

# Kansas

## 2020 Housing Forecast



**Dr. Stanley D. Longhofer**  
**Pittsburg Economic Outlook Conference**  
**October 22, 2019**

# Crawford County Housing Outlook Sponsor



# Security 1<sup>st</sup> Title



**WICHITA STATE  
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Eighth, E.	100-135	9	B	
" "	200-437	3	Birkdell, G. F., Corn-meal Mill,	2
" "	600-731	10		
" W.	100-225	9	C	
Eleventh, E.	100-513	2	Catholic Church,	3
" W.	100-109	2	Central School,	13
Elm, N.	100-317	3	Chaskee-Lanyon Spelter Co.,	11
" "	400-615	4	Christian Church,	8
" "	700-915	3	City Hall,	8
" "	1000-1023	2	" Hospital,	10
" S.	100-412	*6	Congregational Church,	6
Fourth Ave., E.	100-225	6	Coom, J. B., Mfg Co.,	10
" W.	100-107	6	Crescent Hotel,	5
" "	300-319	12		
			E	
Fairview, N.	404-415	12	East Pittsburg Public School,	12
Fifth, E.	100-125	8	Electric Street Car Barn,	12
" "	200-427	4	Episcopal Church,	12
" W.	100-225	8		
First, E.	100-218	*6	F	
" "	101-325	*3	First Baptist Church,	5
" W.	100-308	*7		
" "	101-105	*6	G	
Fourth, E.	100-324	*5	German Meth. Episc. Church,	12
" "	101-257	*8	" Protestant Church,	4
" "	201-425	*4	Grady Mining & Smelting Co.,	12
" W.	100-244	*8		
" "	101-311	*7	H	
			Hotel Stillwell,	9
			Hull & Dillon, Packing House,	10
			Hunt Building,	5
Grand Ave., N.	400-615	4	J	
" "	701-915	*3	Jenness Hall,	7
" "	1000-1023	2		
			K	
Joplin Ave., N.	101-325	*5	Kansas & Texas Coal Co., Shaft 20,	12
" "	200-210	*10	" " " Store,	5
" "	400-615	4	" " " Yard,	7
" "	700-915	3	" Roller Works (formerly),	12
" "	1000-1023	2	K. C. Ft. S. & M. R. R. Depot,	5
			K. C. P. & G. R. R. Depot,	10
			L	
Kansas Ave., E.	100-225	6	Lanyon, W. & J., Zinc Works,	11
" W.	100-107	6	Long Oil Lumber Co.,	4
			Longston, W. J., Brick Yard,	10
			M	
L. M. N.	100-319	5	McKim, J. E., & Co., Roller Mills,	4
" "	400-616	*4	Methodist Episc. Church, E. 8th St.,	3
" "	401-615	*6	" " " S. Pine St.,	8
" "	700-916	*3		
" "	701-915	3	Midland Hotel,	5
" "	1000-1023	2	M. P. R. R. Station,	2
" "	100-411	6		
			N	
Michigan Ave.	504-803	10	North Pittsburg Public School,	12
			Notman, J. A., Lumber,	5
			O	
Ninth, E.	100-125	9	Ocidental Hotel,	8
" W.	200-423	3	Opera House,	8
			O	
Olive Ave., N.	100-314	*7	Pacific Corn-meal Mill,	5
			Pittsburg	
			Artificial Ice	
			" Roller Works	
			" Driving Park	
			" F. & S. Eng.	
			" Foundry & Machine	
			" Gas Light & Coke	
			P	
Pine, N.	100-315	7		
" "	400-625	8		
" "	700-915	9		
			R	





