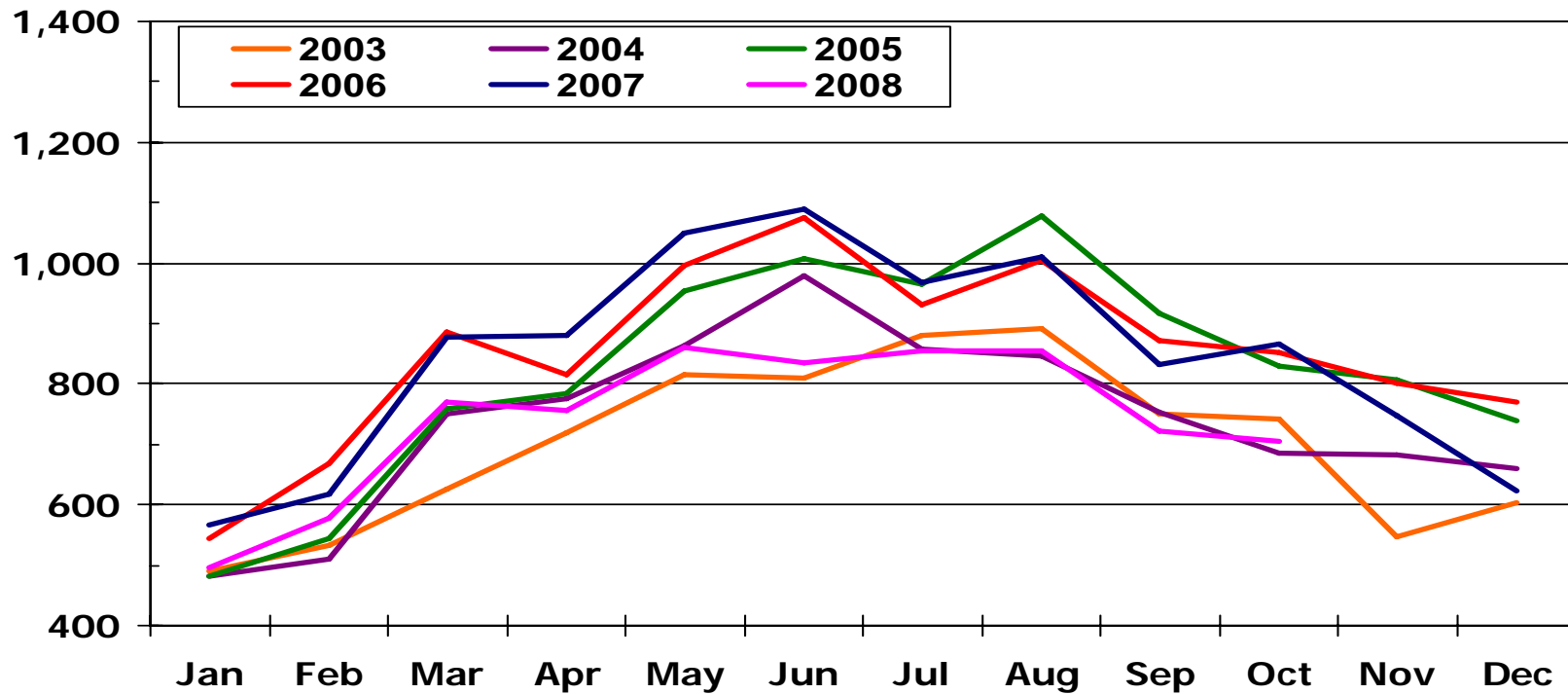
Year-over-year Percentage Change



Sources: NAR; KCRAR; SCK MLS

Wichita Area Existing Home Sales

