

2017 Kansas Housing Markets Forecast

Topeka Housing Forecast

THROUGH THE WOODS

WSU Center for Real Estate



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WICHITA STATE
UNIVERSITY

Wichita State University | W. Frank Barton School of Business

Topeka Housing Forecast

The Journey Begins

“You’ll never find your way, my lovely.” The witch’s evil laugh sent chills through Ophelia’s bones. “It’s too long a journey and there are more surprises along the path than you can imagine. Once you make it through the woods, you’ll have to find the key home. Good luck!”

The theme of this year’s forecast is “Through the Woods.” And while this might refer to all the obstacles that have beset the housing market in recent years, it also reflects the fact that at long last the worst may be behind us. Like our heroine Ophelia, through pluck and perseverance, we may finally find our way home.

Dr. Stanley D. Longhofer
Director, WSU Center for Real Estate
wichita.edu/realestate



Special Thanks:

Linda Briden · Sunflower Association of REALTORS®

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We are especially grateful to Security 1st Title for underwriting the cost of preparing this year’s Topeka Housing Forecast.



Security 1st Title

We are also grateful to the REALTOR® boards and multiple listing services that have provided much of the data used to prepare this forecast:



CENTER FOR REAL ESTATE SPONSORS:

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Clark Real Estate Foundation

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Michael Malone

Economic Overview

Topeka's employment growth turned negative this year, posting the worst performance in the state. The area's unemployment rate remains quite low, however, despite a slight increase through the mid part of this year.

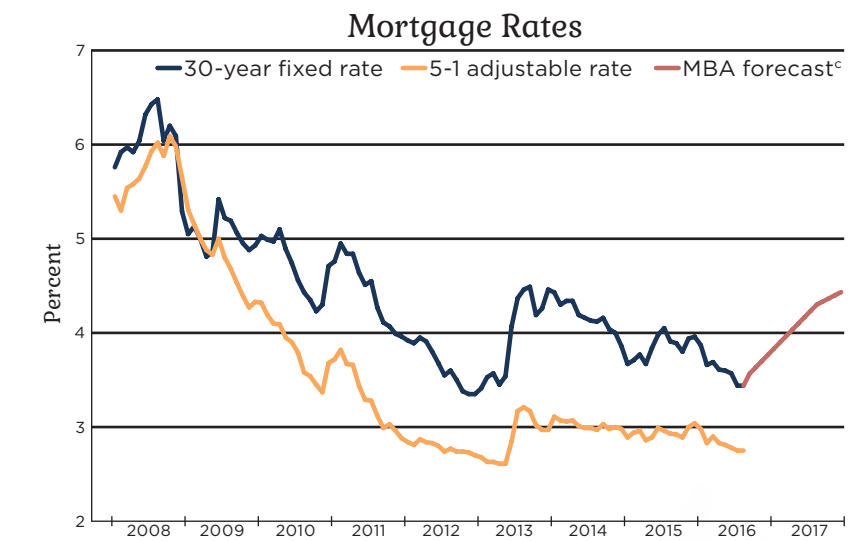
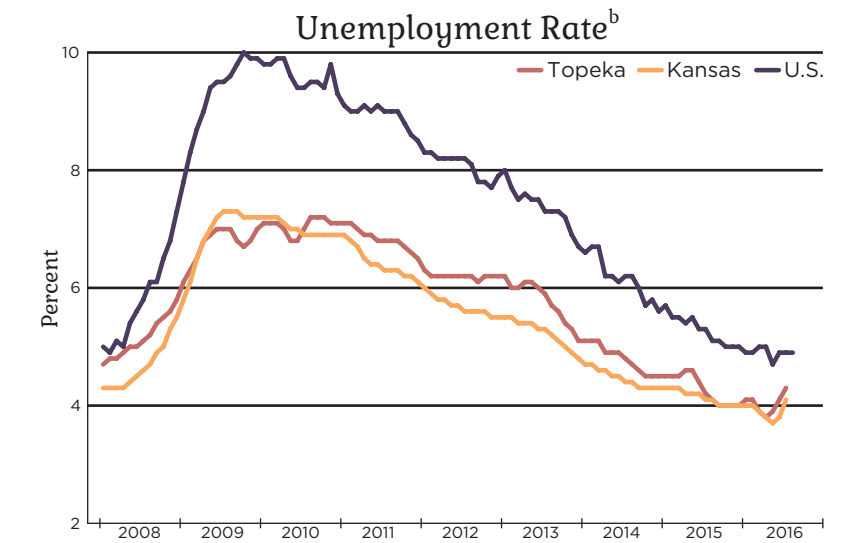
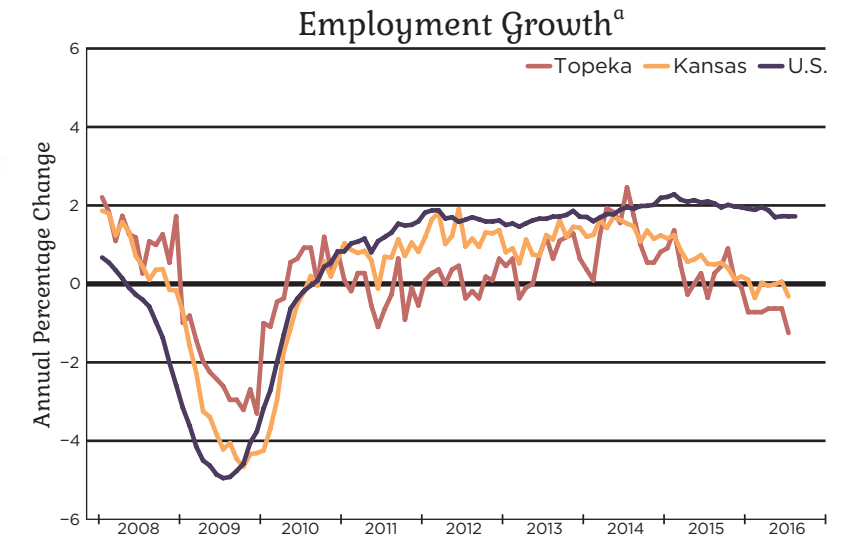
In contrast, low mortgage rates continue to support housing markets. The Mortgage Bankers Association's August forecast suggests this will continue for the foreseeable future, with the 30-year mortgage rate remaining below 4.5 percent through the end of 2017.