# Thanks also to:



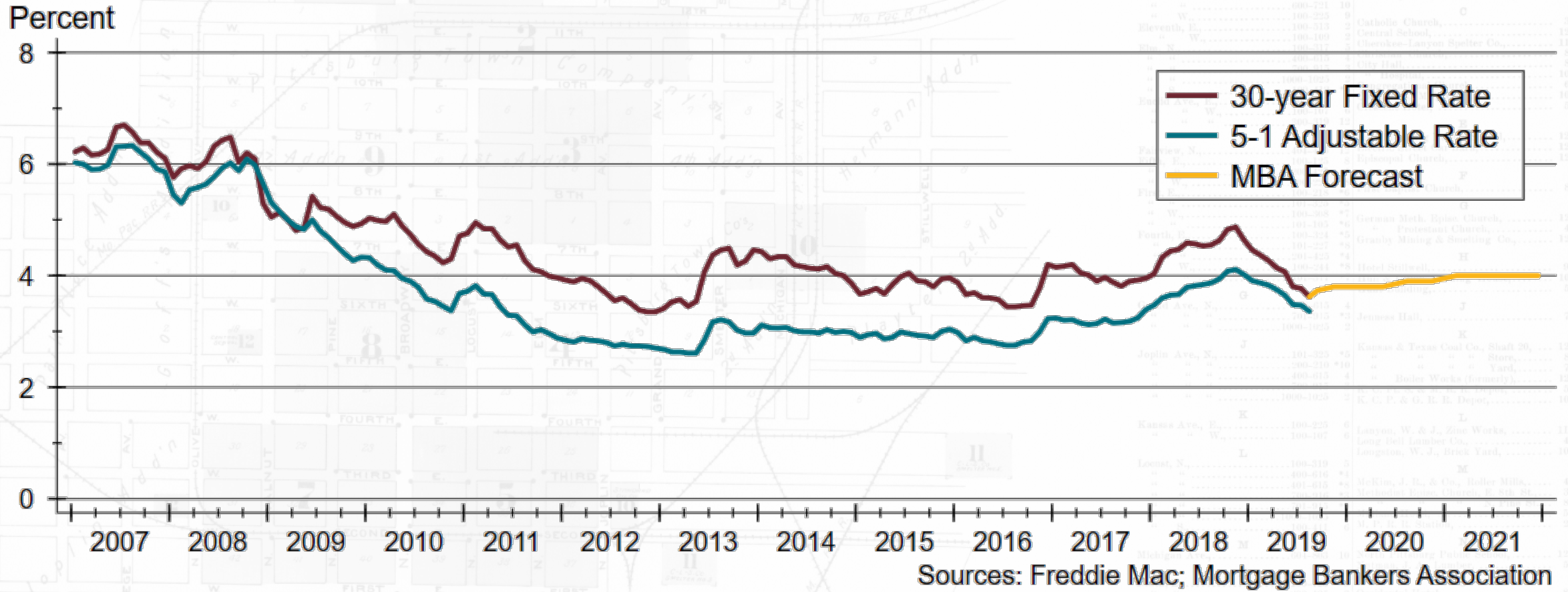
and participating REALTOR® MLS systems across Kansas