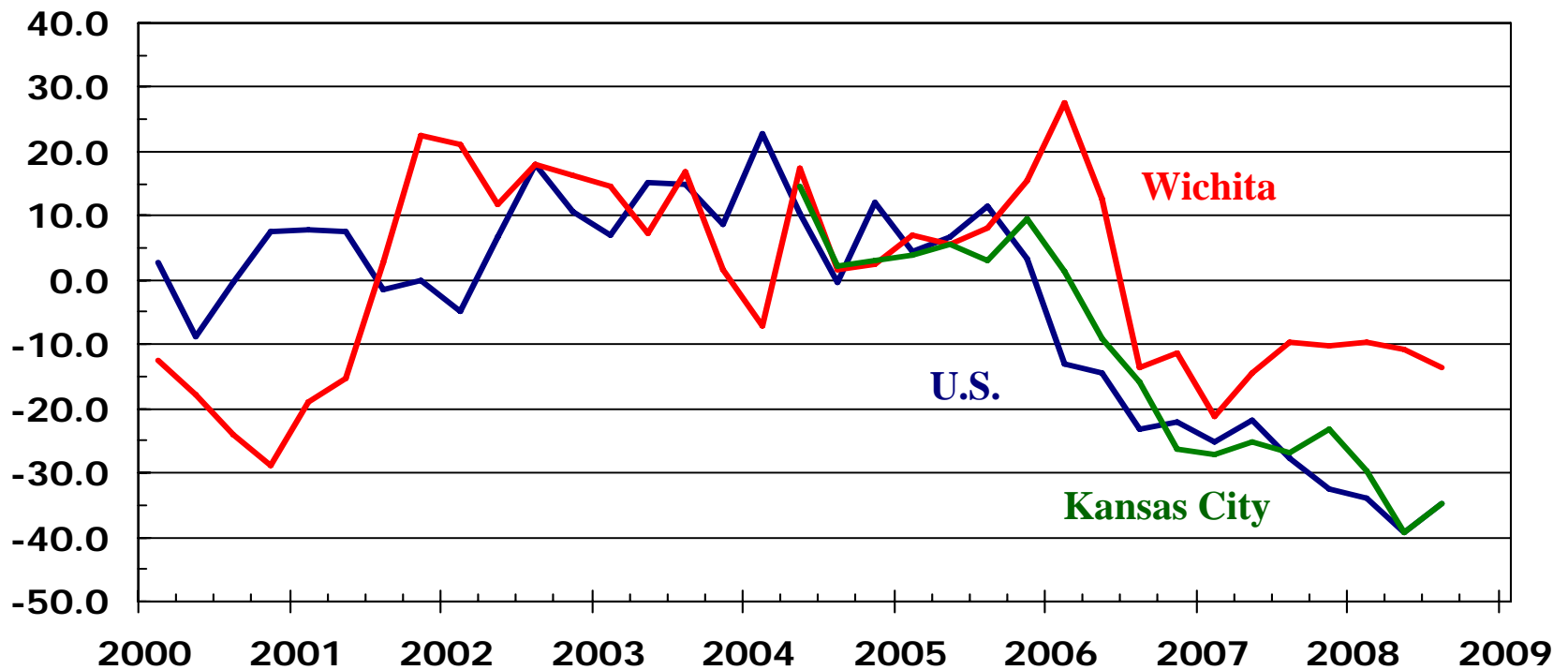
Number of Sales



Source: SCKMLS Statistics

New Home Sales

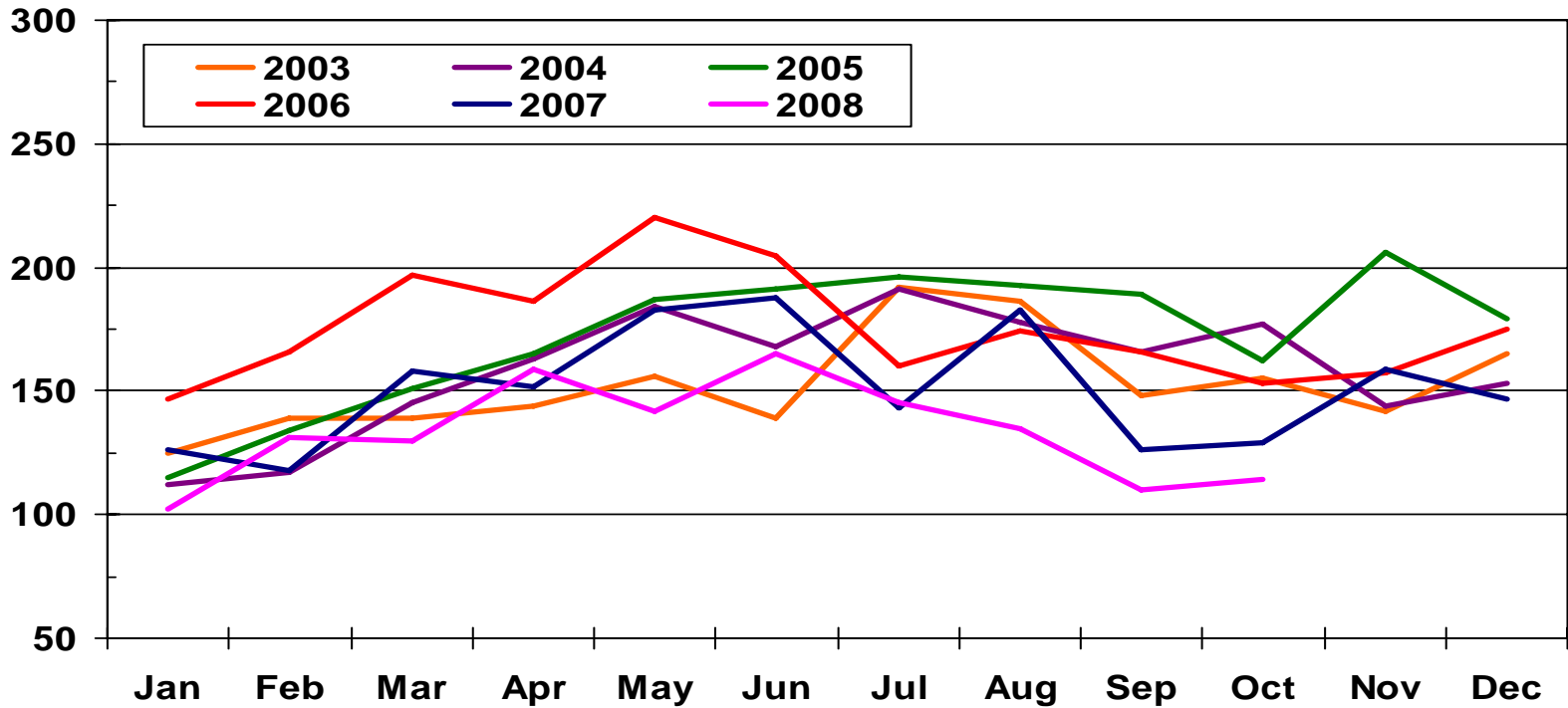