*the wind
howled*

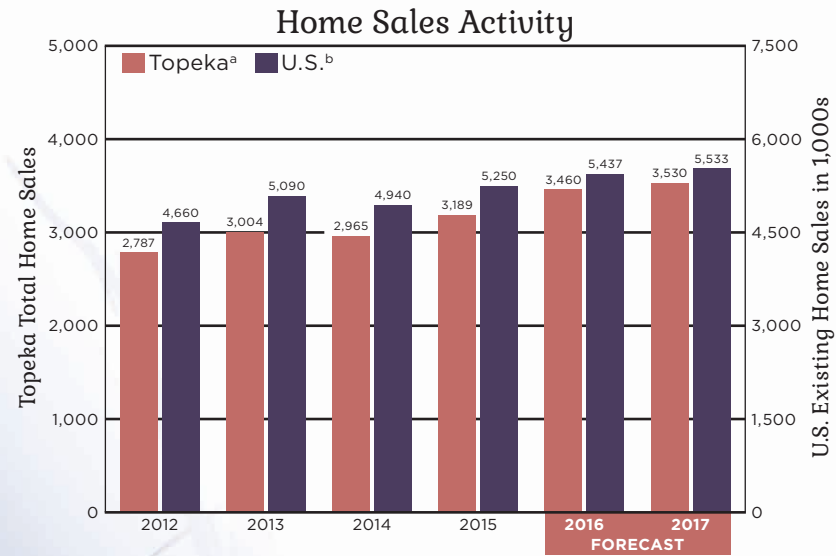
*like a
living creature*

Mortgage rates should remain exceptionally low in the coming year.