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# Mortgage Rates Forecast



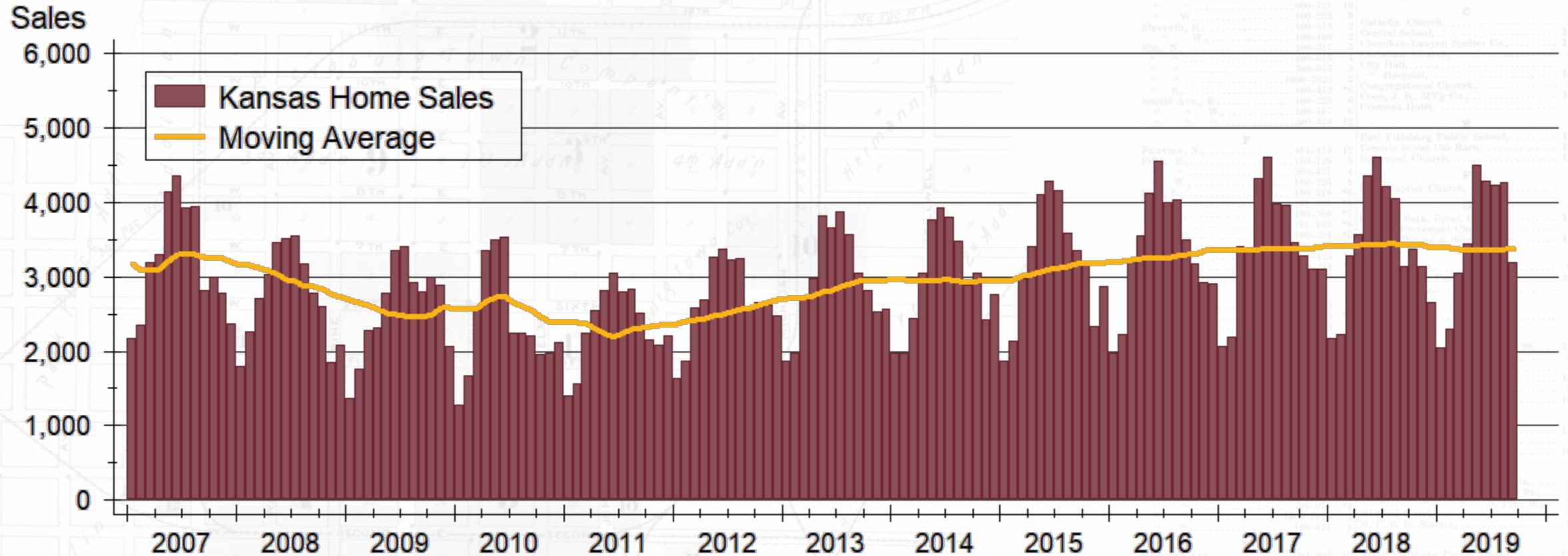


# Labor and Mortgage Market Summary

- **Current fundamentals are solid**
  - **Mortgage financing is widely available...and *cheap!***
  - **Labor markets are fairly healthy**
- ***All of this could change quickly***

