

Kansas

2020 Housing Forecast



Dr. Stanley D. Longhofer
Salina Economic Outlook Conference
October 31, 2019

Saline County Housing Outlook Sponsor



Water Facilities
 Bells System, Water Works, / Double Goodwell Compound, Pumping Eng, Capacity 15 Million Gals. W Supply from Storage Mill & River 75 Miles of 18" Pipes 12" to 14" 65 double hydrants, Pressure, Downstate 30 lbs, Fire, 70 lbs.

Fire Department
 Paid 57 Men, 1 Chemical Eng, not used, 2 Independent, hose Cuts, 1000' of hose, in good condition.
 Streets, not paved
 Grade level

Salina, Kansas
 July 16, 1882

The undersigned Ins Agents of Salina, Kans, have to day examined the new Ins Map of said City made by the Southern Map & Publishing Co. of New York. Find the same very complete and accurate and recommend its use

Brantley Brown-Cookens
 Draftsman
 Davis Ferguson & Co
 White & Horner
 Corlies Supply Co
 Carroll Curran & Phipps

KEY	
[Symbol]	FIRE WALL SIX AS, ROOF
[Symbol]	FRAME PARTITION
[Symbol]	SPENCING & IRON DOOR
[Symbol]	WINDOWS - SHUTTERS
[Symbol]	STABLE
[Symbol]	WINDOW IN 1 ST STORY
[Symbol]	WINDS COLORED YELLOW ARE FRAME
[Symbol]	RED - BRICK
[Symbol]	BLUE - STONE
[Symbol]	GREY - IRON
[Symbol]	BROWN - ADDBE
[Symbol]	GREEN - SPECIALS
[Symbol]	MARKED TO ARE GUTTER LINES
[Symbol]	INDICATE RELATIVE HEIGHTS
[Symbol]	ALTERNATE STREET NOT ARE ACTUAL
[Symbol]	CONSECUTIVE - ARBITRARY
[Symbol]	BROKEN LINE NEAR STOPS - WOOD CORNER
[Symbol]	SOLID - METAL

Thanks also to:



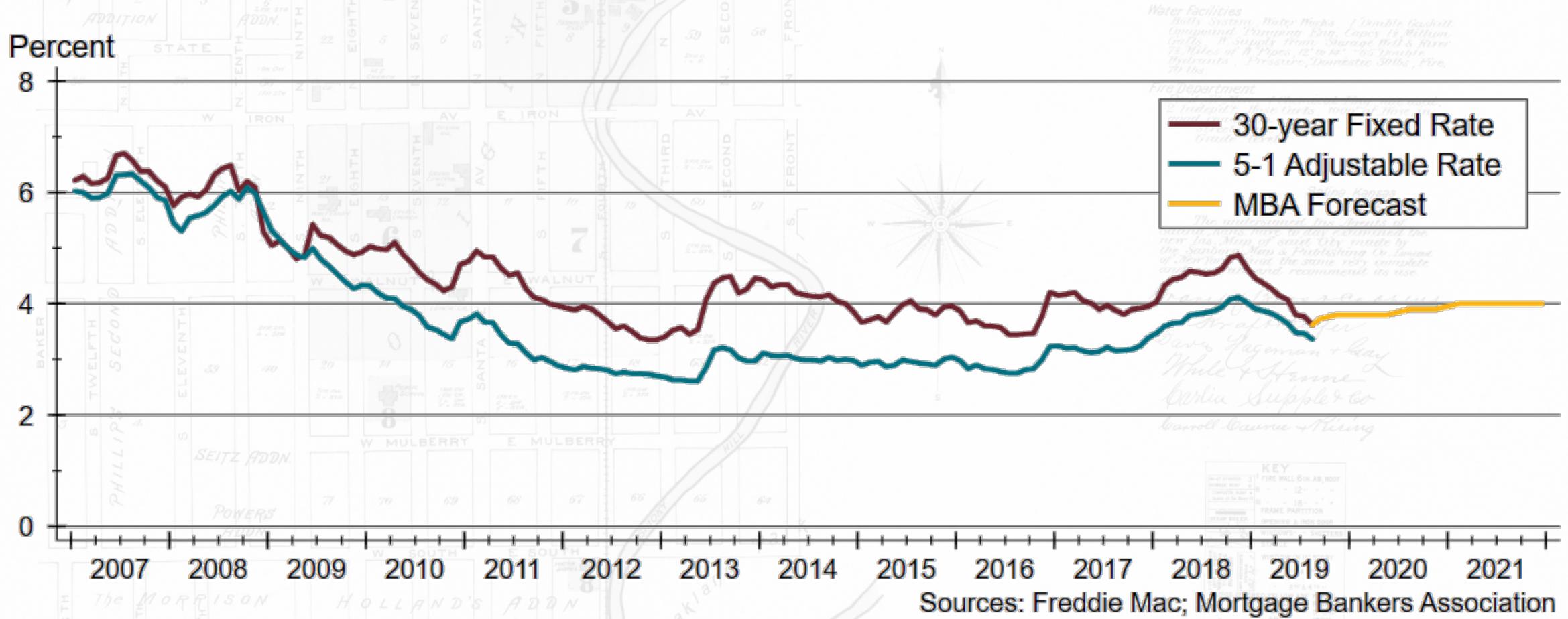
and participating REALTOR® MLS systems across Kansas