Year-over-year Percentage Change



Sources: HUD; SCK MLS; KCRAR

Wichita Area New Home Sales

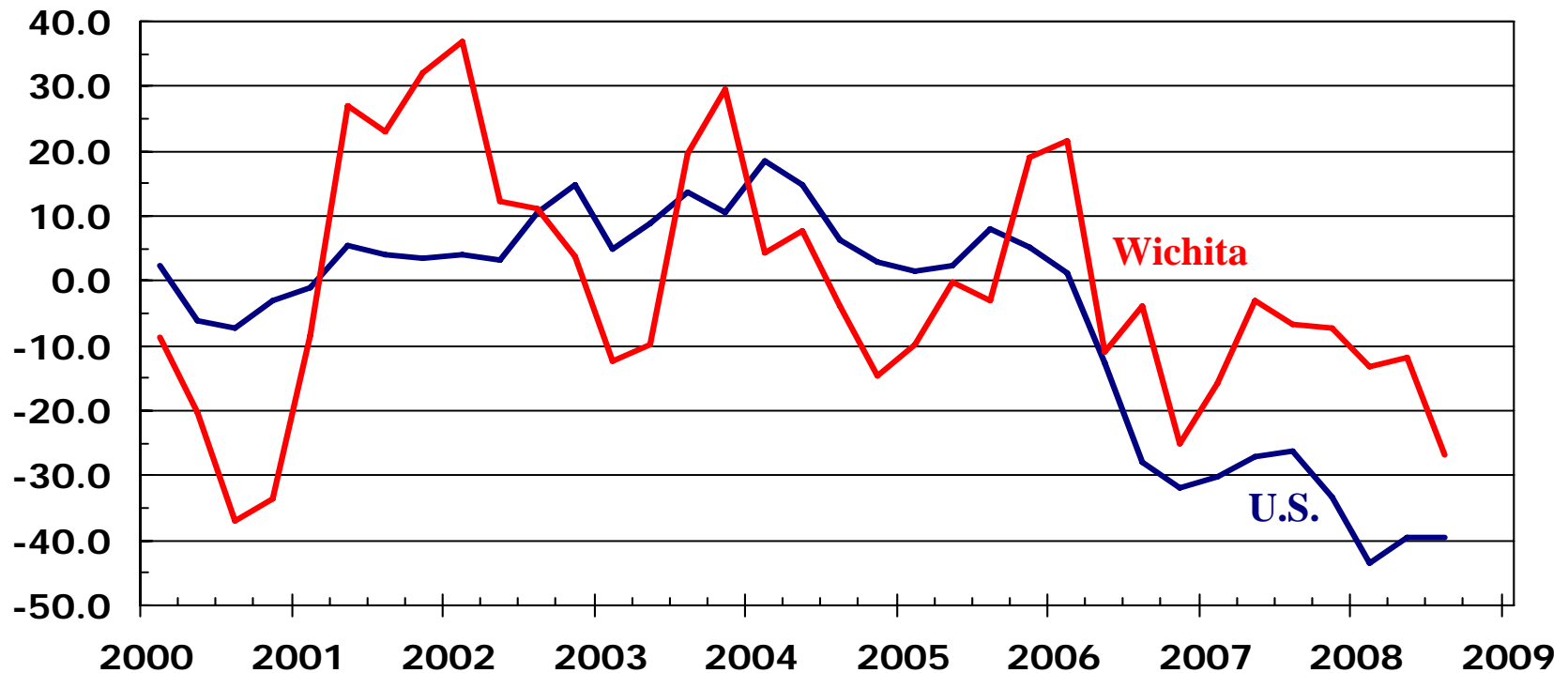
Number of Sales