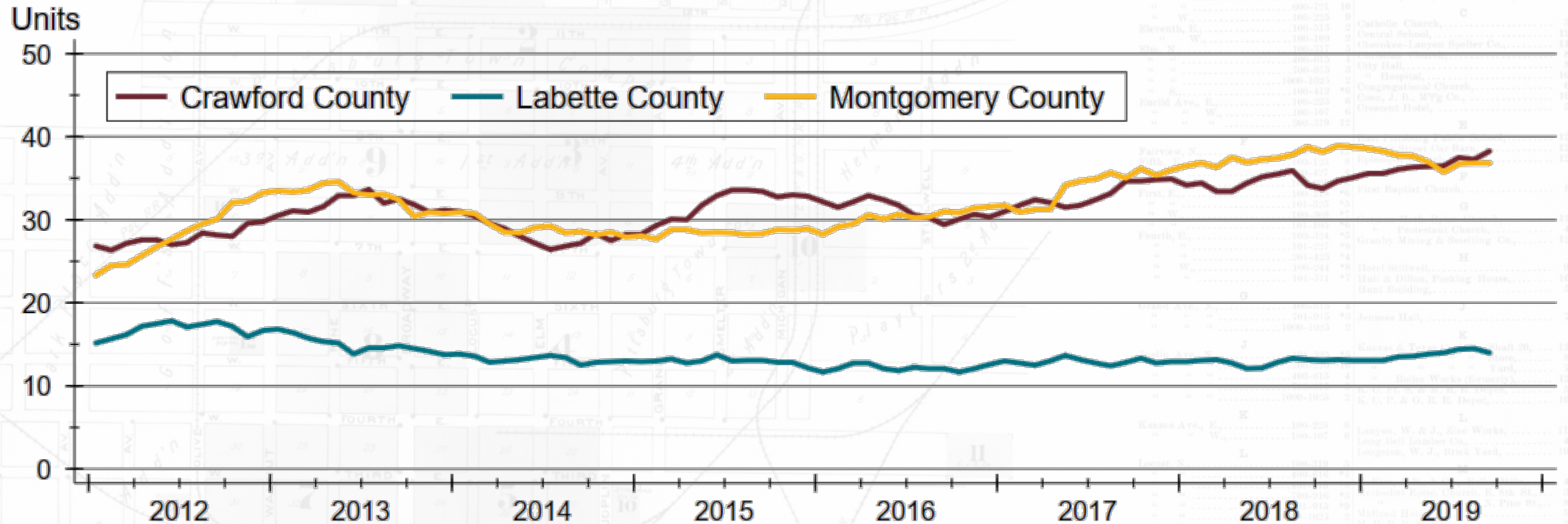


# Kansas Total Home Sales



Source: Participating Kansas REALTOR® MLS Systems

# Southeast Kansas Home Sales

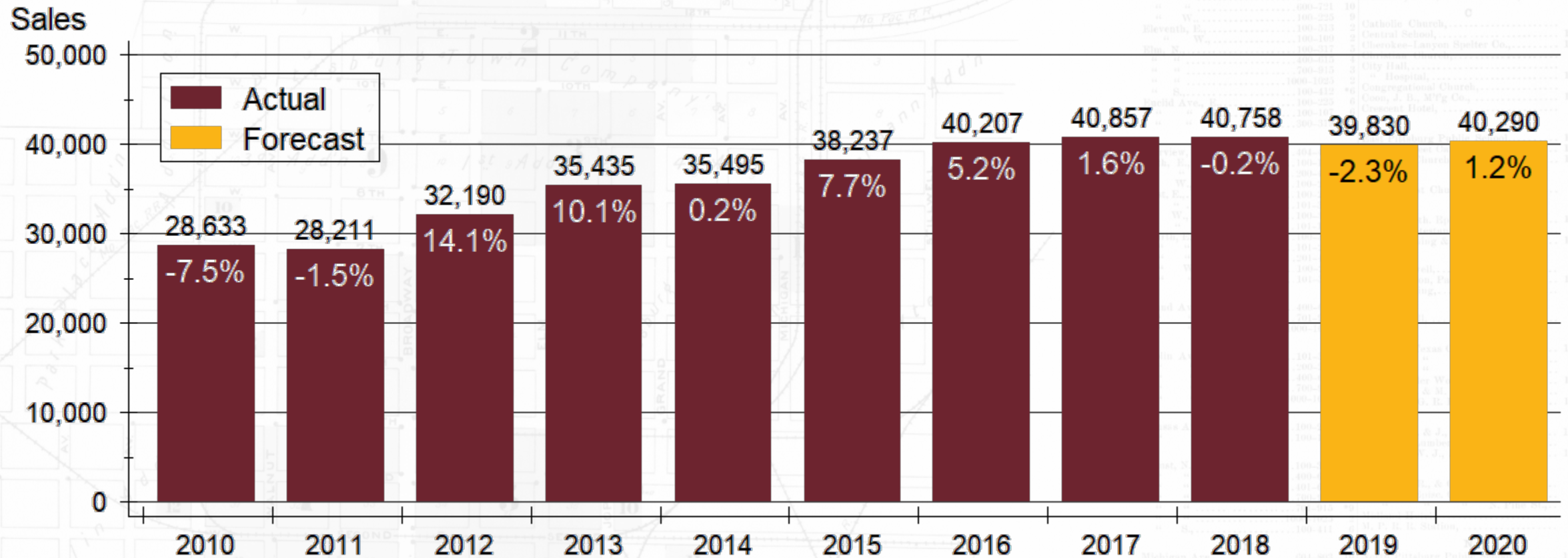


Source: Participating Kansas REALTOR® MLS systems

