

# Economic and Housing Markets Update

Financial Fitness Extravaganza  
June 23, 2015

Dr. Stanley D. Longhofer  
WSU Center for Real Estate

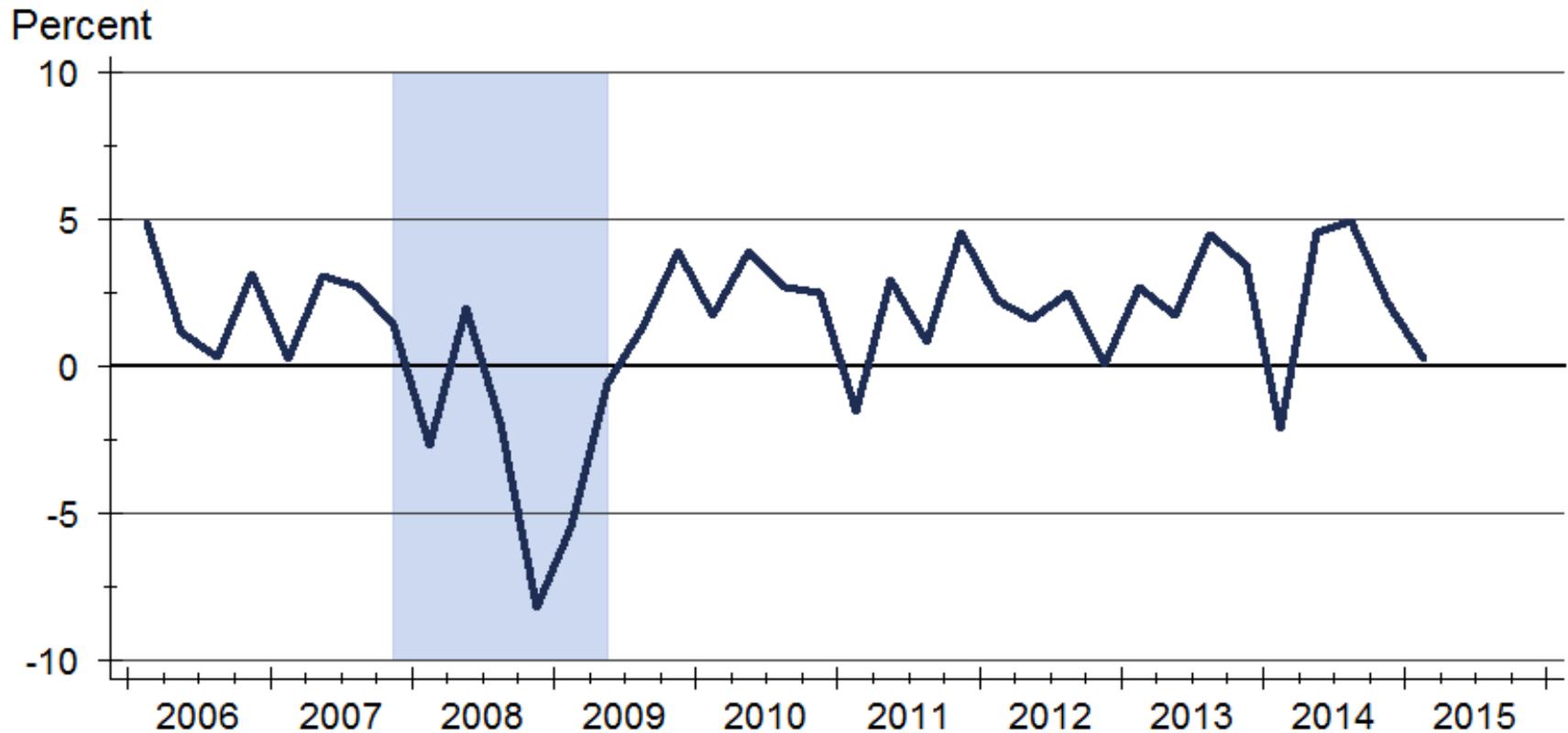


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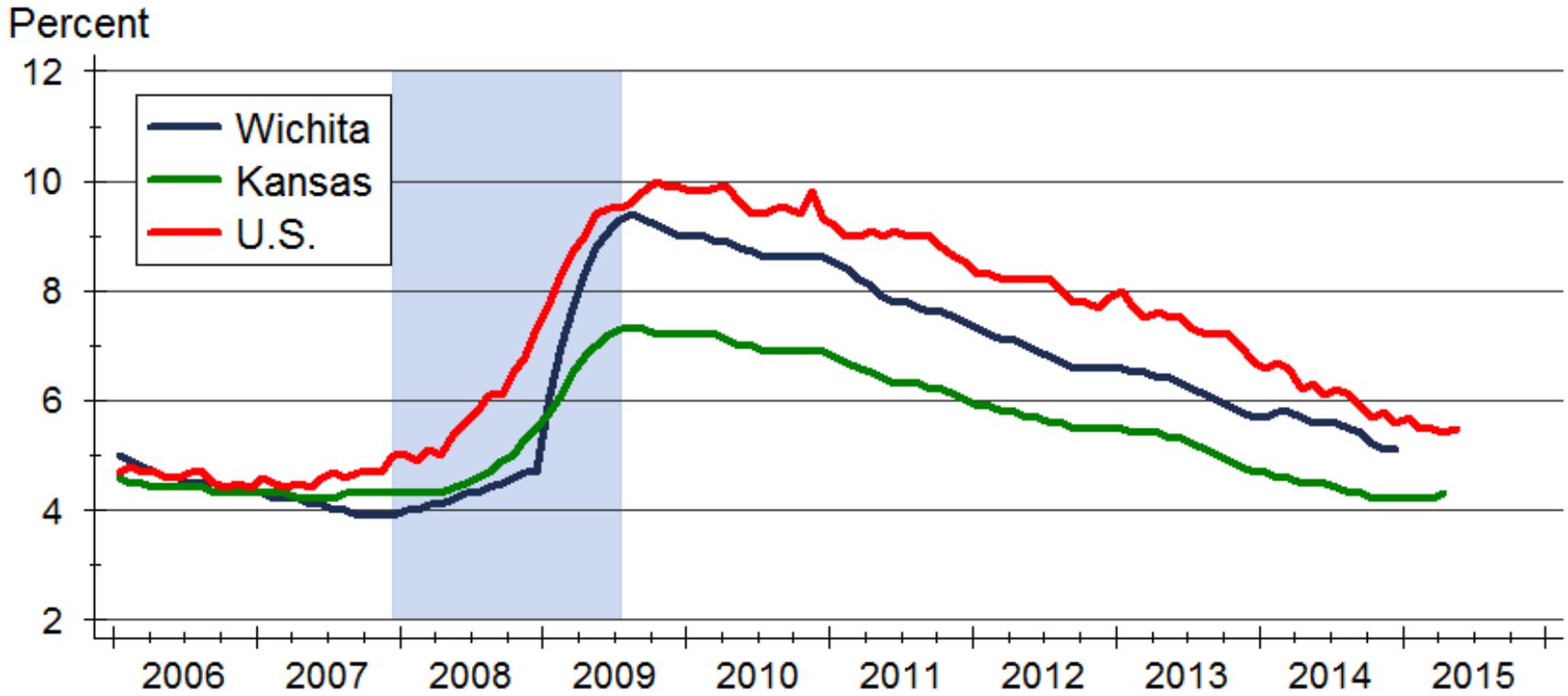