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Mortgage Rates Forecast

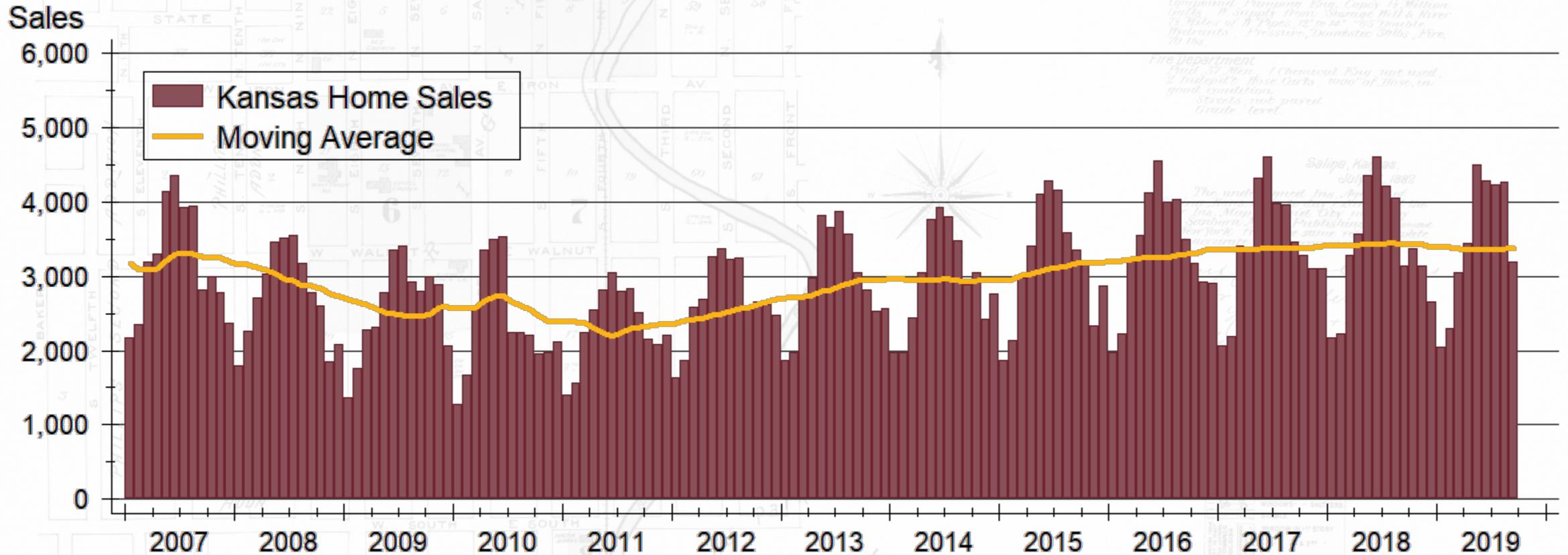


Labor and Mortgage Market Summary

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

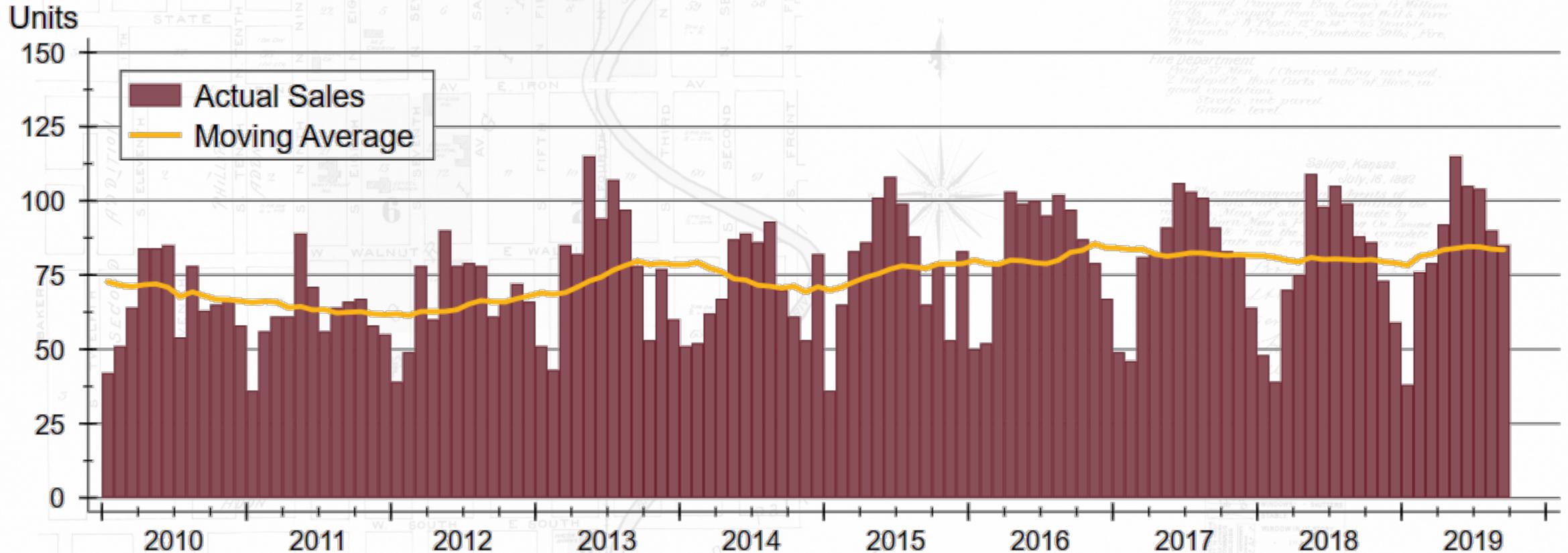