Sources: Freddie Mac, Mortgage Bankers Association, U.S. Bureau of Labor Statistics

Notes:
 a) Year-over-year percentage change in total, non-farm employment, seasonally adjusted
 b) Seasonally adjusted
 c) Mortgage Bankers Association August 2016 forecast of the 30-year conventional mortgage rate



Home Sales & Construction

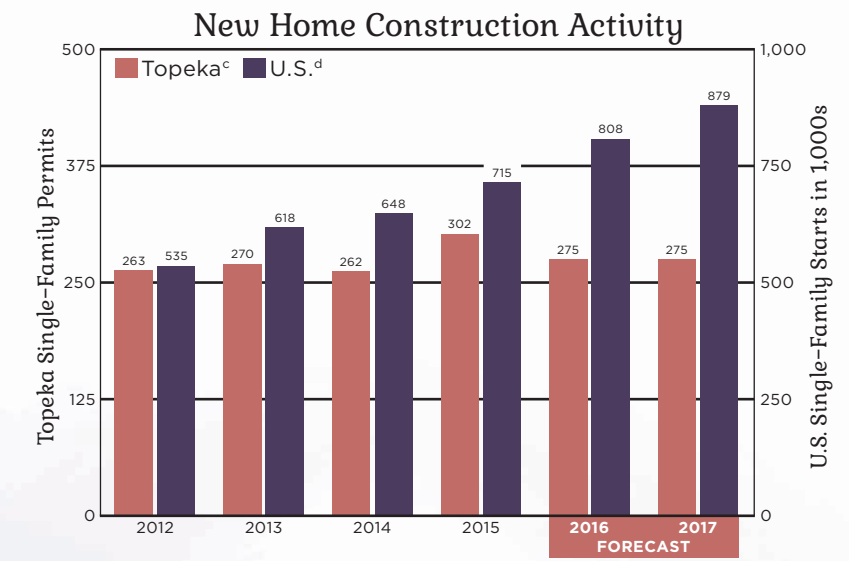
Despite the weak labor market, home sales activity continues to improve. After rising by 7.6 percent in 2015, sales are on pace to rise another 8.5 percent this year. We expect this trend to continue in 2017, albeit at a slower pace, with sales rising 2 percent to 3,530 units.

New home construction activity in the Topeka area, however, remains in a deep freeze. Permitting activity has fallen off this year, and is on pace to end the year down nearly 9 percent. Construction activity should remain frozen next year, with permits flat in 2017 at 275 units.