# Real GDP Growth



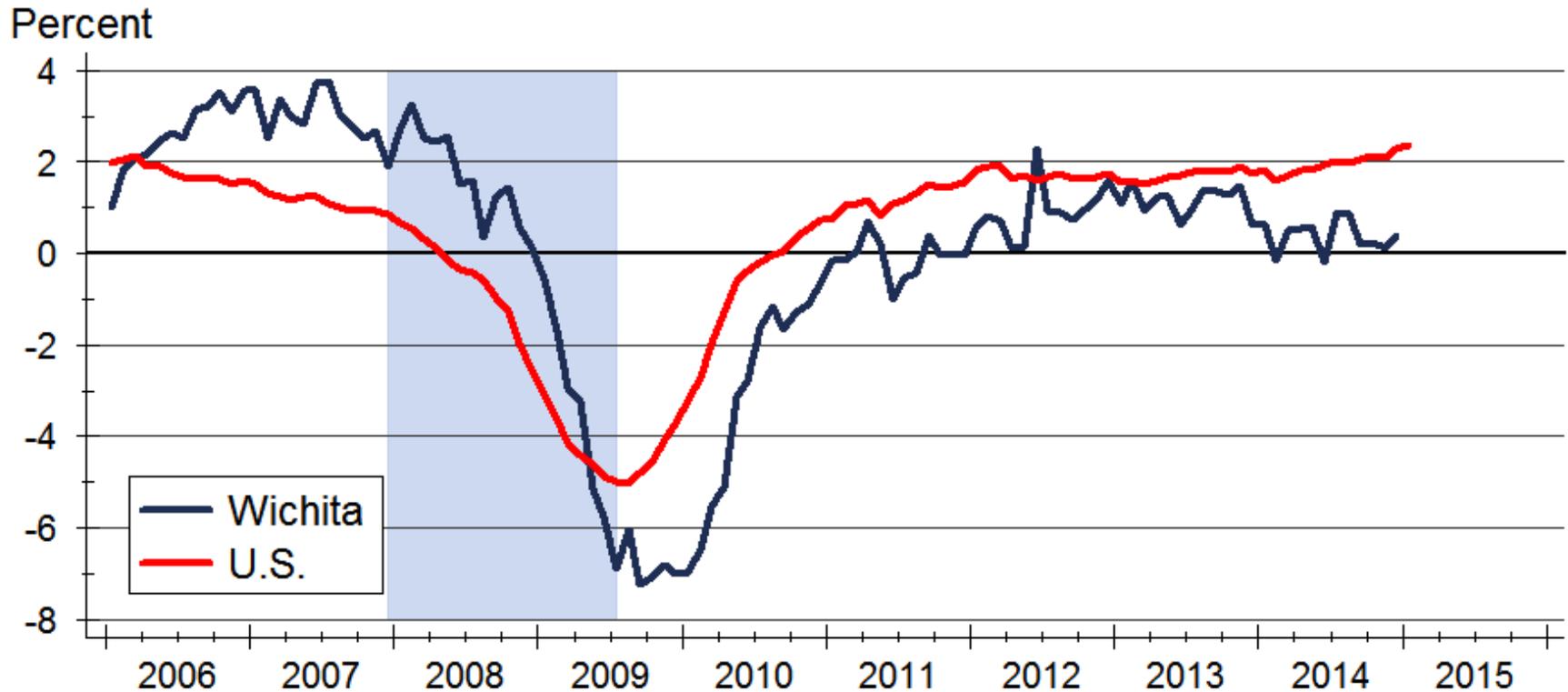
Source: Bureau of Economic Analysis

# Unemployment Rate



Source: U.S. Bureau of Labor Statistics  
Data are seasonally adjusted