Kansas Total Home Sales



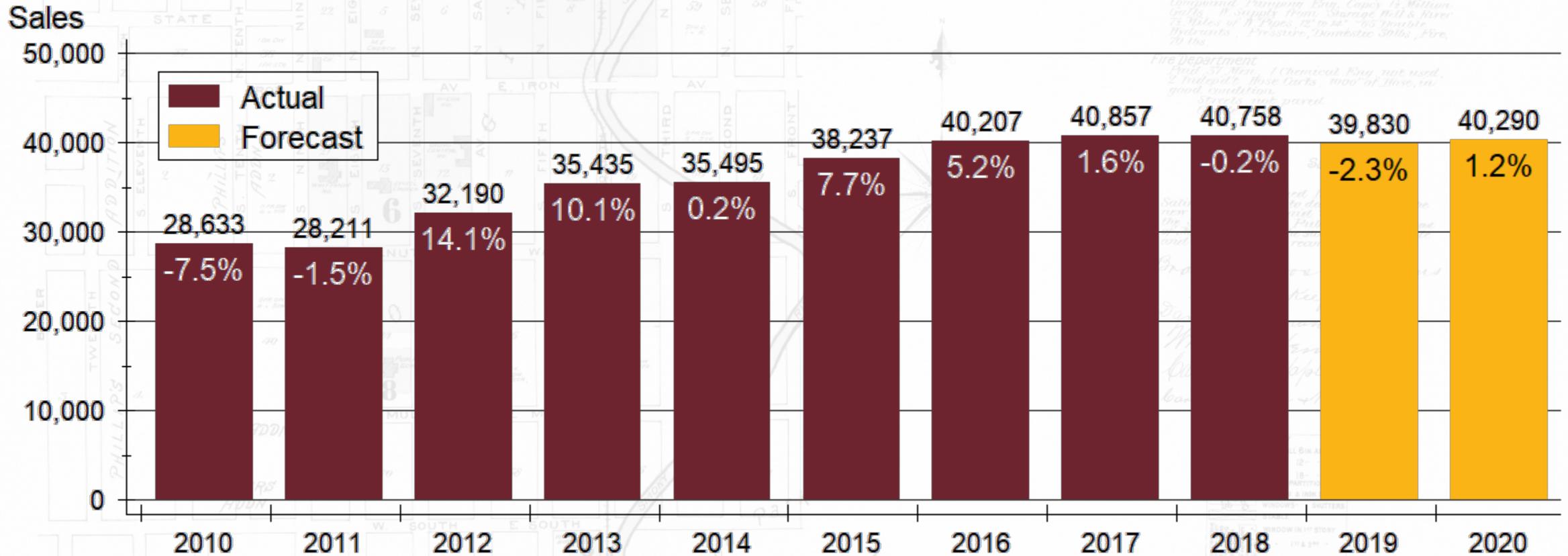
Source: Participating Kansas REALTOR® MLS Systems

Salina Area Home Sales



Source: Great Plains Association of REALTORS® and Participating Kansas REALTOR® MLS systems

