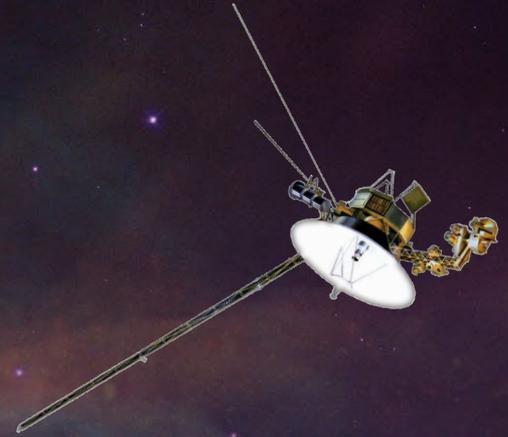


2022 Lawrence Housing Forecast

Dr. Stanley D. Longhofer
October 14, 2022



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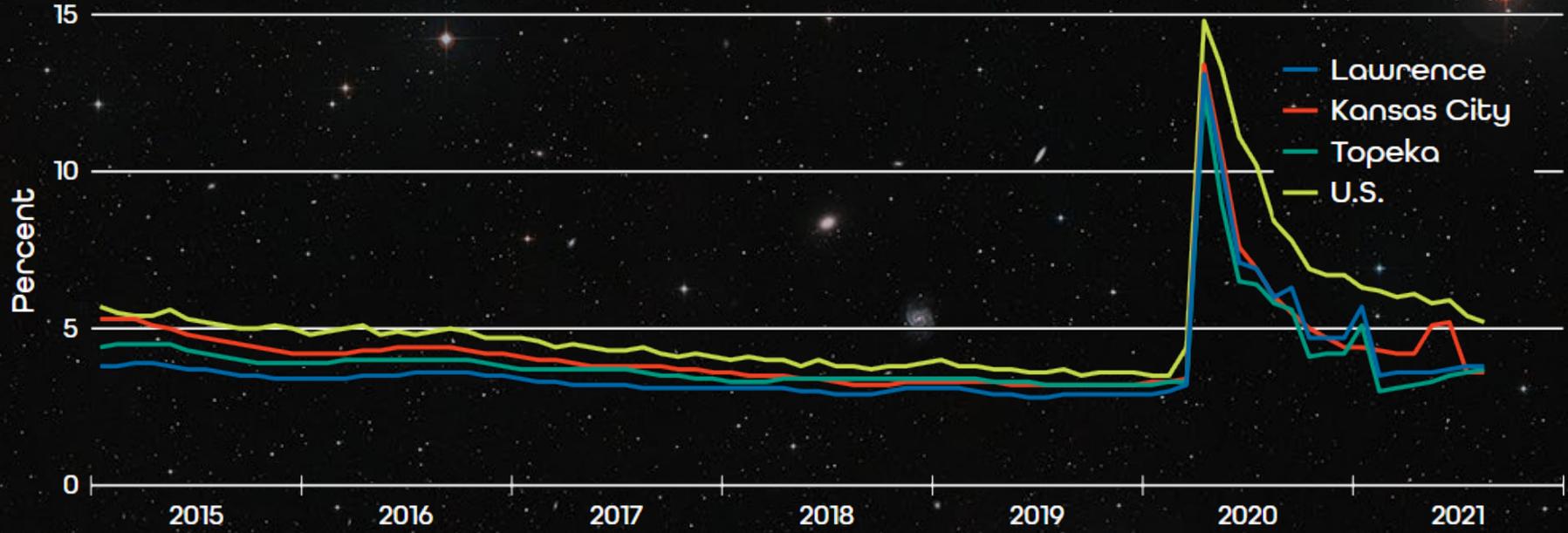