Source: SCKMLS

New Home Construction

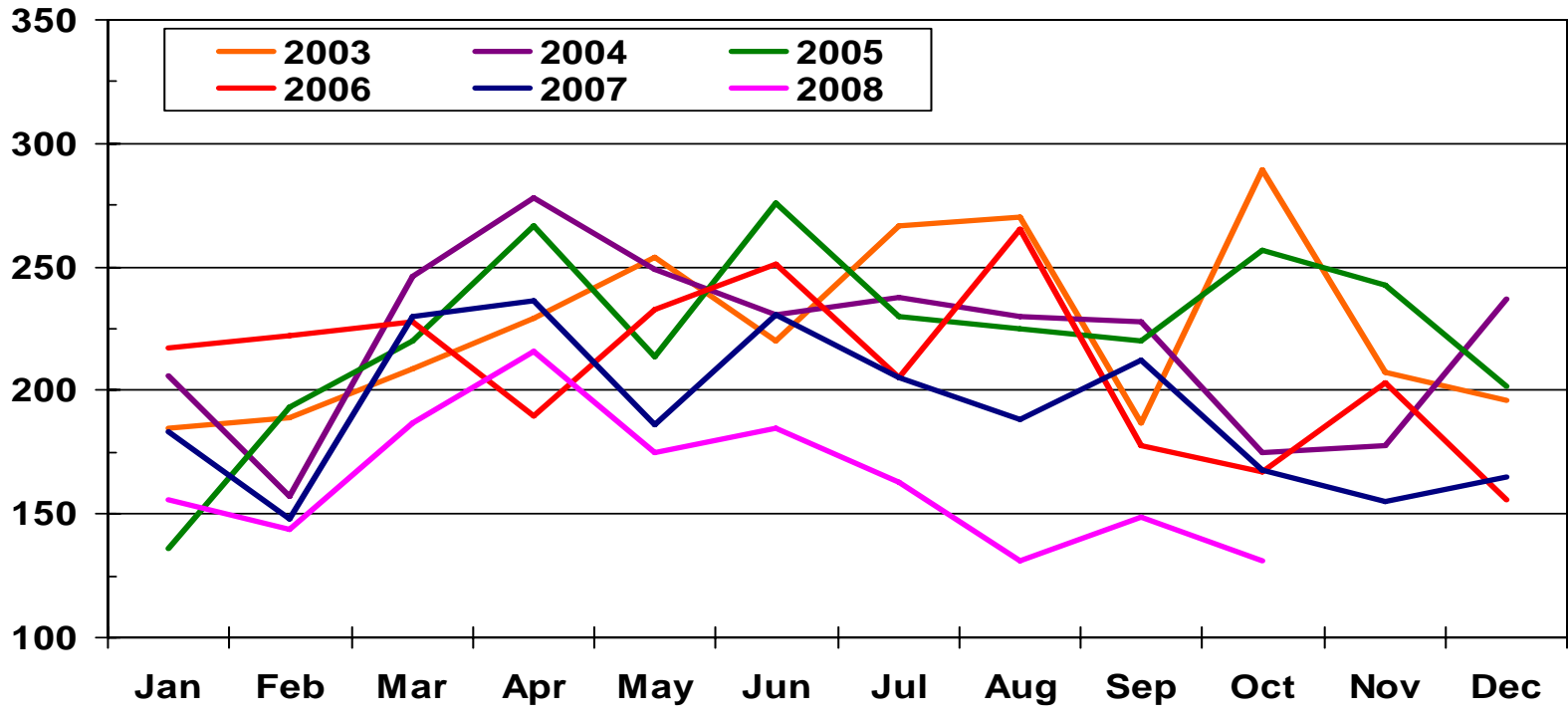
Year-over-year Percentage Change in Single-Family Building Permits