Note: Sales data are 12-month trailing moving averages



# Kansas Home Sales Forecast

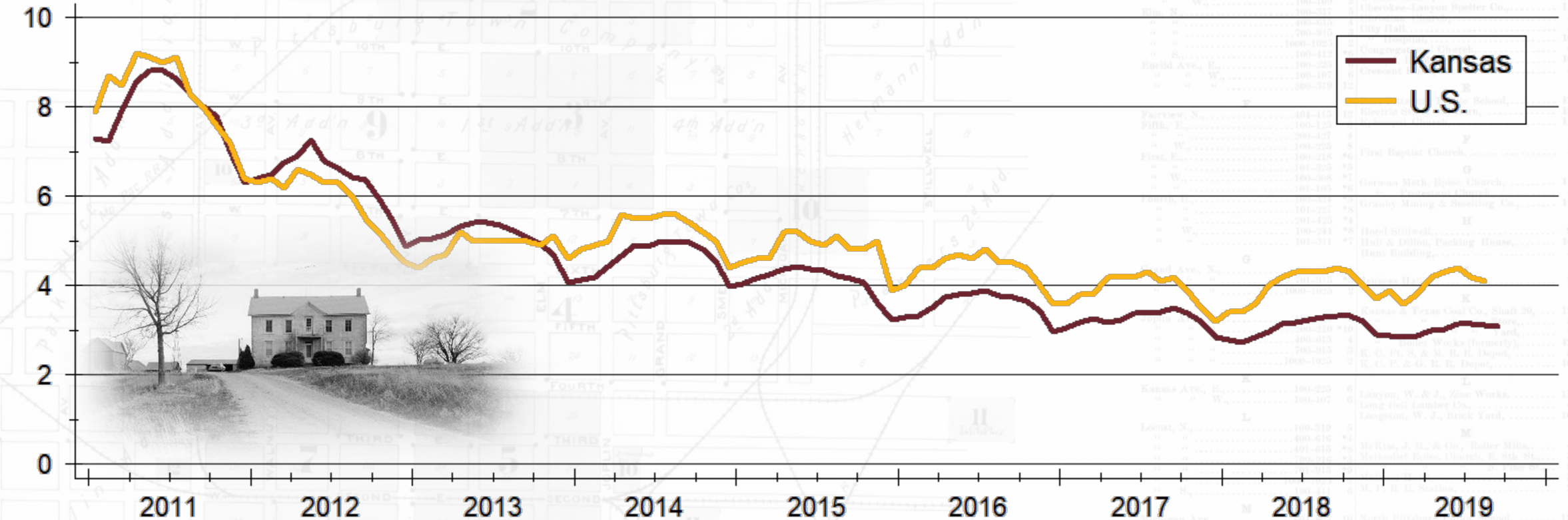


Sources: WSU Center for Real Estate and Participating Kansas REALTOR® MLS Systems