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Unemployment Rates

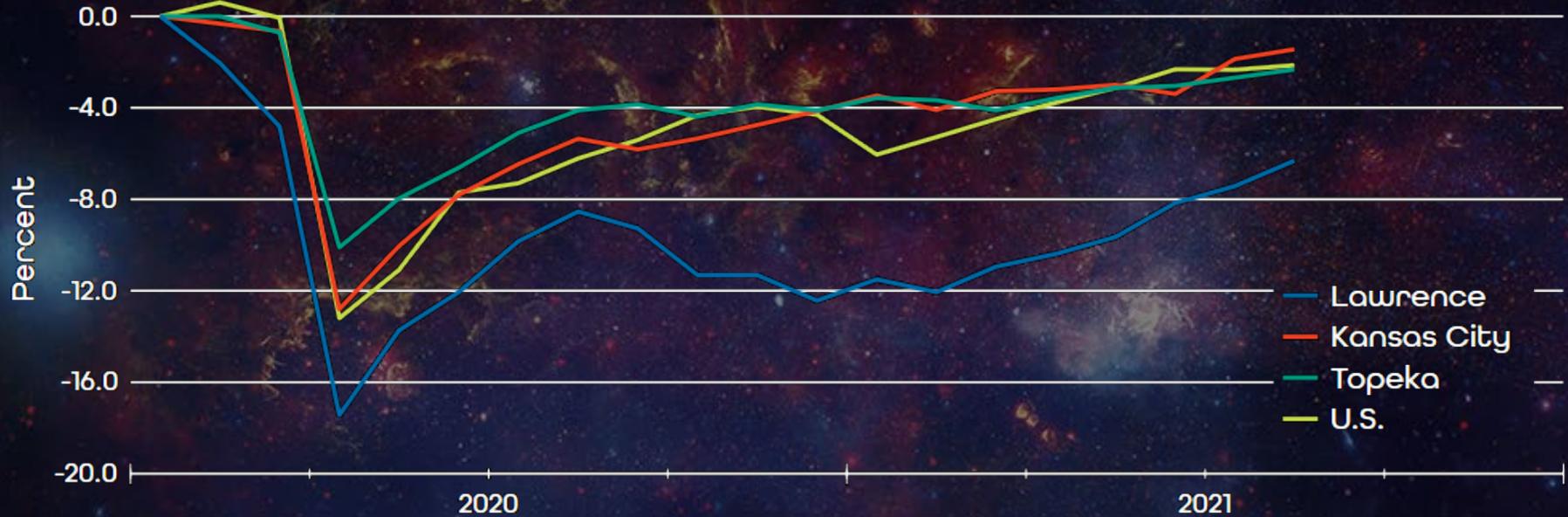


Source: U.S. Bureau of Labor Statistics

Employment Losses since January 2020

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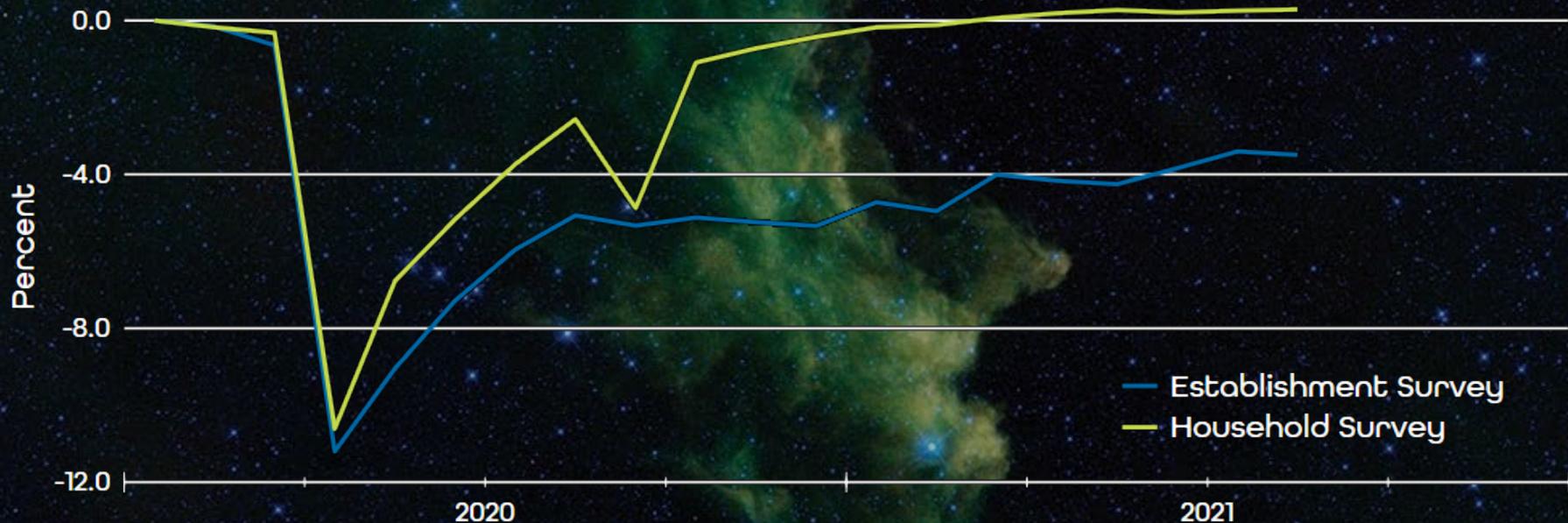


Source: U.S. Bureau of Labor Statistics

Kansas Jobs vs. People Employed

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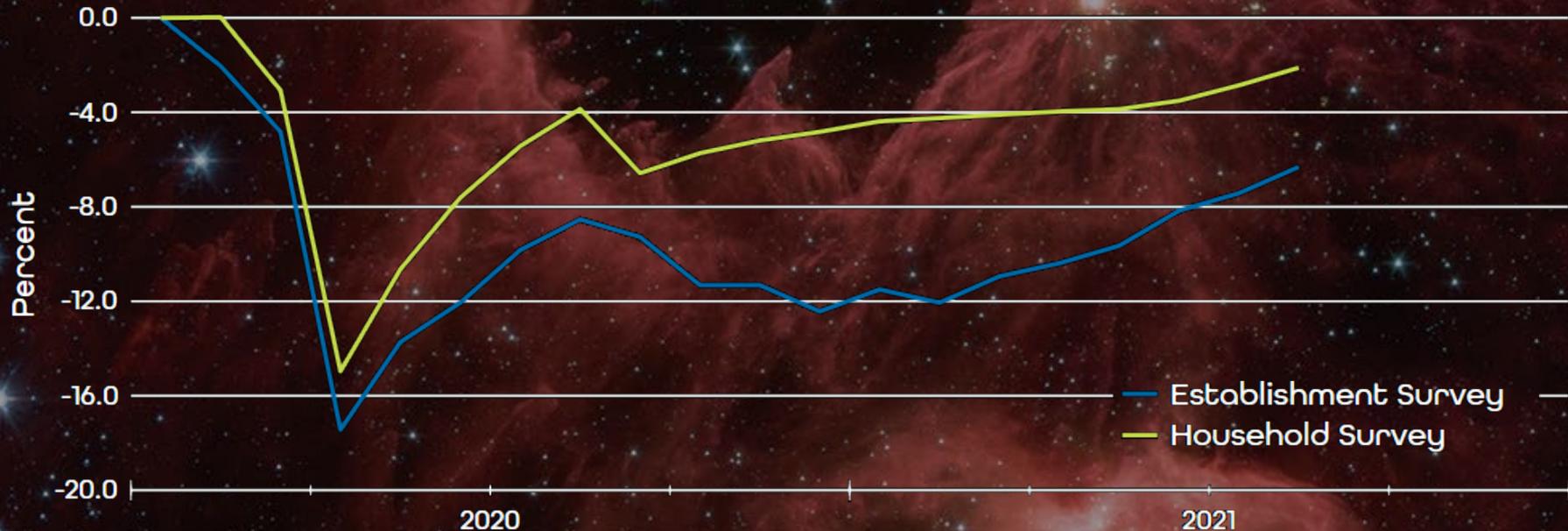
— Establishment Survey
— Household Survey