Sources: HUD; WABA

Wichita Area Building Permits

Number of Permits

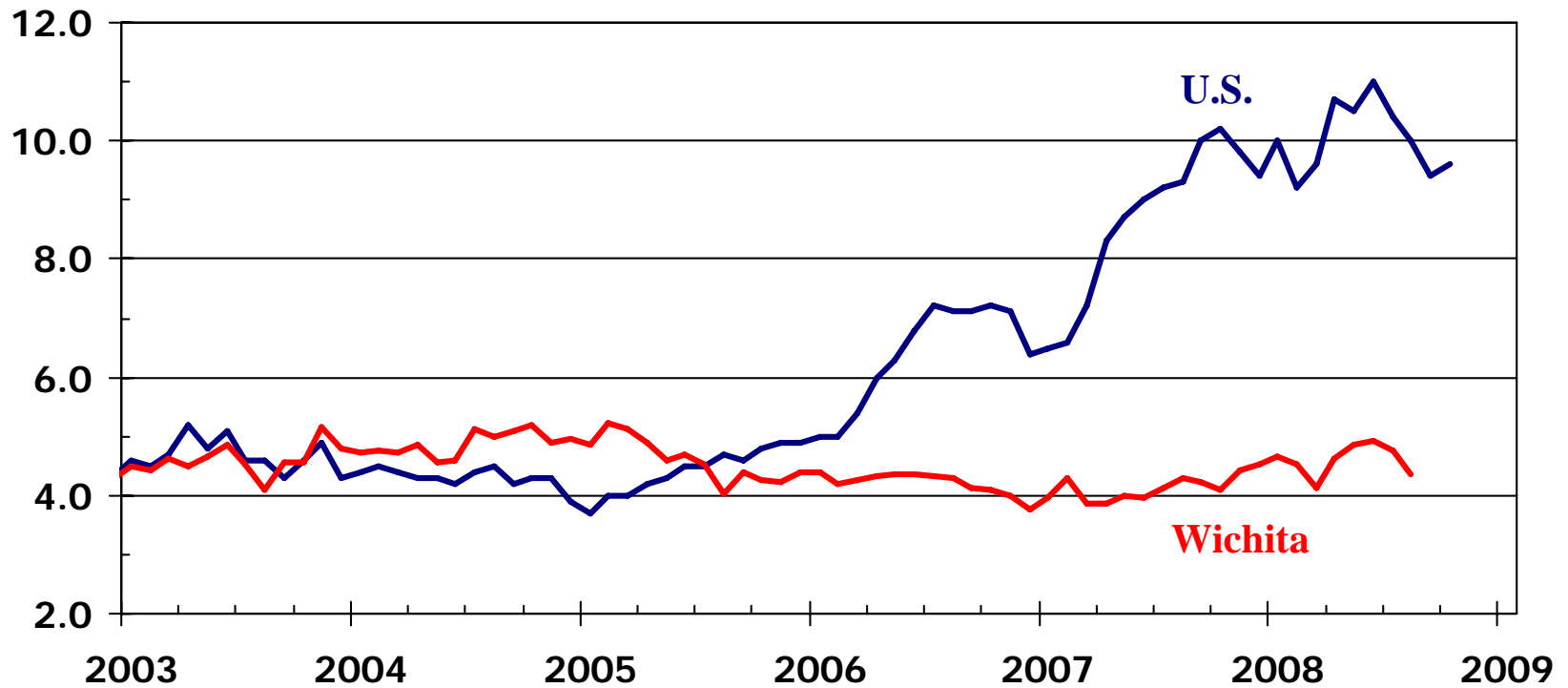