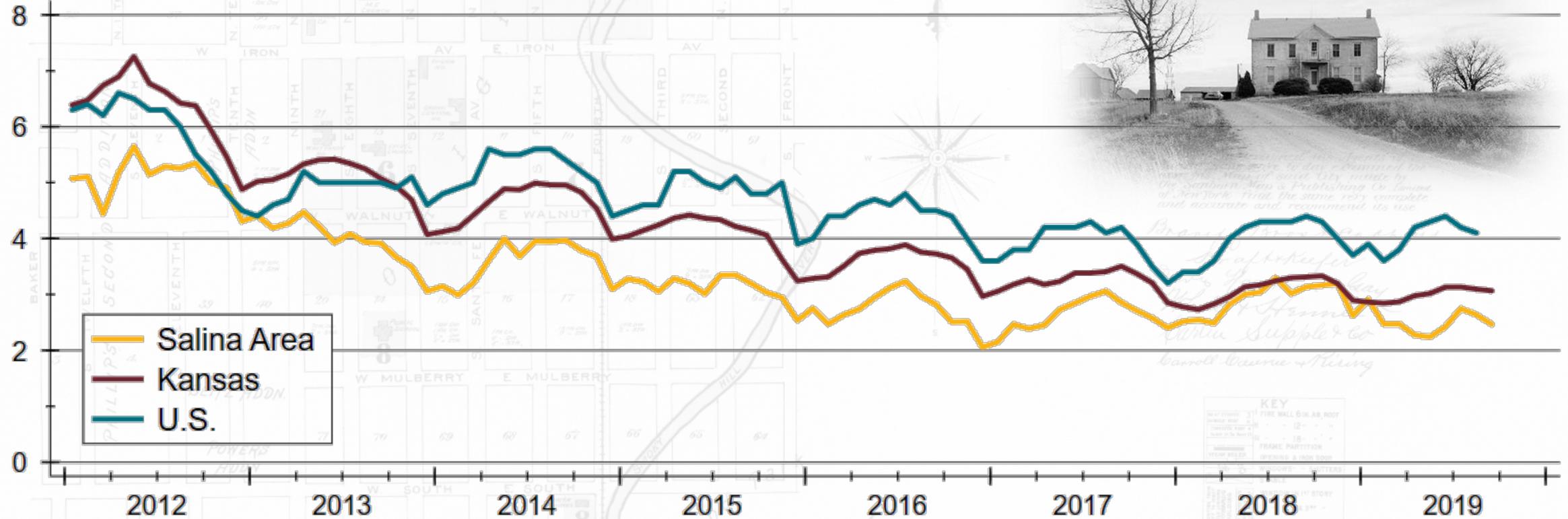
Kansas Home Sales Forecast



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

Inventory of Homes for Sale