Source: U.S. Bureau of Labor Statistics

Lawrence Jobs vs. People Employed

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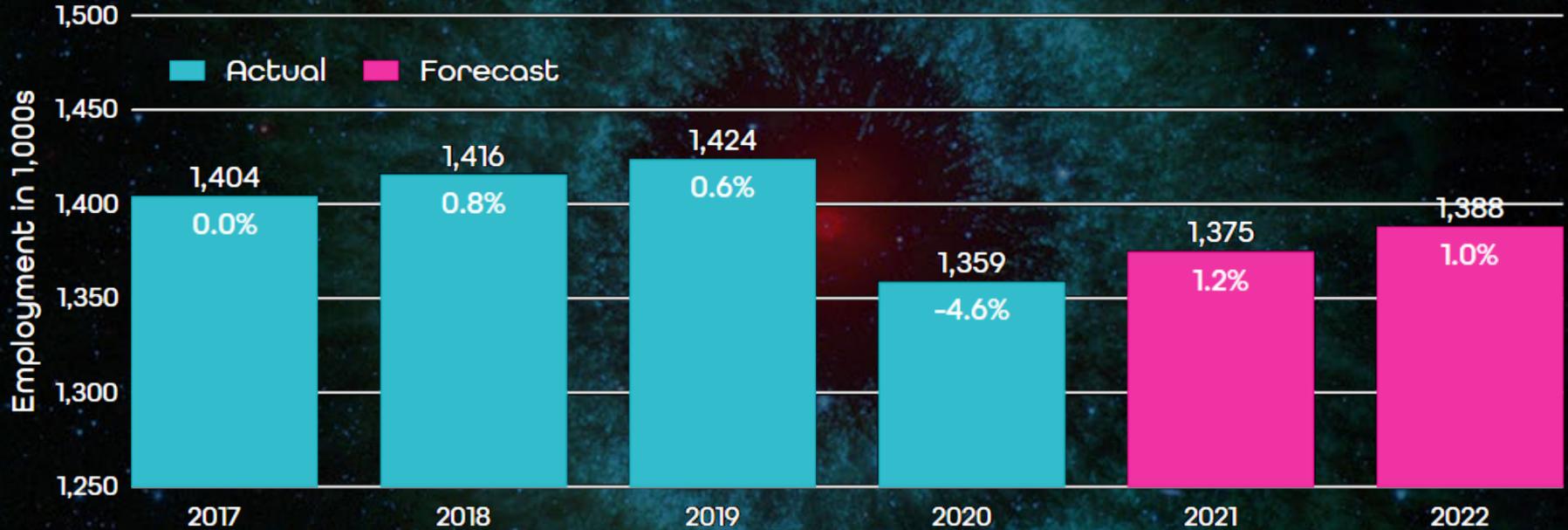


Source: U.S. Bureau of Labor Statistics

Kansas Employment Forecast

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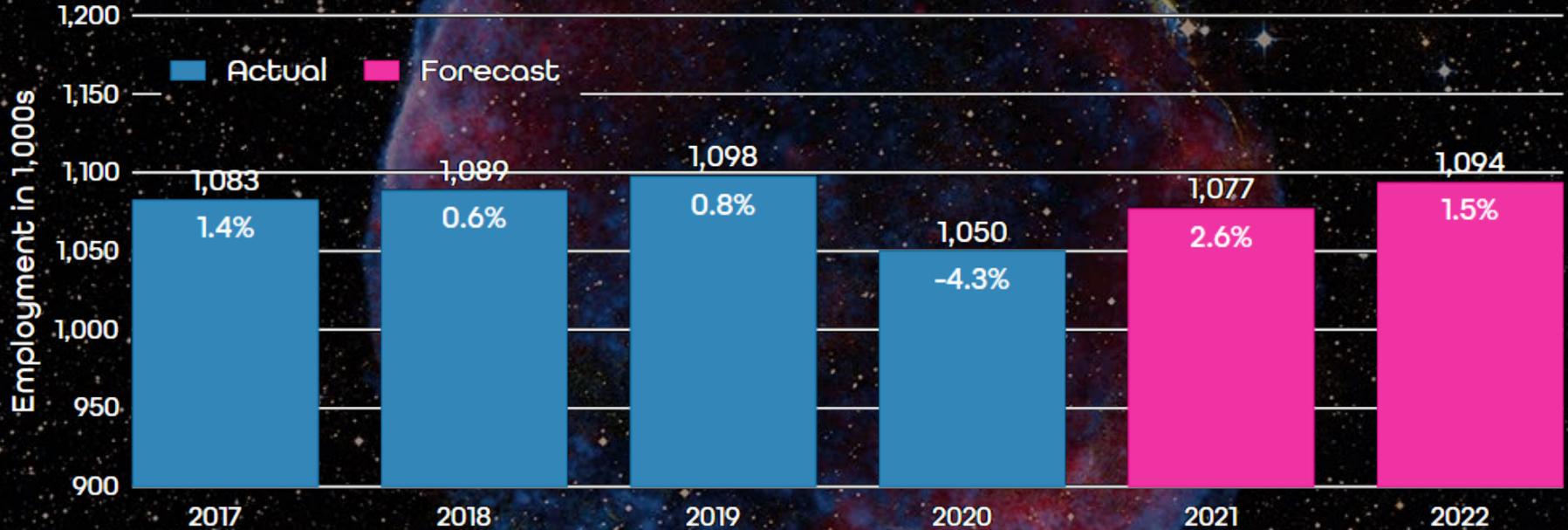