the magical light

guided her through

the dark



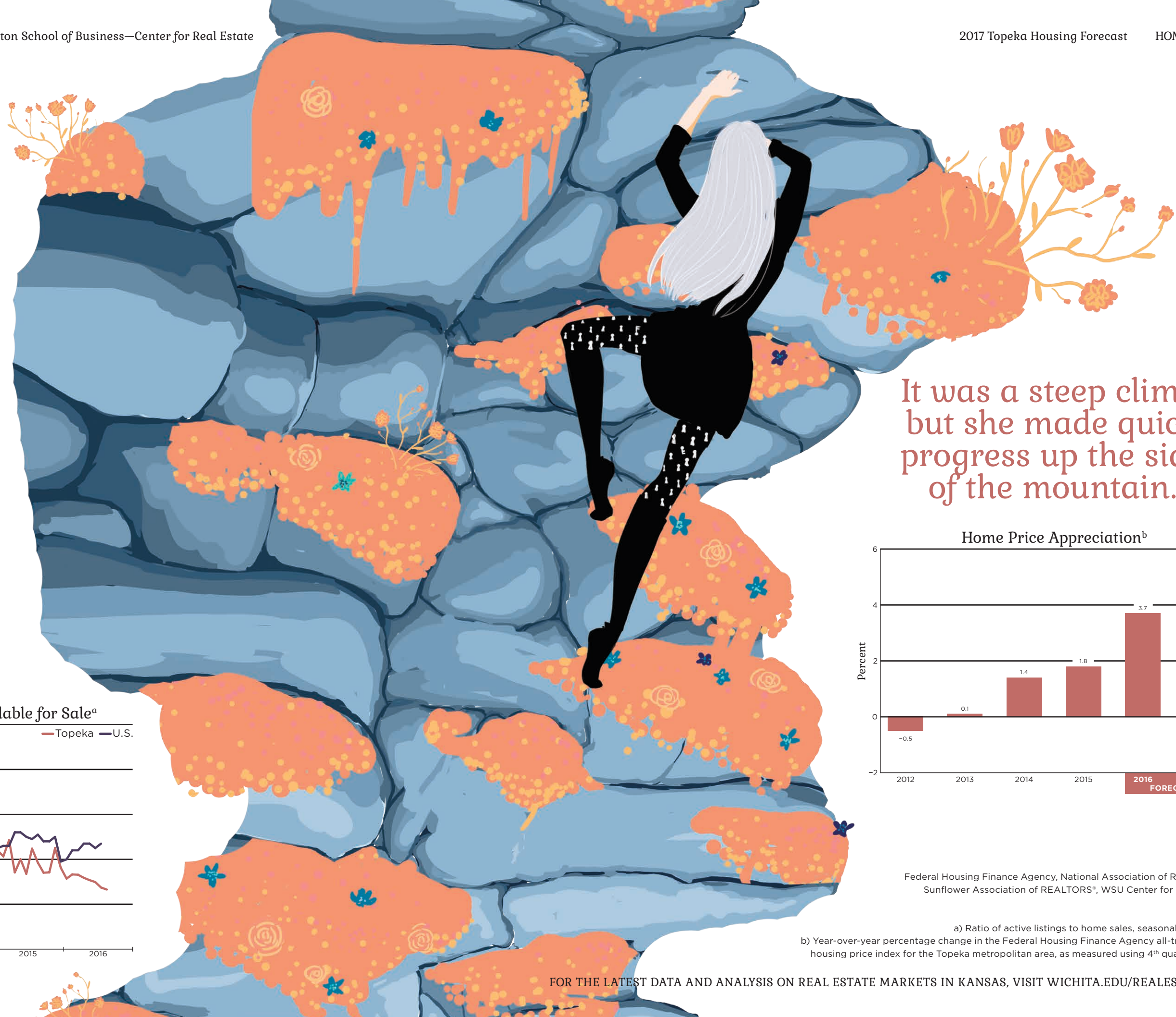
Sources:
National Association of REALTORS®, Sunflower Association of REALTORS®, U.S. Bureau of the Census, WSU Center for Real Estate

Notes:
a) Total home sales in the Topeka area as reported by the Sunflower Association of REALTORS®
b) U.S. existing home sales as reported by the National Association of REALTORS®; forecast is the August 2016 forecast by the National Association of REALTORS®
c) Single-family building permits issued in the Topeka metropolitan area as reported by the U.S. Bureau of the Census
d) U.S. single-family housing starts as reported by the U.S. Bureau of the Census; forecast is the August 2016 forecast by the National Association of REALTORS®