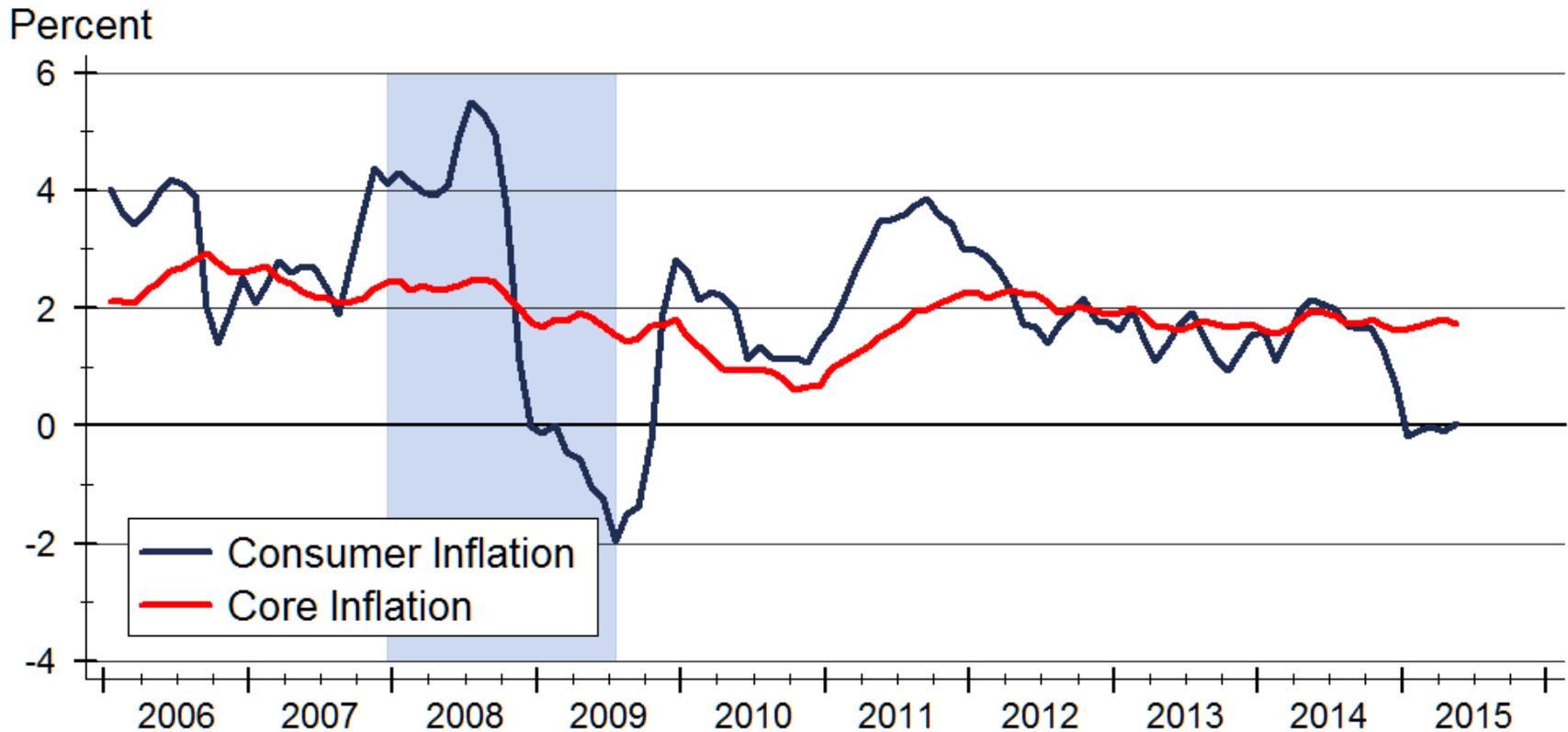
# Non-Farm Employment Growth



Source: U.S. Bureau of Labor Statistics

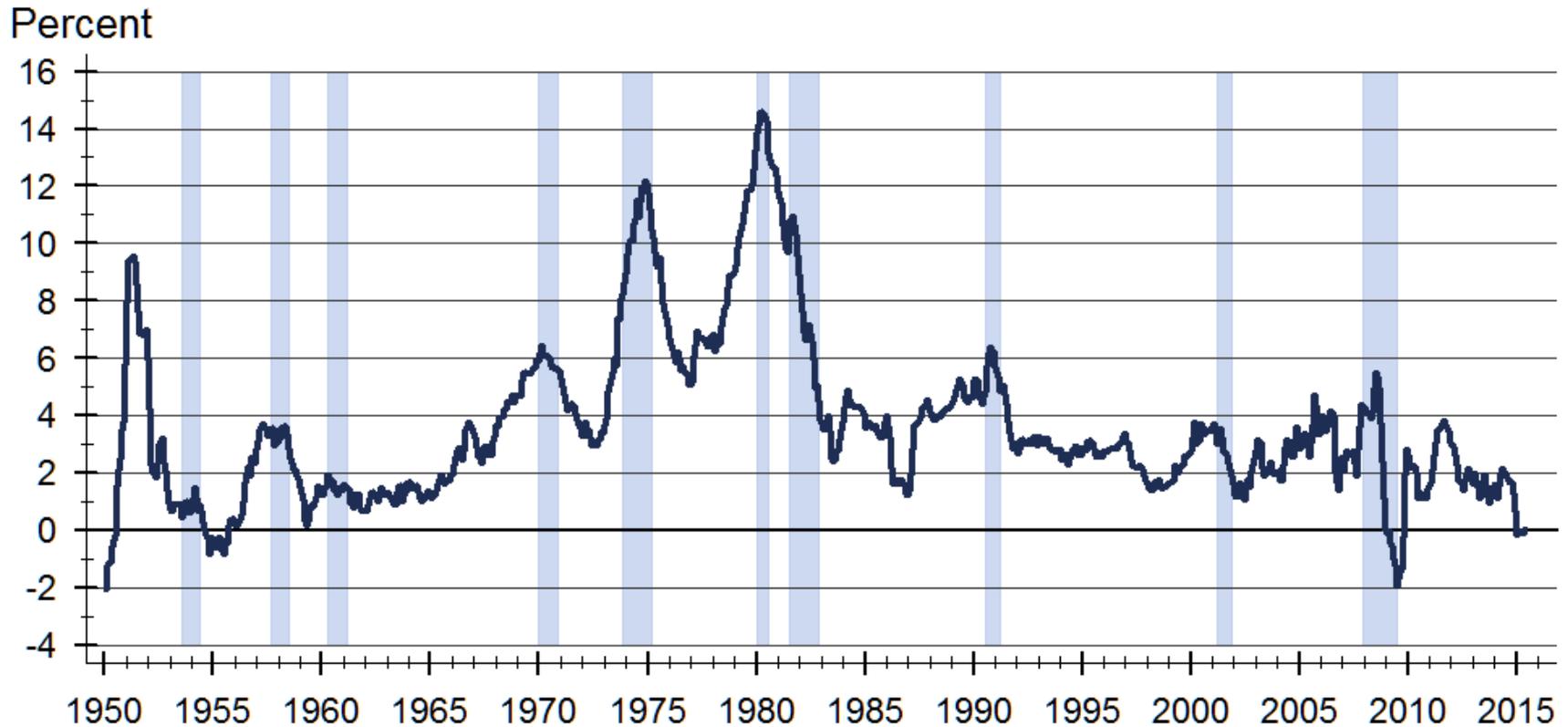