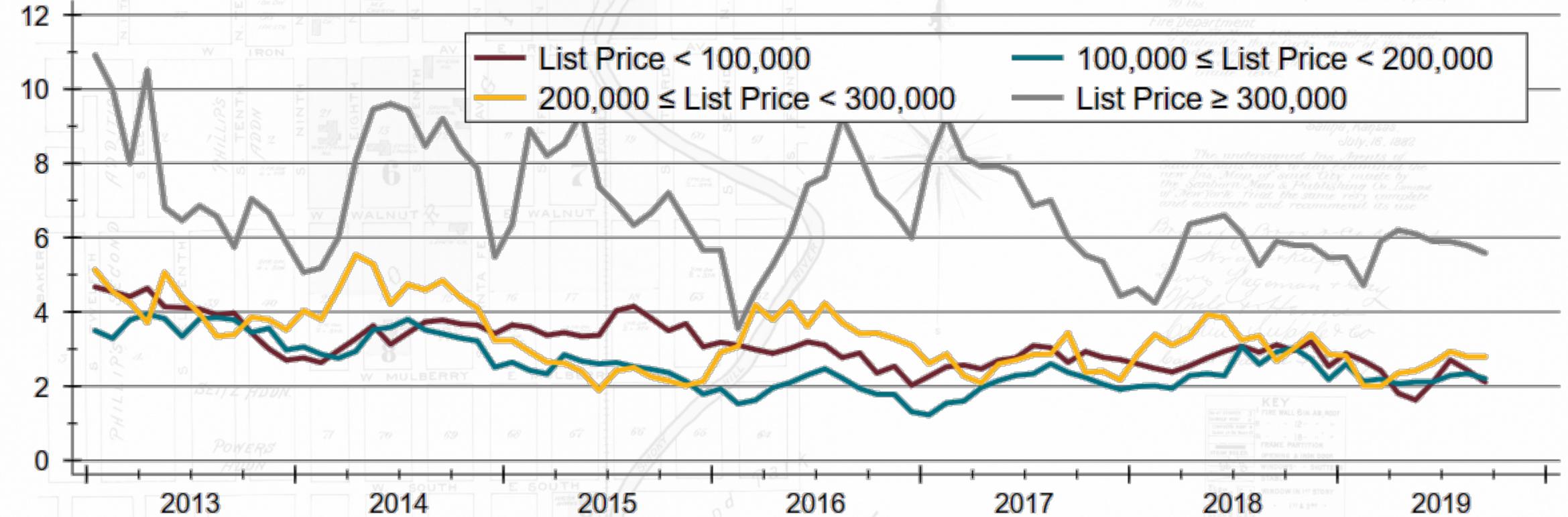
Months' Supply



Source: Great Plains Association of REALTORS® and Participating Kansas REALTOR® MLS systems