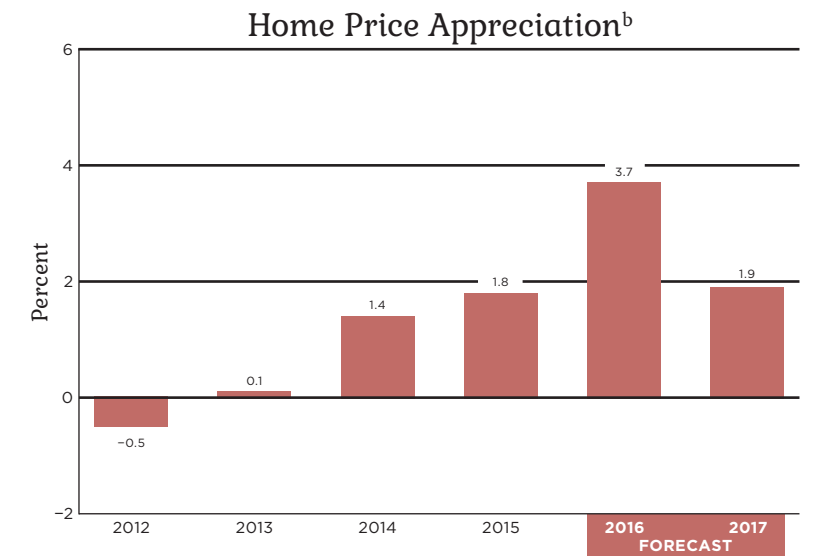
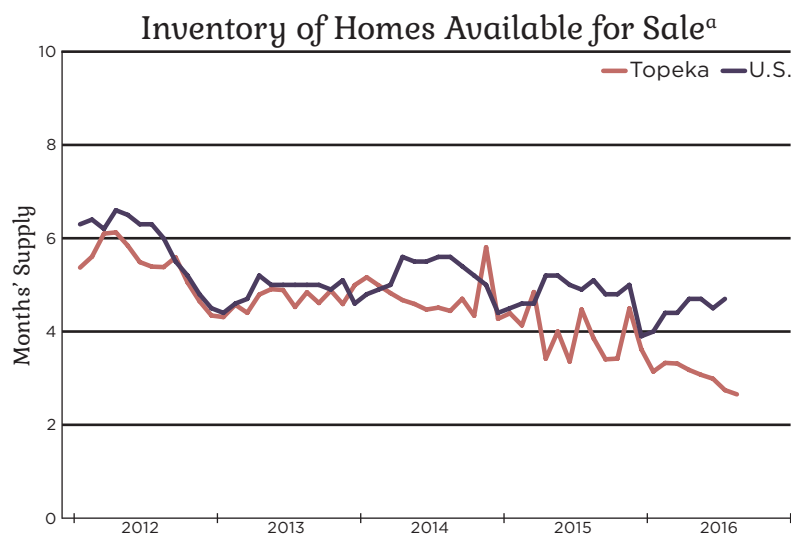
Home Prices

With home sales continuing to rise, the inventory of listings has not kept pace. As a result, the supply of homes on the market at the end of the summer dropped to the lowest level on record, with less than a 3 months' supply.

Topeka area home prices are beginning to show the impact of these tight inventories. After rising by 1.8 percent last year, average home prices in the Topeka area are on pace to rise by 3.7 percent this year. We expect prices will continue to rise in 2017, by 1.9 percent.



It was a steep climb, but she made quick progress up the side of the mountain.



Sources: Federal Housing Finance Agency, National Association of REALTORS®, Sunflower Association of REALTORS®, WSU Center for Real Estate

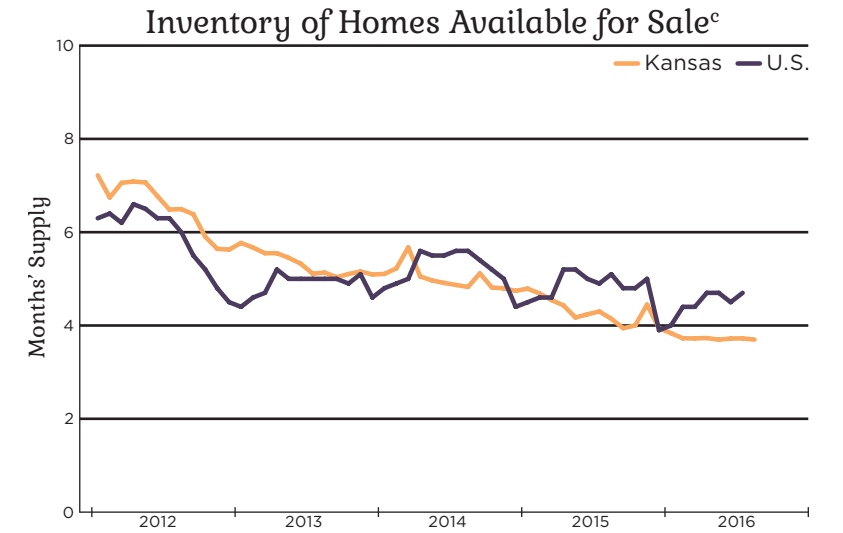
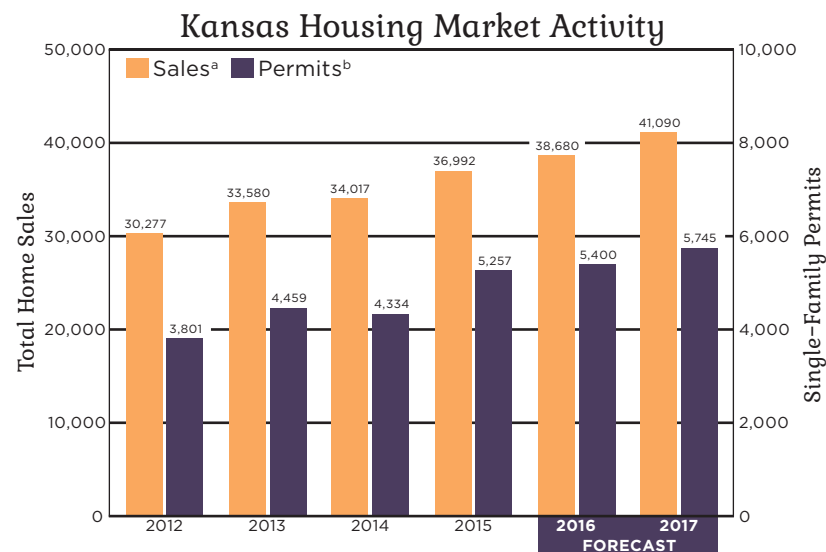
Notes:
 a) Ratio of active listings to home sales, seasonally adjusted
 b) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for the Topeka metropolitan area, as measured using 4th quarter values