Sources: Kansas Department of Labor and WSU CEDBR

Kansas City Employment Forecast

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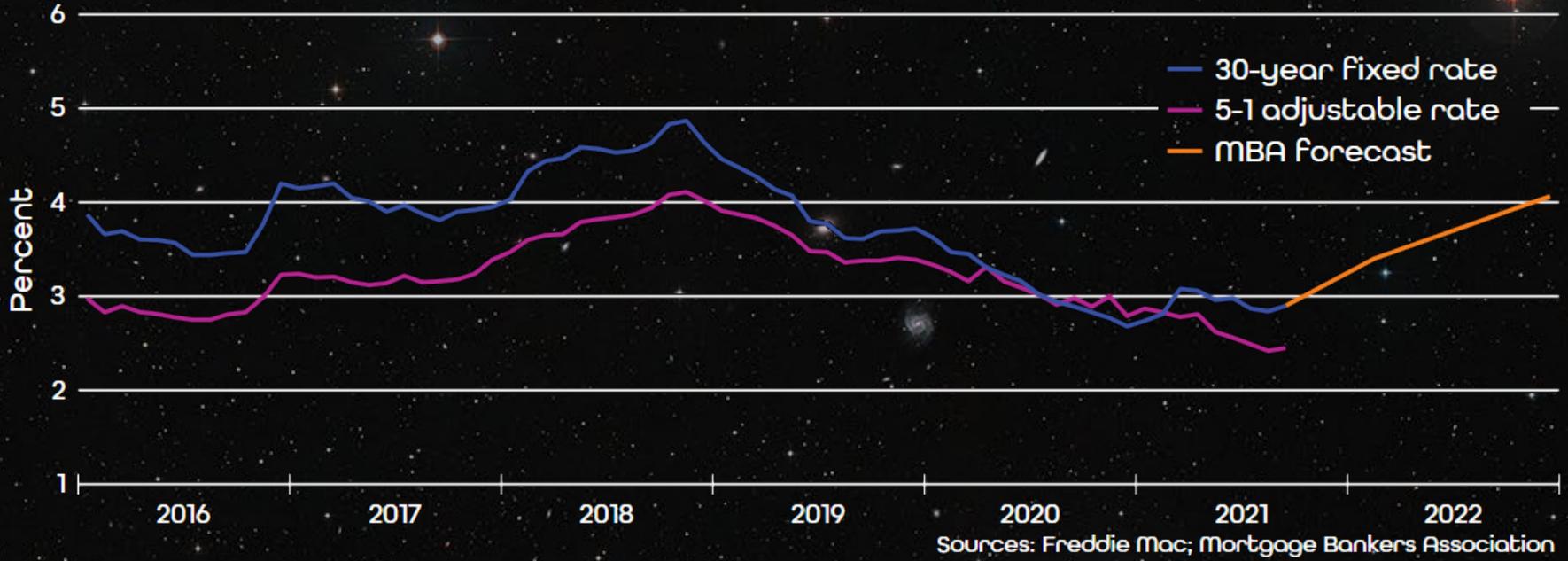