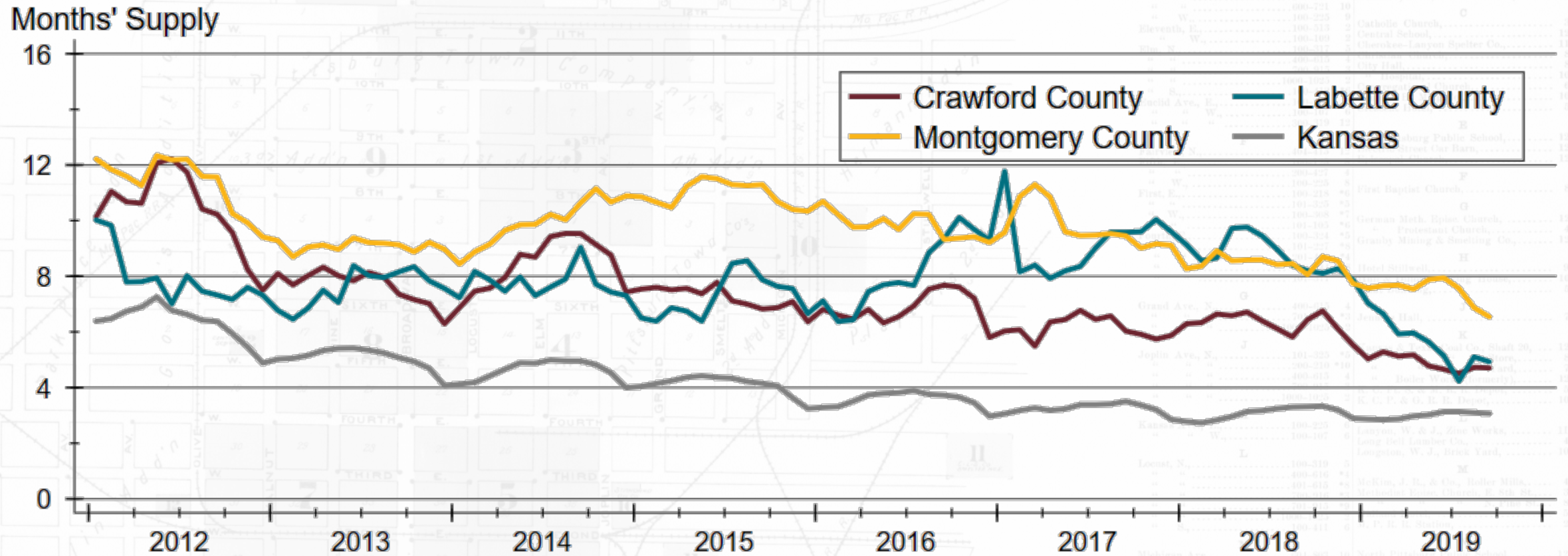
# Inventory of Homes for Sale

Months' Supply



Sources: NAR and Participating Kansas REALTOR® MLS Systems

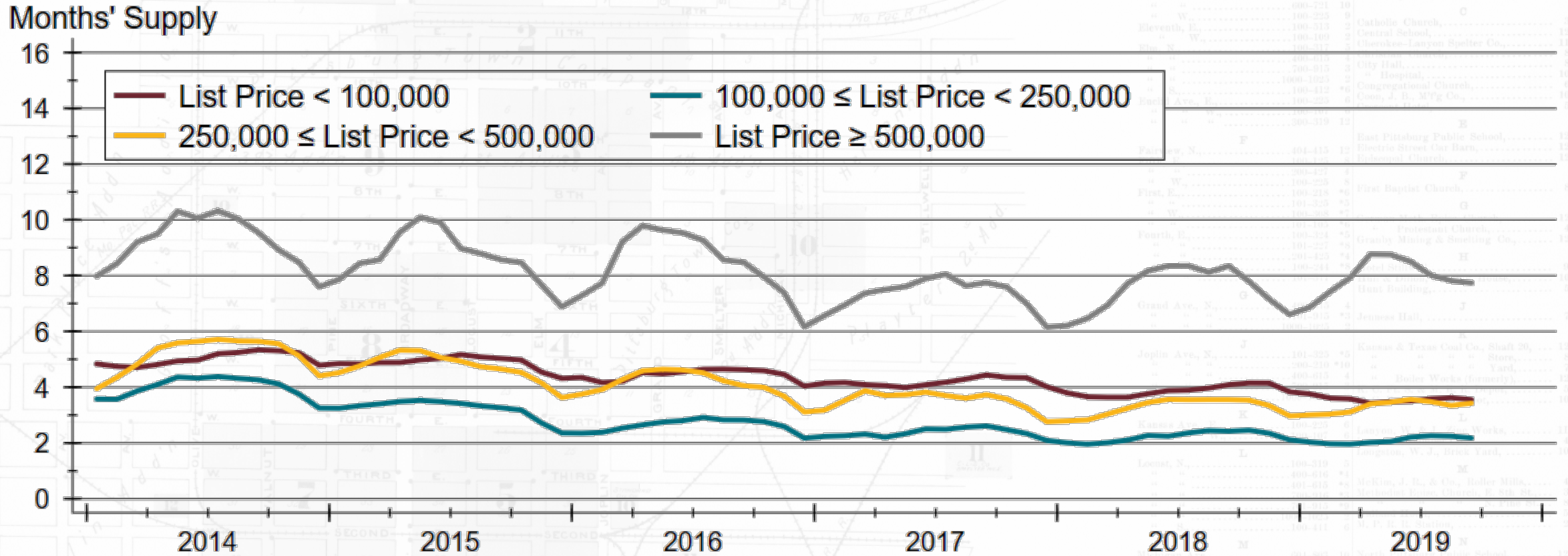