Data are seasonally adjusted

# Consumer Inflation



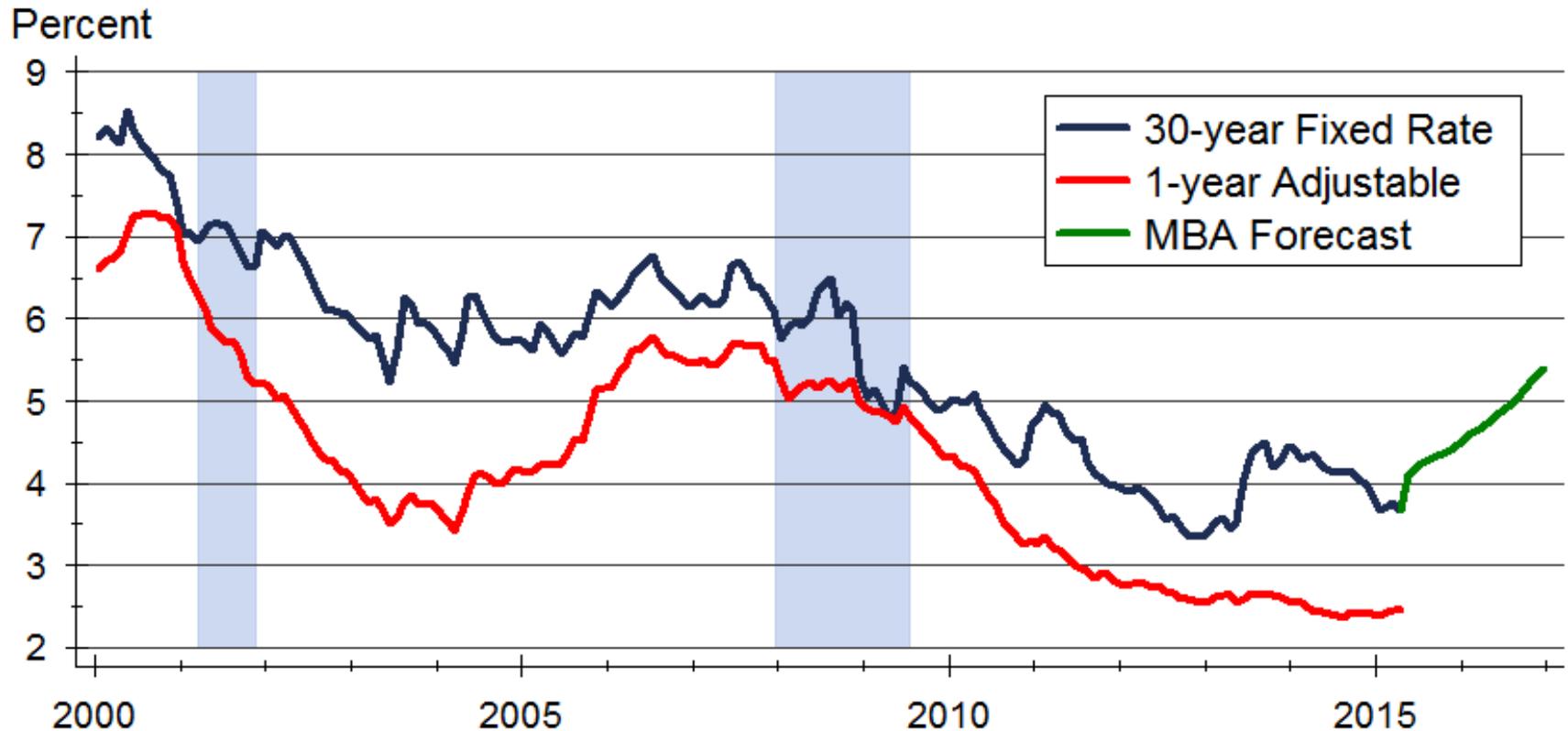
Source: U.S. Bureau of Labor Statistics

# Consumer Inflation since 1950



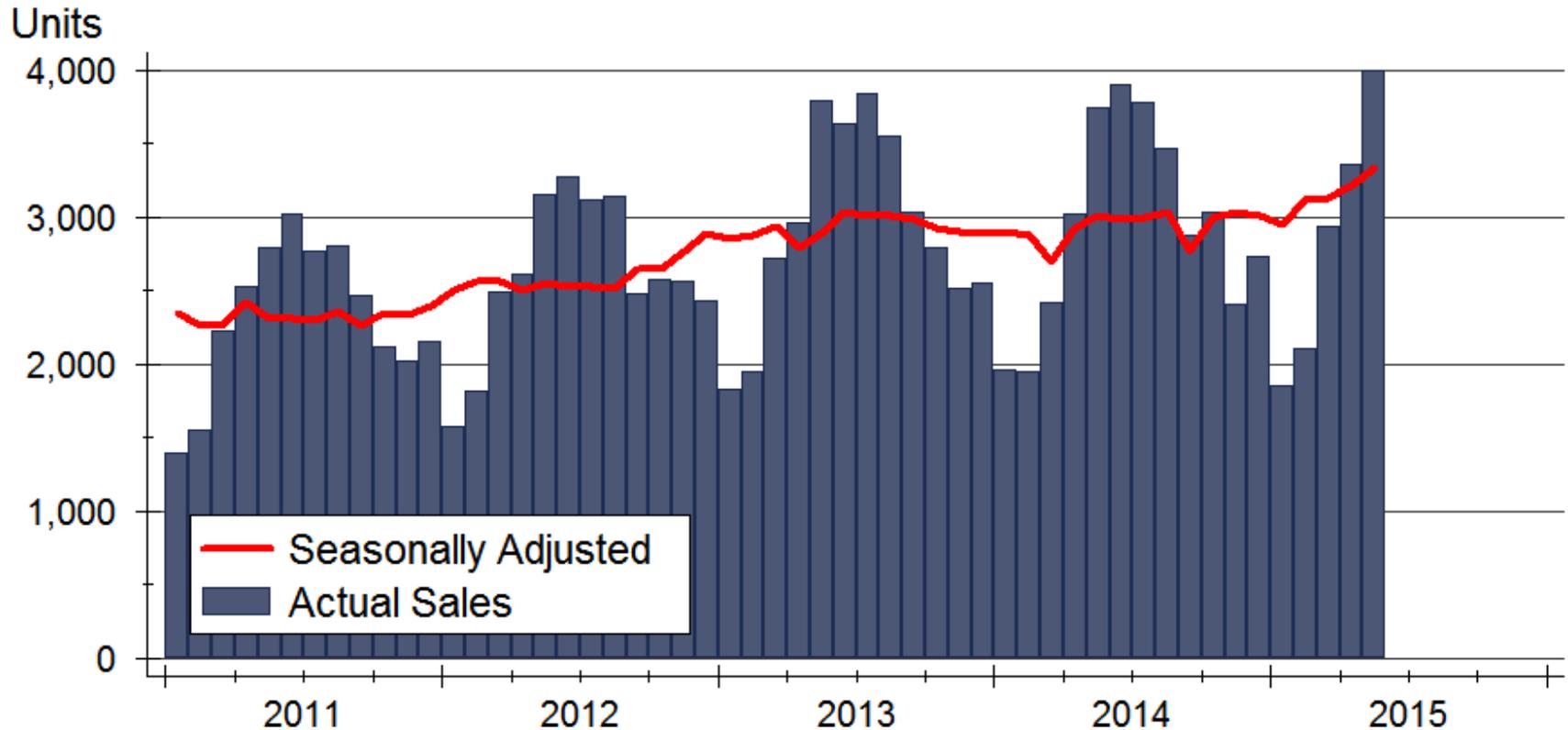