Sources: Kansas Department of Labor and WSU CEDBR

Mortgage Rates Forecast

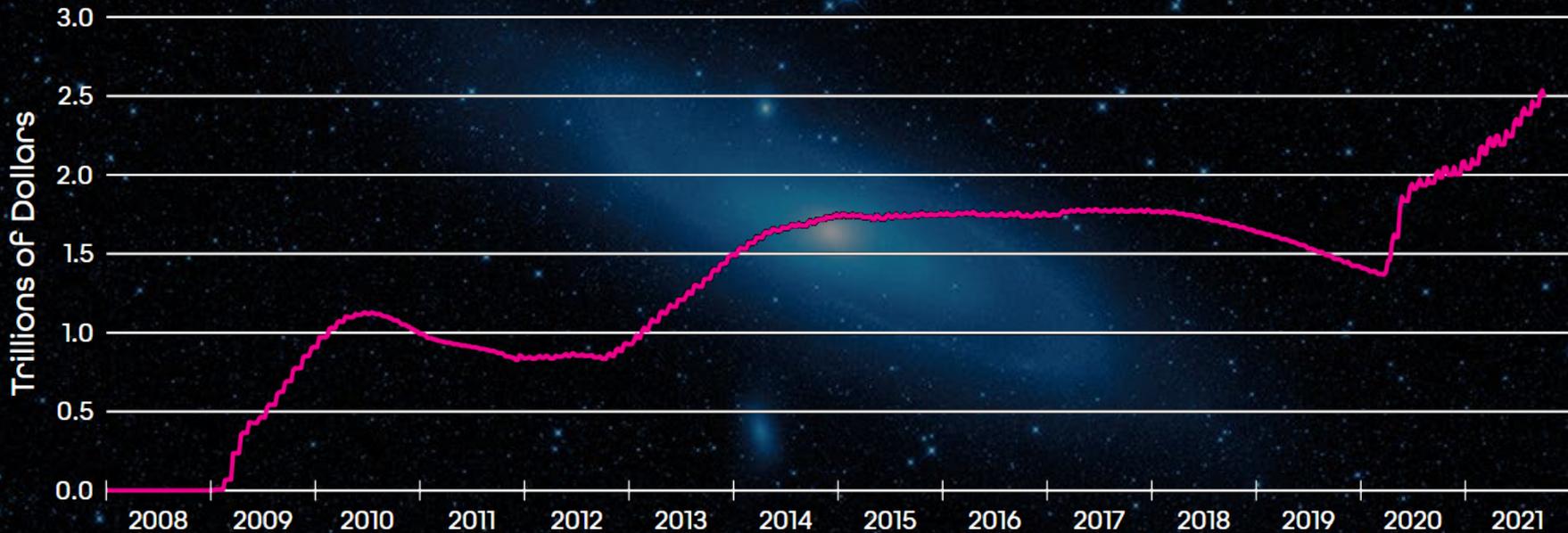
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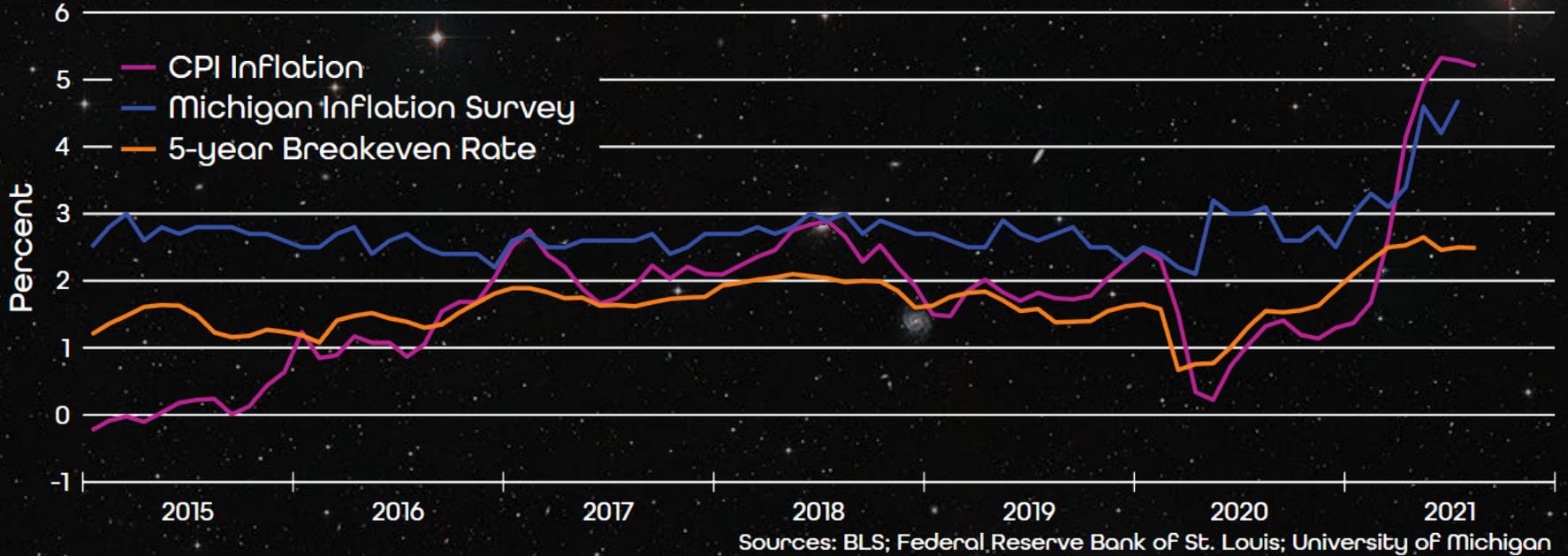
Sources: Freddie Mac; Mortgage Bankers Association