Kansas Forecast

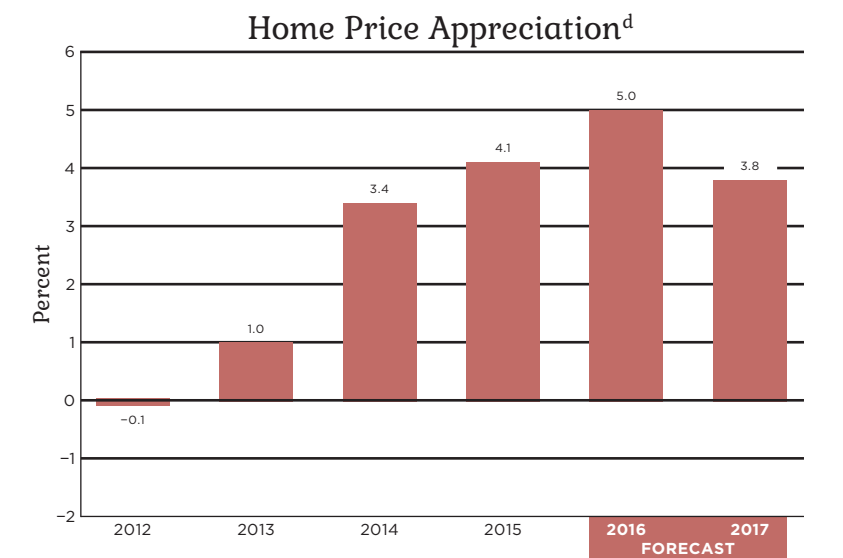
Home sales activity continues to rise in markets across the state. We forecast that statewide sales will rise by 4.6 percent this year, and increase another 6.2 percent in 2017, to 41,090 units.

Outside of the Kansas City area, new home construction activity has posted only modest gains. We are forecasting that new single family building permits will increase by 6.4 percent in 2017 to 5,745 units, with much of the gain being driven by activity in the Kansas City area.

Markets all across the state are reporting tight inventories of homes available for sale. As a consequence, we are seeing widespread price gains. We forecast that average Kansas home values will rise by 5 percent this year, followed by another 3.8 percent rise in 2017.



Kansas home values are rising in the face of tight inventories of homes available for sale.



Sources: Federal Housing Finance Agency, National Association of REALTORS®, Participating REALTOR® multiple listing services across Kansas, U.S. Bureau of the Census, WSU Center for Real Estate

Notes:
 a) Total home sales in Kansas as reported by participating REALTOR® multiple listing services across the state
 b) Single-family building permits issued in Kansas as reported by the U.S. Bureau of the Census
 c) Ratio of active listings to home sales, seasonally adjusted
 d) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4th quarter values

Forecast Summary

The WSU Center for Real Estate prepares housing market forecasts for each of the major markets across the state. A summary of those forecasts is provided here.