# Southeast Kansas Inventories



Source: Participating Kansas REALTOR® MLS systems

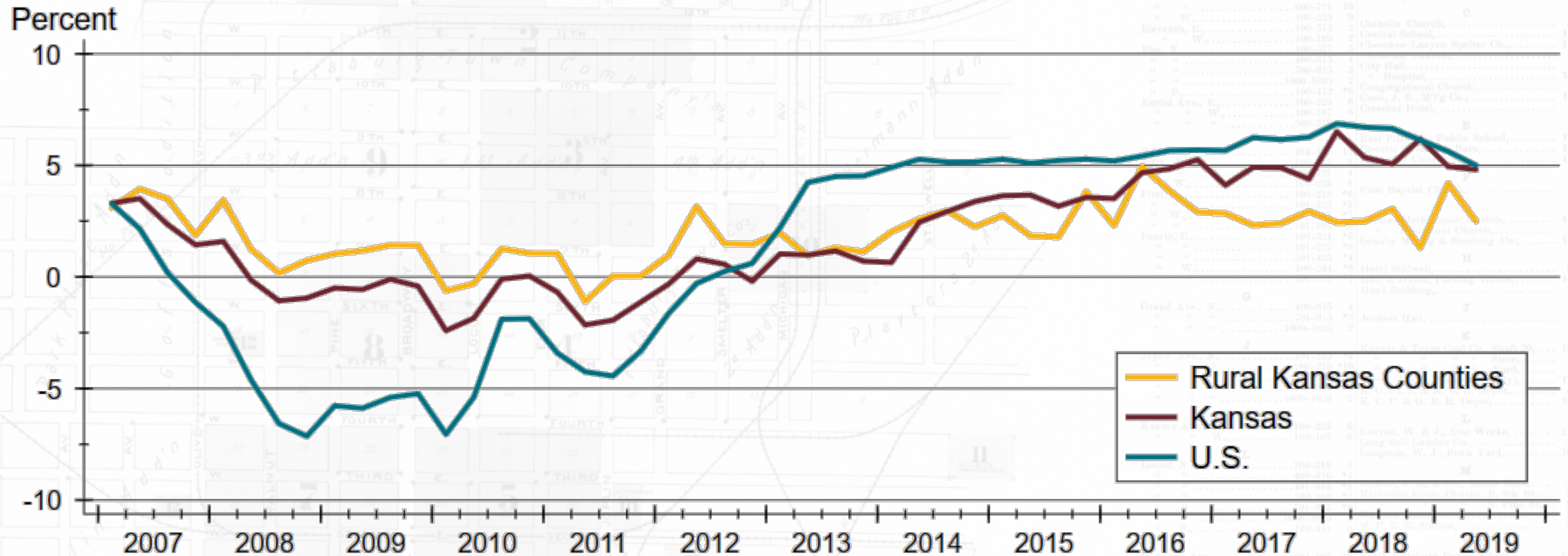


# Kansas Inventories by List Price



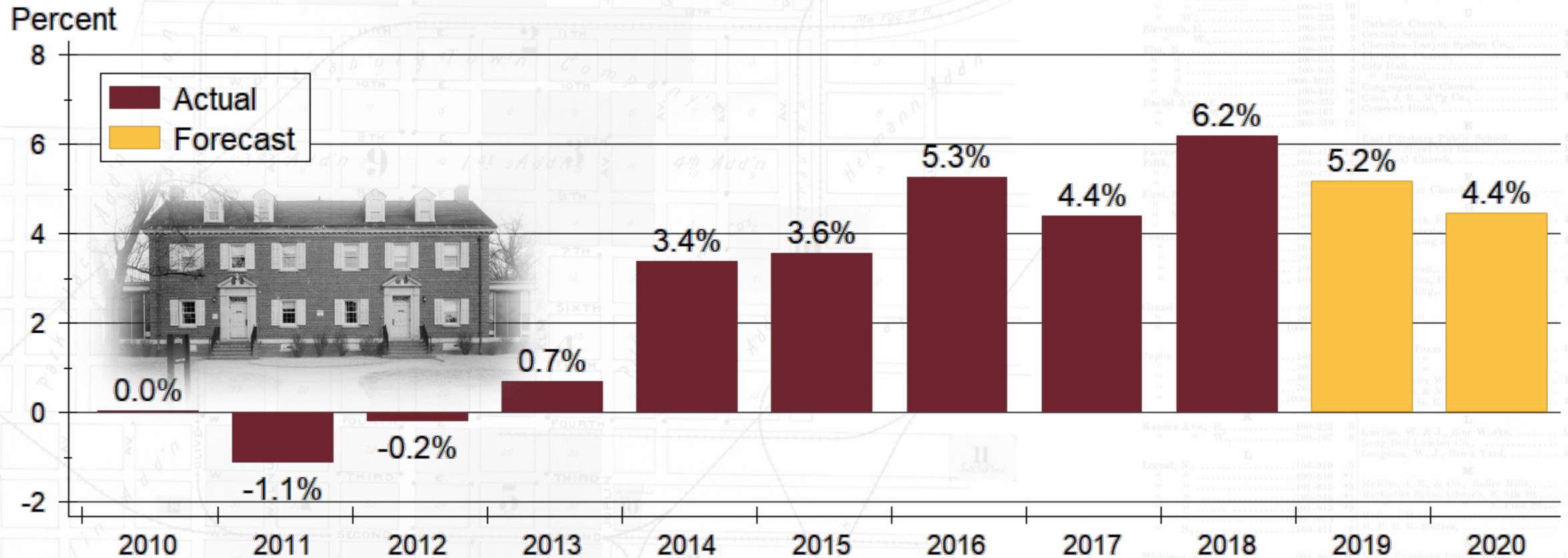
Source: Participating Kansas REALTOR® MLS Systems