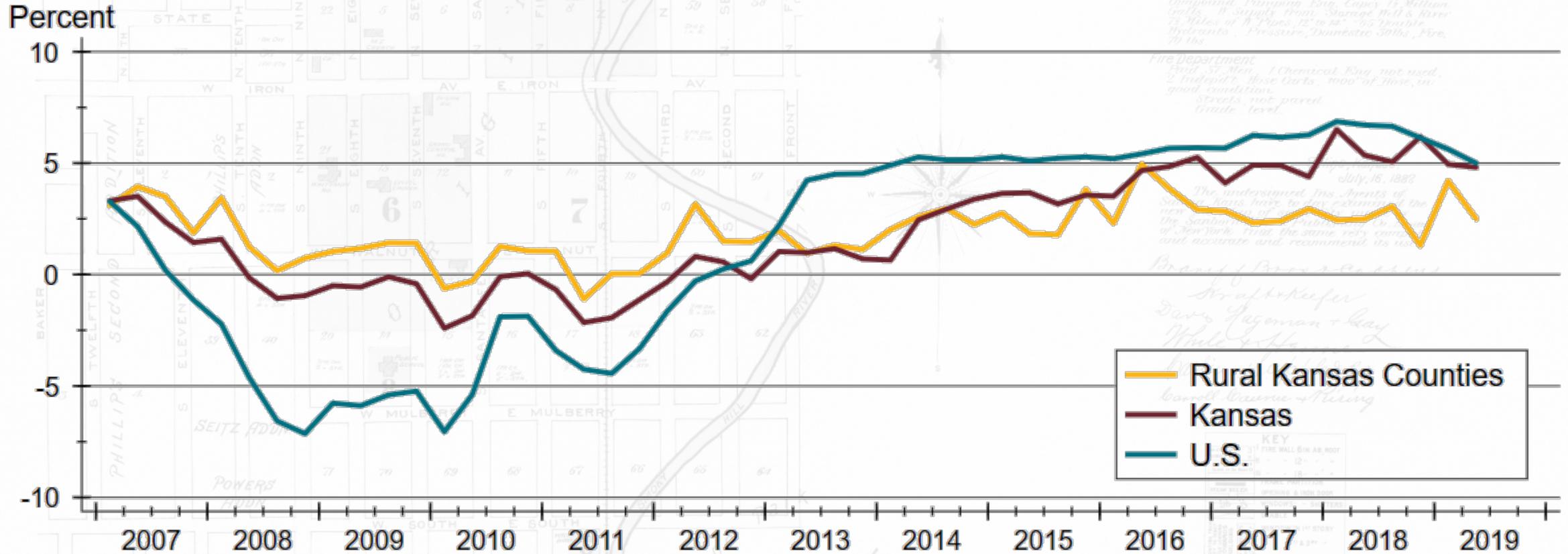
Salina Inventories by List Price

Months' Supply



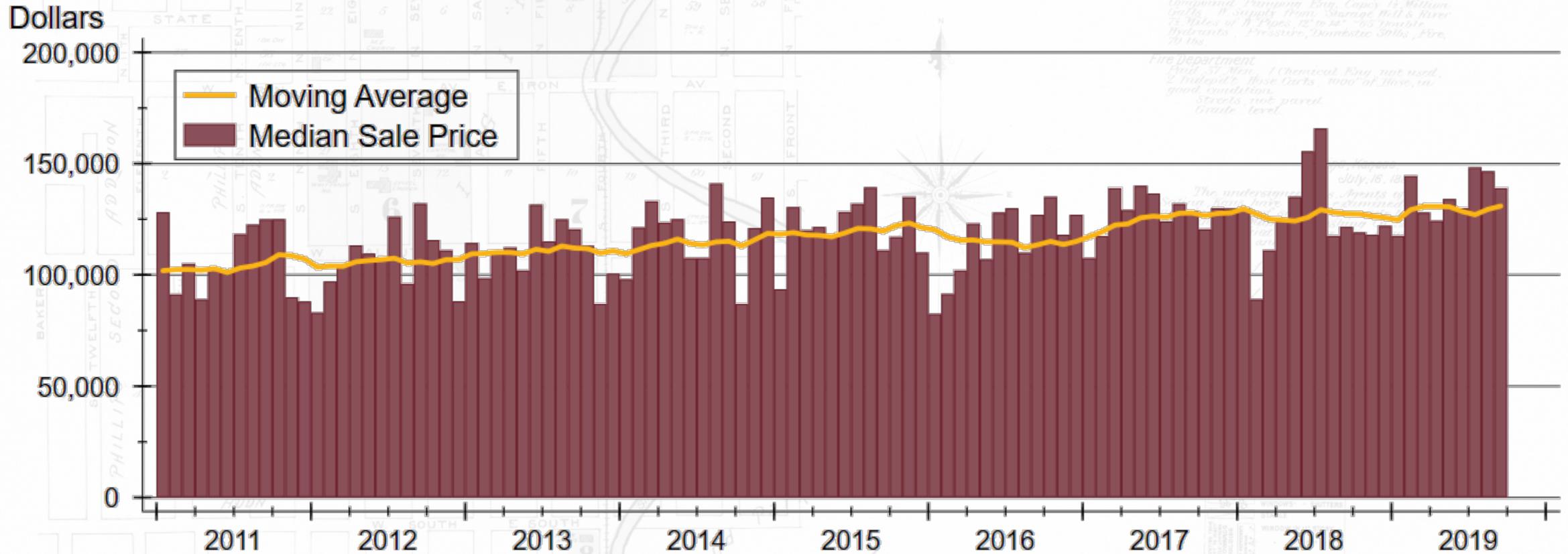
Source: Great Plains Association of