To download a copy of the complete forecast for each market, visit our website at wichita.edu/realestate. While there, you can also explore the wealth of additional data and analysis we provide on housing markets across the state.

The WSU Center for Real Estate:
Laying a Foundation for Real Estate in Kansas

Sources:
City of Manhattan; Federal Housing Finance Agency; Heartland Multiple Listing Service; Kansas Association of REALTORS® and participating multiple listing services across Kansas; Lawrence Multiple Listing Service; Manhattan Association of REALTORS®; South Central Kansas Multiple Listing Service; Sunflower Association of REALTORS®; U.S. Bureau of the Census; Wichita Area Builders Association; WSU Center for Real Estate

Notes:
Total home sales, average price and sales volume figures include both existing and new home sales. Building permits reflect single-family residential building permits. Home price appreciation figures are the year-over-year percentage change in the Federal Housing Finance Agency all-transactions house price index, as measured using 4th quarter values. Kansas City figures include transactions from both Kansas and Missouri.



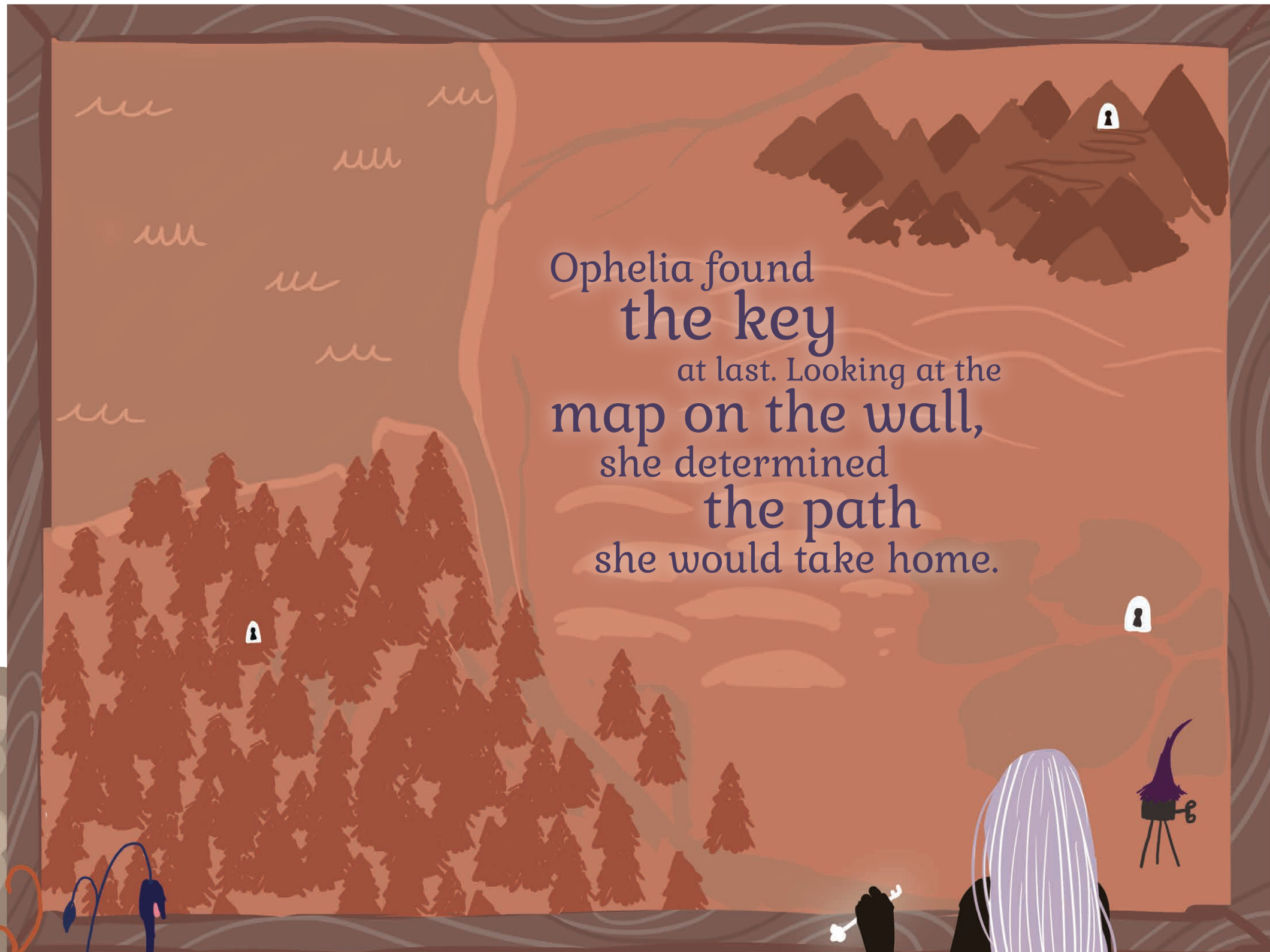
as the clouds cleared,
the witch's house could be seen in the distance