Federal Reserve Holdings of Mortgage-backed Securities



Sources: Federal Reserve Board of Governors

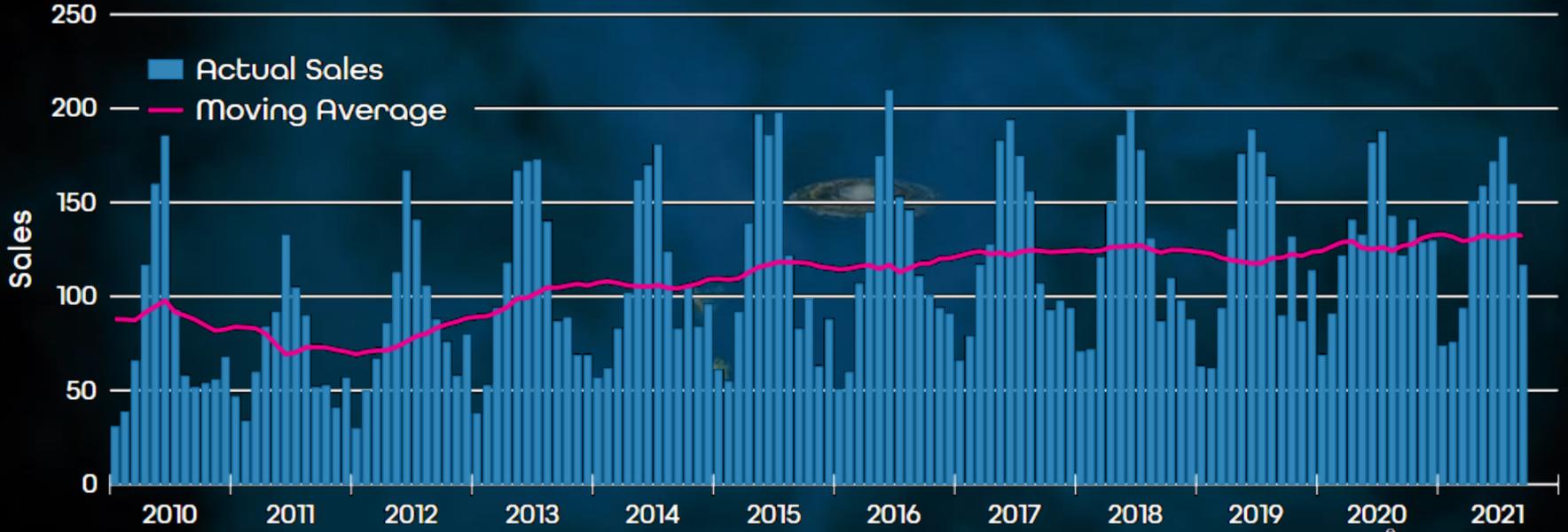
Inflation Expectations



Lawrence Home Sales Activity

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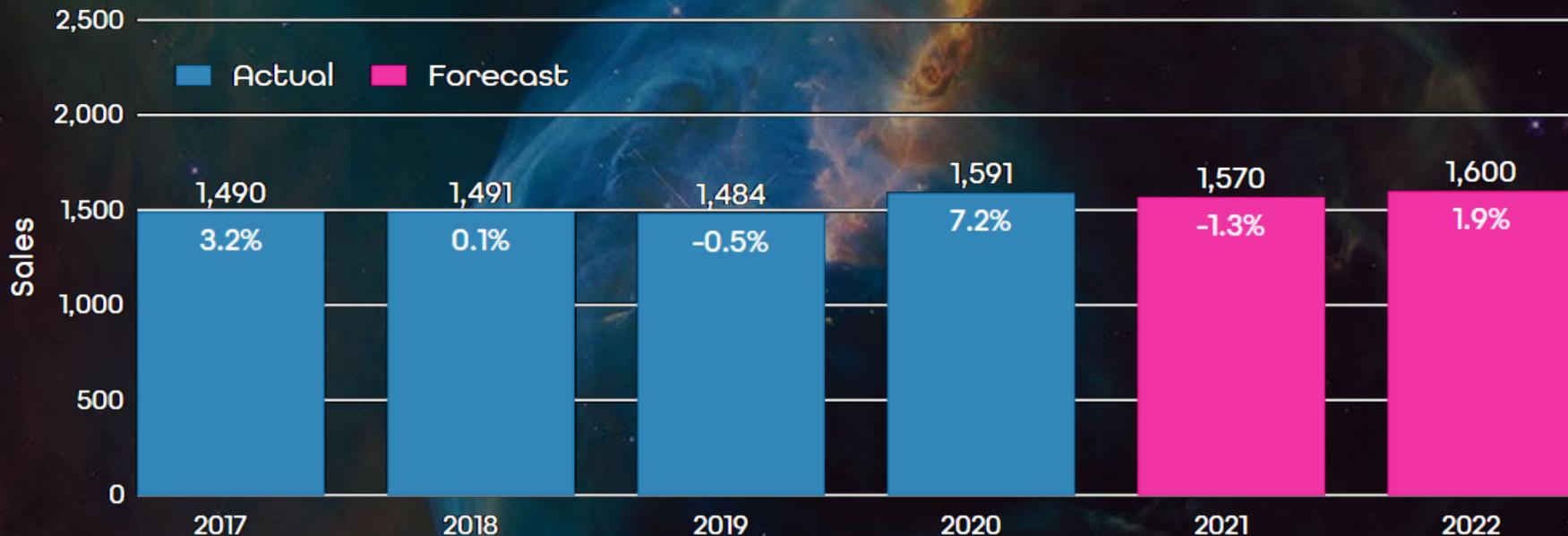


Source: Participating Kansas REALTOR® MLS Systems

Lawrence Home Sales Forecast

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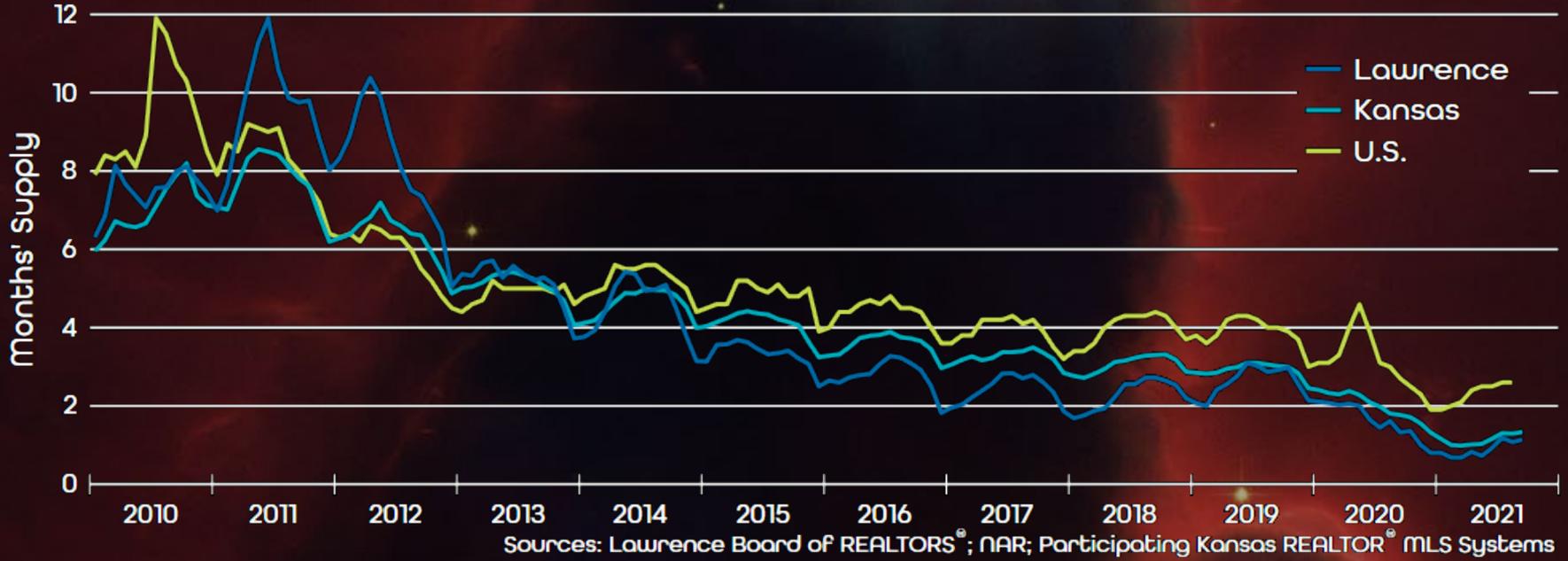