REALTORS® and Participating Kansas REALTOR® MLS systems

Kansas Home Price Appreciation



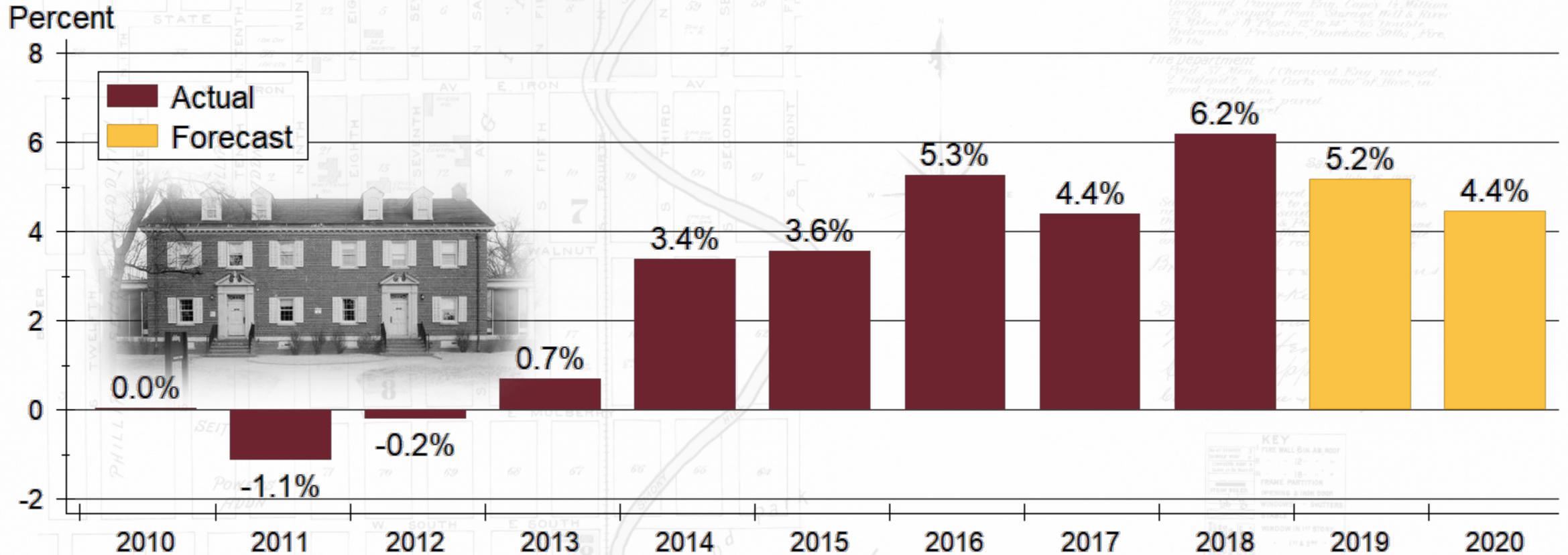
Source: Federal Housing Finance Agency (FHFA)