Source: U.S. Bureau of Labor Statistics

# Mortgage Rate Forecast



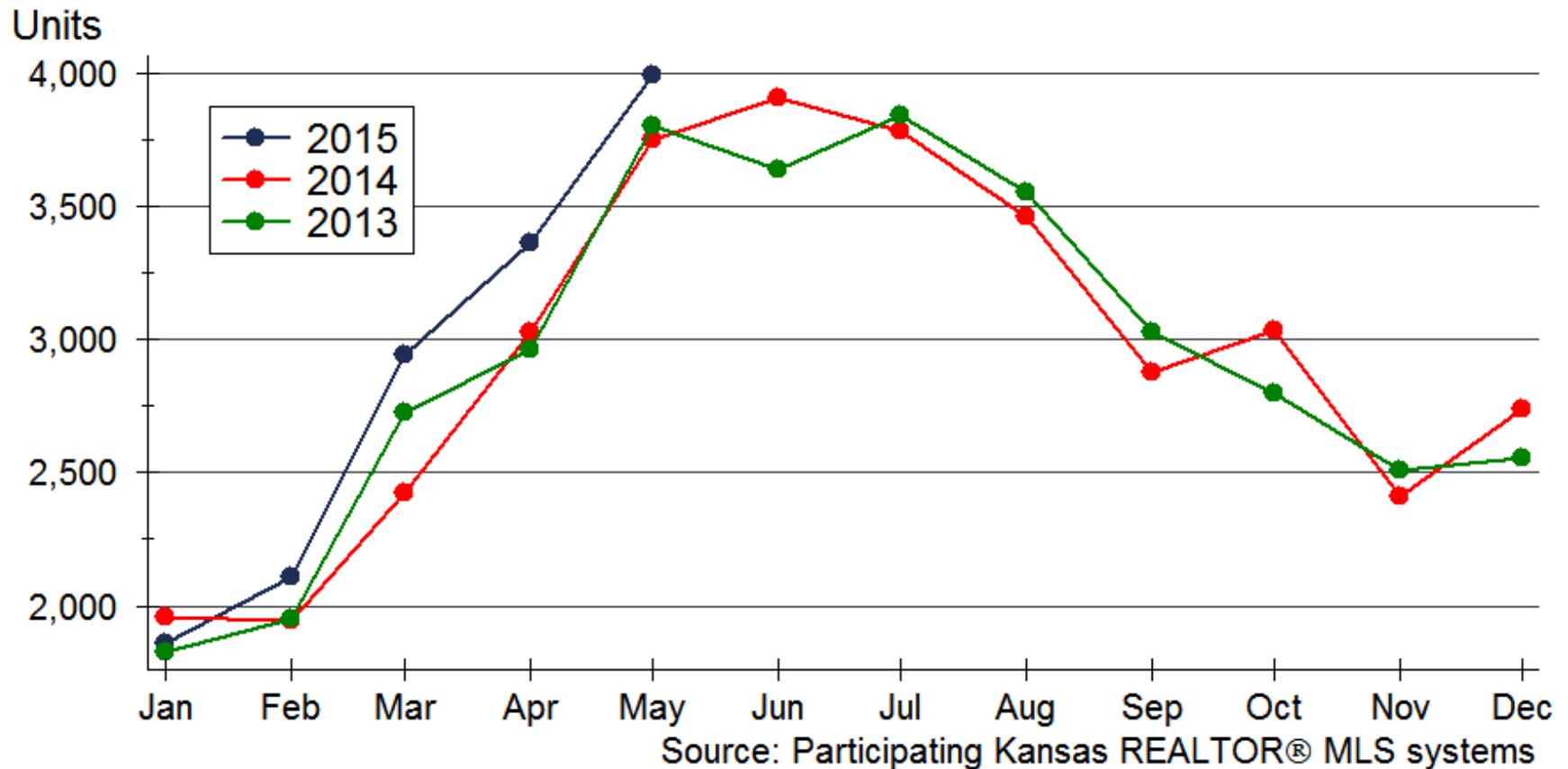
Sources: Freddie Mac; Mortgage Bankers Association