Sources: WSU Center for Real Estate and Participating Kansas REALTOR® MLS Systems

Inventory of Homes for Sale

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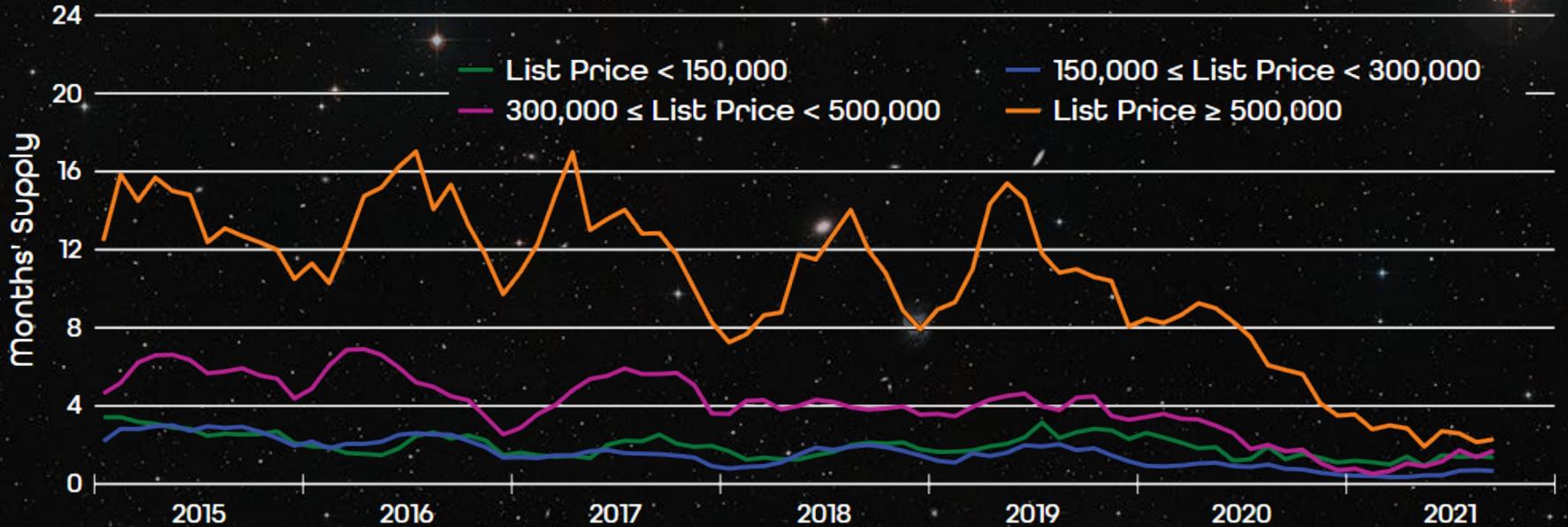
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Lawrence Inventories by List Price

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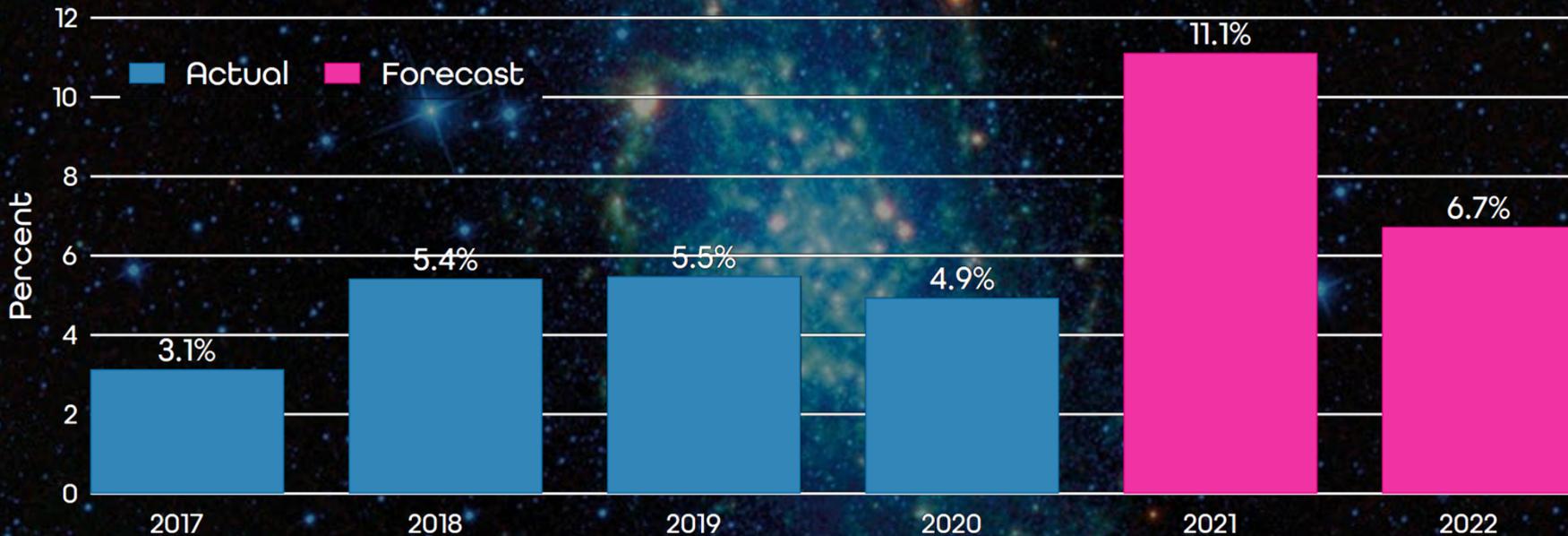