Salina Home Prices



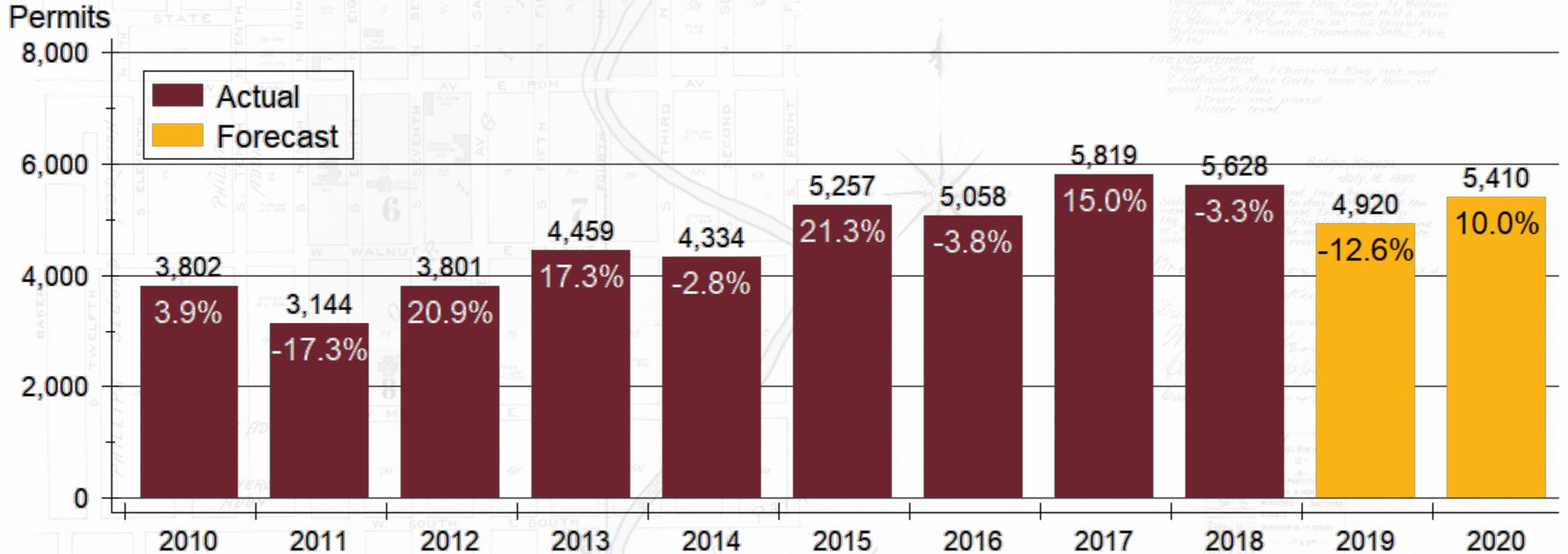
Source: Great Plains Association of REALTORS® and Participating Kansas REALTOR® MLS systems

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

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

2020 Major Markets Forecast

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	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%
SF Building Permits	5,440 units +16.4%	225 units +2.3%	220 units +4.8%	255 units +0.0%	965 units -3.0%
Home Price Appreciation	+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



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