# Kansas Home Sales Activity

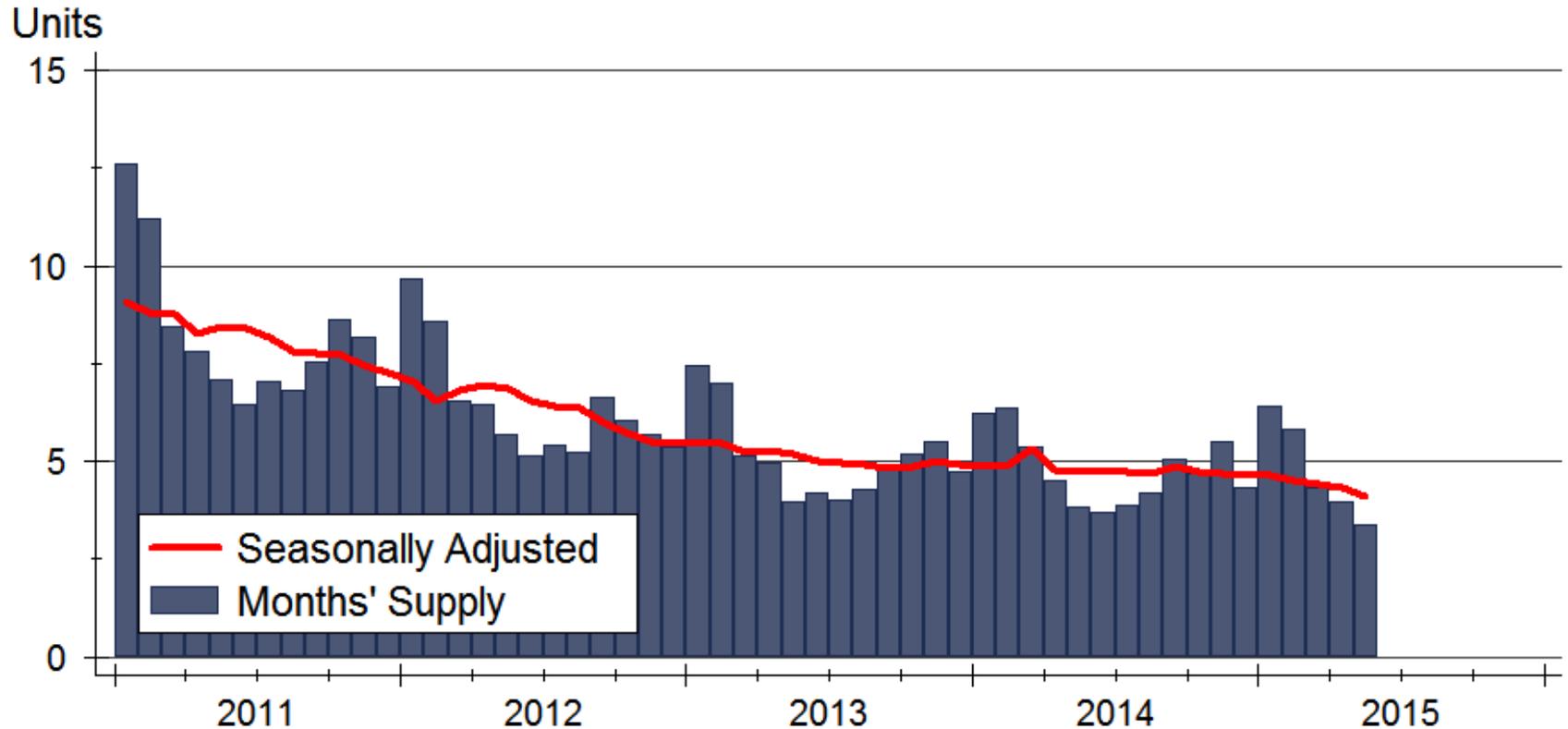


Source: Participating Kansas REALTOR® MLS systems

# Kansas Home Sales by Month

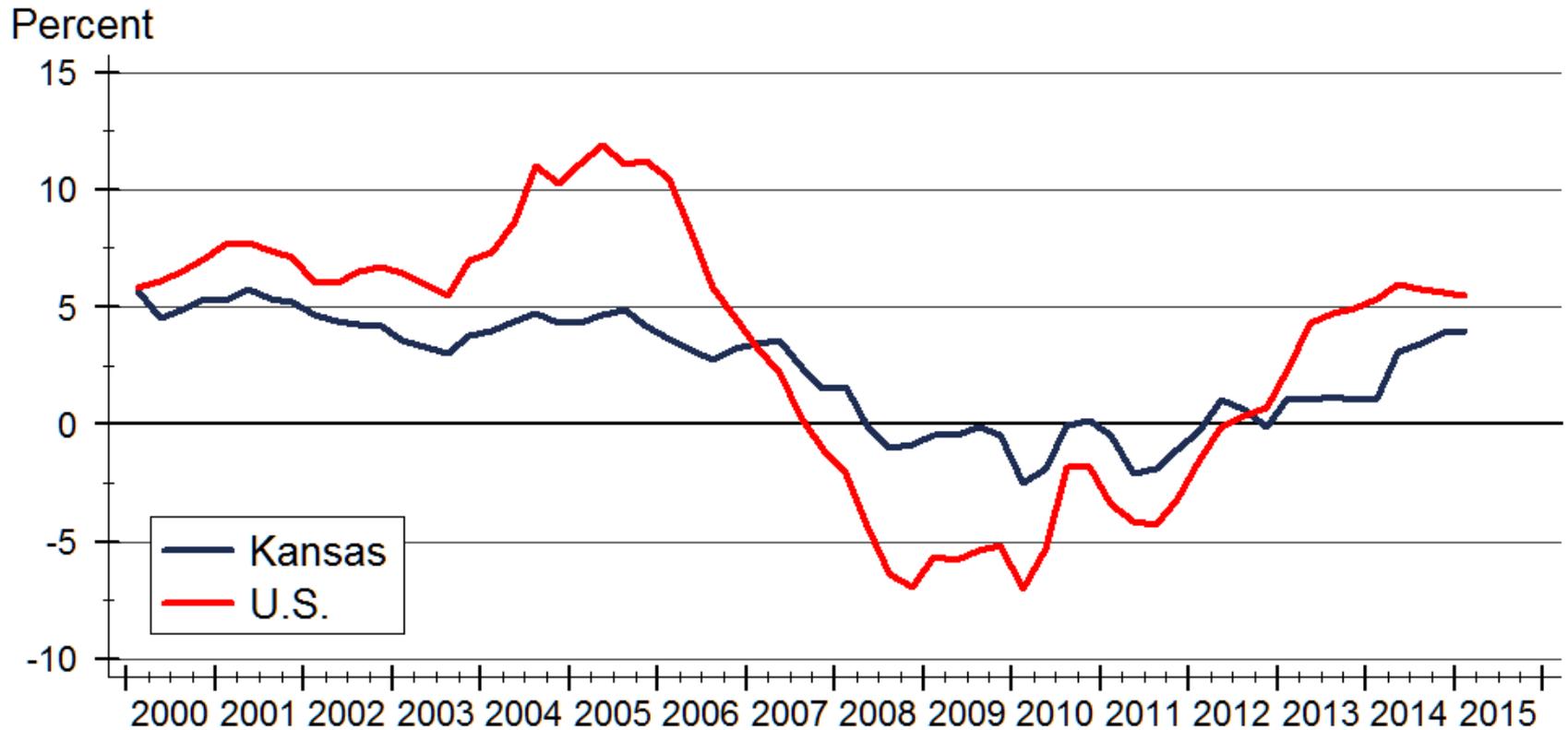


# Kansas Total Home Inventories



Source: Participating Kansas REALTOR® MLS systems

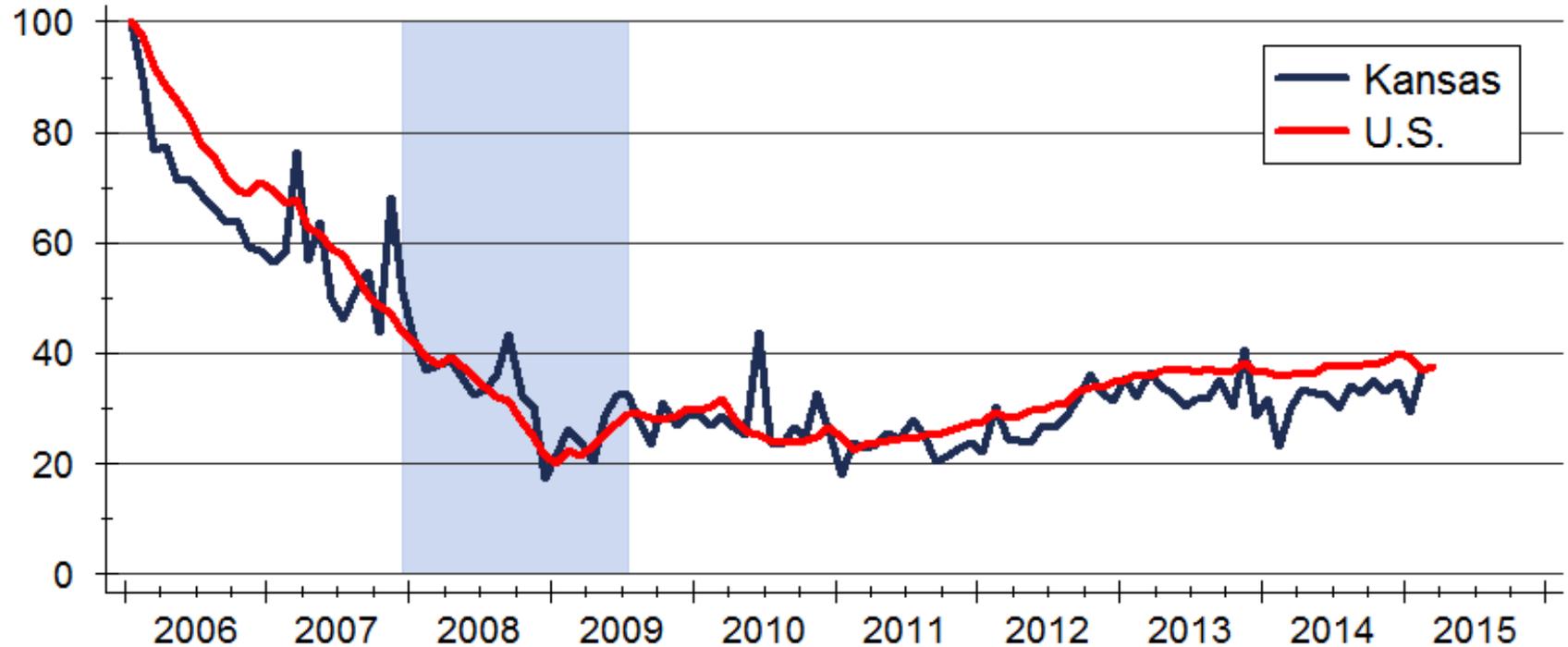
# Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

# New Single-Family Building Permits

Index: 2006m1 = 100



Source: U.S. Bureau of the Census  
Data are seasonally adjusted annual rates

# Wichita 2015 Forecast

	<b>2012 Actual</b>	<b>2013 Actual</b>	<b>2014 Forecast</b>	<b>2015 Forecast</b>
Total Home Sales	8,183 units +9.4%	8,994 units +9.9%	9,180 units +2.1%	9,810 units +6.9%
Building Permits	783 units +11.5%	995 units +27.1%	940 units -5.5%	990 units +5.3%
Home Price Appreciation	-1.1%	+0.4%	+0.2%	+1.3%

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

# 2015 Housing Markets Forecast

	Kansas City	Lawrence	Manhattan	Topeka	Wichita
Sales	29,470 units +1.9%	1,640 units +3.8%	770 units +5.5%	2,960 units -1.0%	9,810 units +6.9%
Permits	4,300 units +2.3%	155 units -6.1%	240 units +4.3%	220 units -8.3%	990 units +5.3%
Home Prices	+2.8%	+2.5%	+2.5%	+0.1%	+1.3%

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

# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas



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