Source: WABA



Inventory of Existing Homes Available for Sale

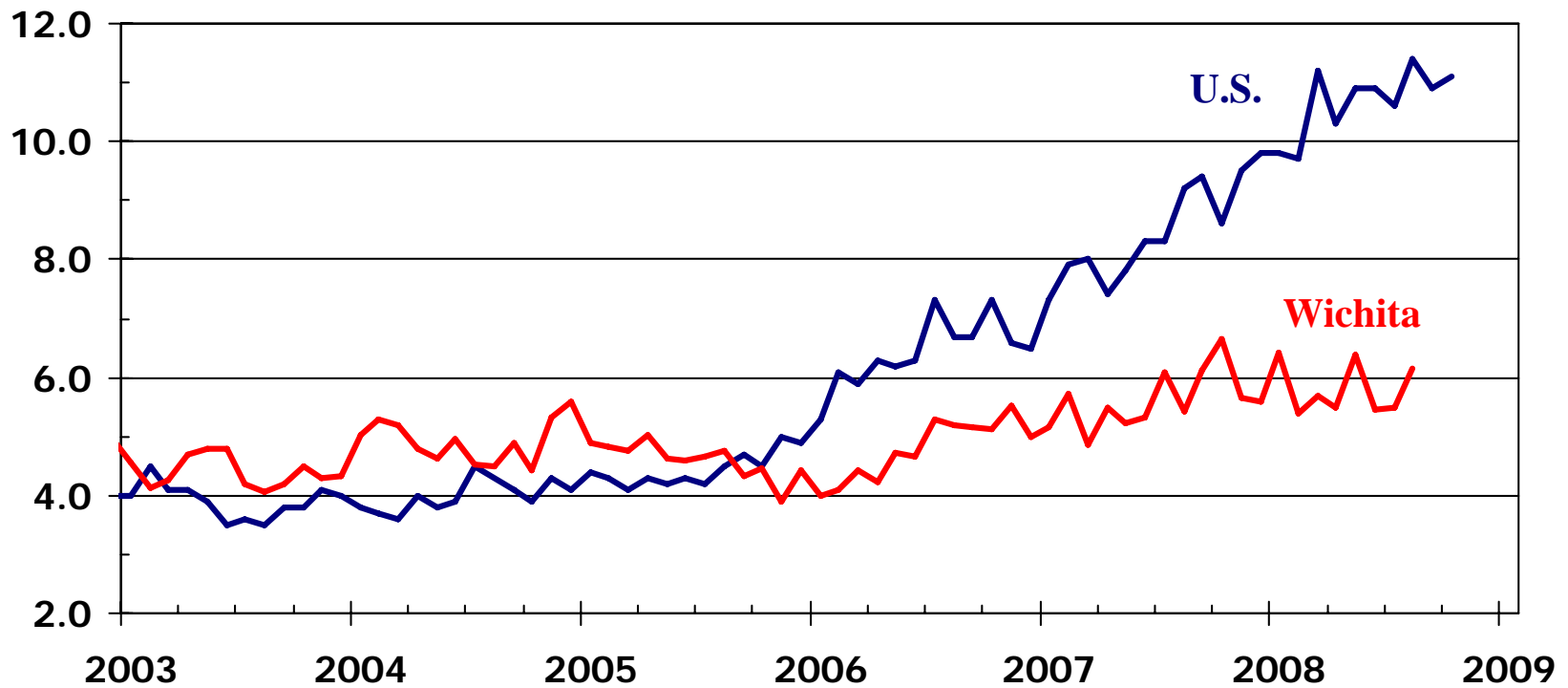
Months Supply (SA)