	2013	2014	2015	2016	2017
Kansas					
Total Home Sales	33,580	34,017	36,992	38,680	41,090
Building Permits	4,459	4,334	5,257	5,400	5,745
Home Price Appreciation	1.0%	3.4%	4.1%	5.0%	3.8%
Sales Volume (in millions)	\$5,817	\$6,093	\$6,948		
Average Price	\$173,223	\$179,128	\$187,814		
Kansas City					
Total Home Sales	32,059	32,266	35,394	36,820	38,460
Building Permits	4,209	4,129	4,550	5,585	5,810
Home Price Appreciation	1.5%	4.5%	6.5%	4.9%	4.2%
Sales Volume (in millions)	\$5,863	\$6,204	\$7,178		
Average Price	\$182,866	\$192,277	\$202,803		
Lawrence					
Total Home Sales	1,269	1,309	1,383	1,400	1,510
Building Permits	212	179	221	225	220
Home Price Appreciation	1.3%	1.2%	0.8%	5.1%	4.1%
Sales Volume (in millions)	\$256	\$256	\$277		
Average Price	\$202,084	\$195,685	\$200,569		
Manhattan					
Total Home Sales	763	790	921	990	1,050
Building Permits	307	317	315	310	320
Home Price Appreciation	0.4%	4.0%	-0.7%	4.8%	4.7%
Sales Volume (in millions)	\$153	\$163	\$189		
Average Price	\$200,328	\$206,163	\$205,483		
Topeka					
Total Home Sales	3,004	2,965	3,189	3,460	3,530
Building Permits	270	262	302	275	275
Home Price Appreciation	0.1%	1.4%	1.8%	3.7%	1.9%
Sales Volume (in millions)	\$374	\$366	\$424		
Average Price	\$124,390	\$123,411	\$132,956		
Wichita					
Total Home Sales	9,137	9,342	9,719	10,280	10,800
Building Permits	916	918	823	925	900
Home Price Appreciation	0.0%	3.1%	1.7%	5.8%	3.5%
Sales Volume (in millions)	\$1,270	\$1,356	\$1,463		
Average Price	\$139,000	\$145,202	\$150,501		

FORECAST

Center for Real Estate

Do you keep getting lost in the wilderness as you try to understand what's happening in Kansas real estate markets? The WSU Center for Real Estate's new website may be just the map you need to help you find your way. With data on every major market in the state, our new Market Graphs and Analysis tool lets you explore real estate data to get just the information you need. Begin your journey by visiting us at WICHITA.EDU/REALESTATE.



Ophelia found
the key
at last. Looking at the
map on the wall,
she determined
the path
she would take home.





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All of your friends at Security 1st Title would like to thank you for your business. We take great pride in providing you with a consistent, friendly and professional experience. In the title industry it is truly all about the service. Our team of local experts can assist you with your residential, commercial or multifamily transaction whether the property is located inside or outside of our local communities. When you think of title and closing companies, be sure to make us Your 1st Choice!



Just like our
heroine,
Security 1st Title can
help you
find your way home too.