# Kansas Home Price Appreciation



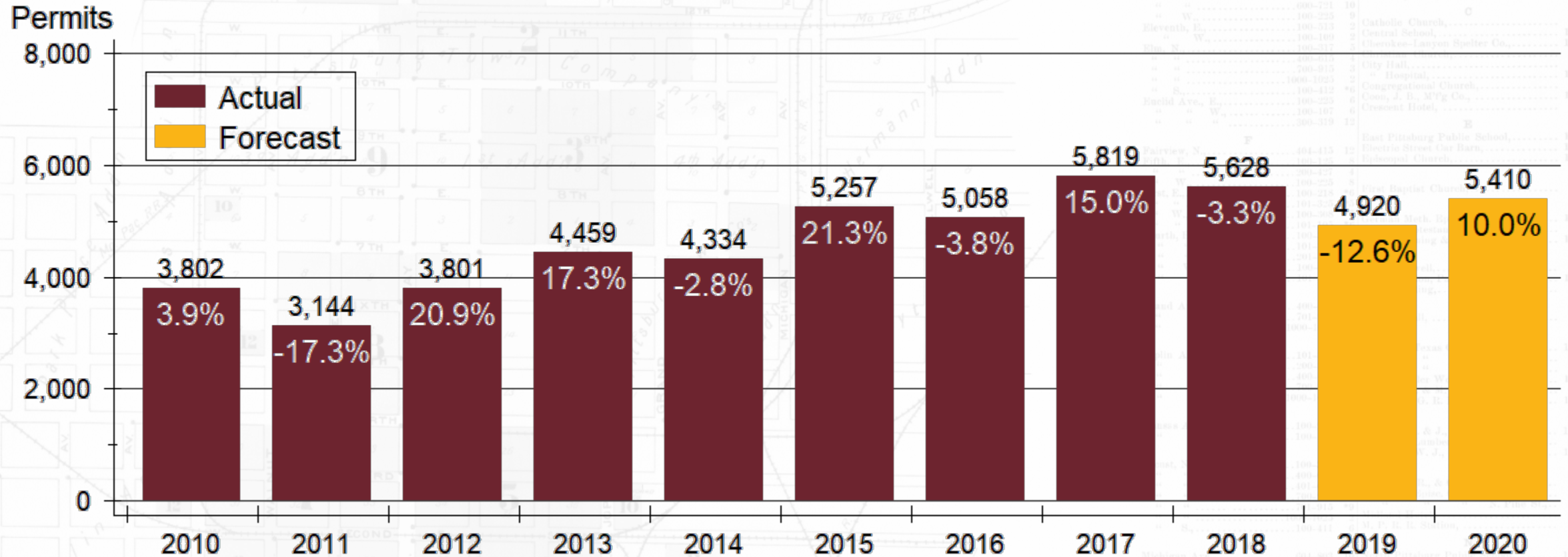


# Kansas Home Prices Forecast



Sources: WSU Center for Real Estate and Federal Housing Finance Agency

# Kansas New Home Construction



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



# 2020 Kansas Housing Forecast

	<b>2017 Actual</b>	<b>2018 Actual</b>	<b>2019 Forecast</b>	<b>2020 Forecast</b>
<b>Total Home Sales</b>	40,857 units +1.6%	40,754 units -0.3%	39,830 units -2.3%	40,290 units +1.2%
<b>SF Building Permits</b>	5,819 units +15.0%	5,628 units -3.3%	4,920 units -12.6%	5,410 units +10.0%
<b>Home Price Appreciation</b>	+4.4%	+6.2%	+5.2%	+4.4%

# 2020 Major Markets Forecast

	KC	Lawrence	Manhattan	Topeka	Wichita
<b>Total Home Sales</b>	38,540 units +1.0%	1,390 units -3.5%	1,590 units +9.7%	3,080 units -1.9%	10,260 units -0.9%
<b>SF Building Permits</b>	5,440 units +16.4%	225 units +2.3%	220 units +4.8%	255 units +0.0%	965 units -3.0%
<b>Home Price Appreciation</b>	+4.9%	+3.7%	+3.6%	+2.9%	+4.3%

# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas

*[www.wichita.edu/realestate](http://www.wichita.edu/realestate)*



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