Sources: NAR; WSU Center for Real Estate
using data from KCRAR and SCK MLS

Inventory of New Homes Available for Sale

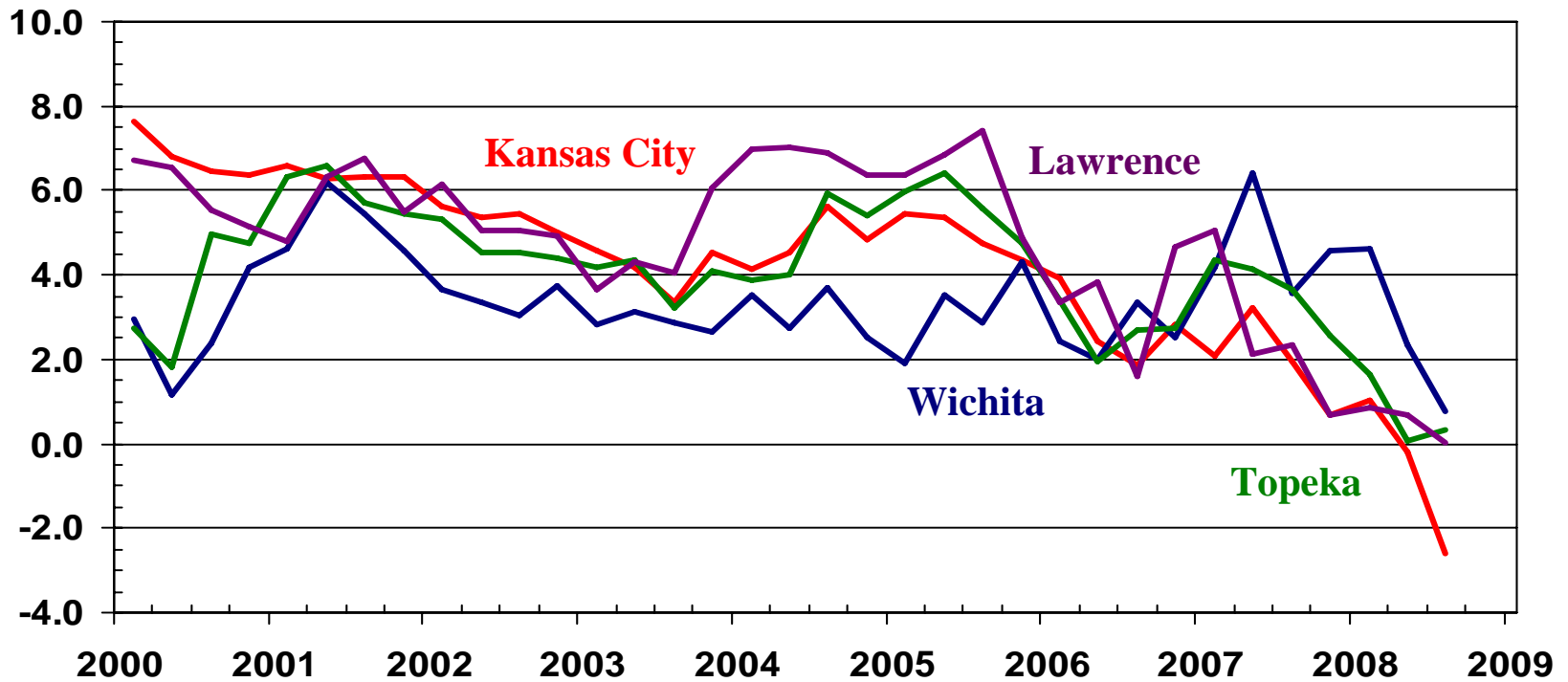
Months Supply (SA)



Sources: HUD; WSU Center for Real Estate
using data from KCRAR and SCK MLS

Home Price Appreciation

Year-over-year Percentage Change



Source: Office of Federal Housing Enterprise Oversight

Wichita State University Center for Real Estate

*Laying a Foundation for
Real Estate in Kansas*



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