Source: Lawrence Board of REALTORS®

Kansas Home Prices Forecast

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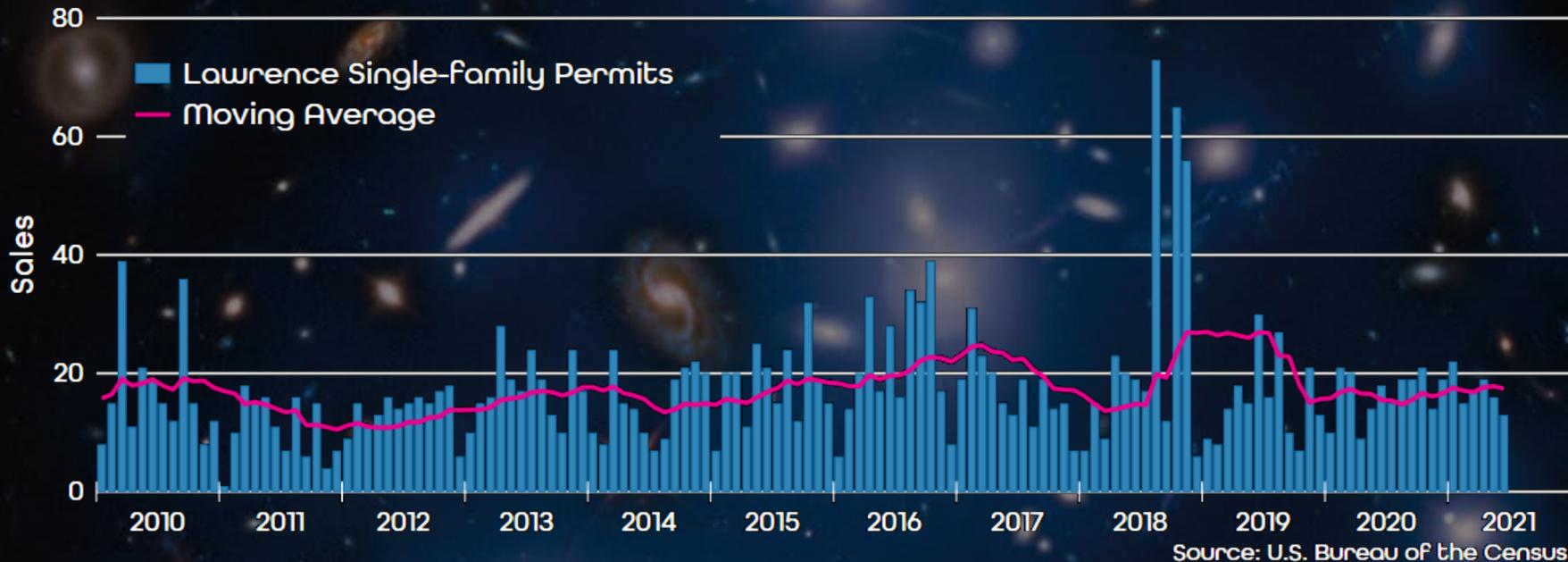


Sources: Federal Housing Finance Agency; WSU Center for Real Estate

Lawrence New Home Construction Activity

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Source: U.S. Bureau of the Census

New Home Construction Forecast

2022

KANSAS HOUSING MARKETS FORECAST SERIES



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

2022 Lawrence Housing Forecast

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KANSAS HOUSING MARKETS FORECAST SERIES



	2019 Actual	2020 Actual	2021 Forecast	2022 Forecast
Total Home Sales	1,484 units -0.5%	1,591 units +7.2%	1,570 units -1.3%	1,600 units +1.9%
SF Building Permits	256 units -38.9%	287 units +12.1%	280 units -2.4%	275 units -1.8%
Home Price Appreciation	+5.5%	+4,9%	+11.1%	+6.7%

2022 Kansas Housing Forecast

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KANSAS HOUSING MARKETS FORECAST SERIES

	2019 Actual	2020 Actual	2021 Forecast	2022 Forecast
Total Home Sales	41,132 units +0.9%	44,228 units +7.5%	45,610 units +3.1%	48,430 units +6.2%
SF Building Permits	5,089 units -5.3%	5,975 units +17.4%	7,545 units +26.3%	8,745 units +15.9%
Home Price Appreciation	+4.4%	+6.6%	+10.5%	+7.6%

2022 Major Markets Forecast

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KANSAS HOUSING MARKETS FORECAST SERIES

	<u>KC</u>	<u>Lawrence</u>	<u>Manhattan</u>	<u>Topeka</u>	<u>Wichita</u>
Total Home Sales	46,990 units +5.9%	1,600 units +1.9%	2,370 units +11.8%	3,530 units +0.6%	12,710 units +5.5%
SF Building Permits	9,905 units +16.9%	275 units -1.8%	290 units +3.6%	400 units +5.3%	1,670 units +6.0%
Home Price Appreciation	+9.2%	+6.7%	+4.0%	+4.5%	+6.8%

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HOUSING FORECAST

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