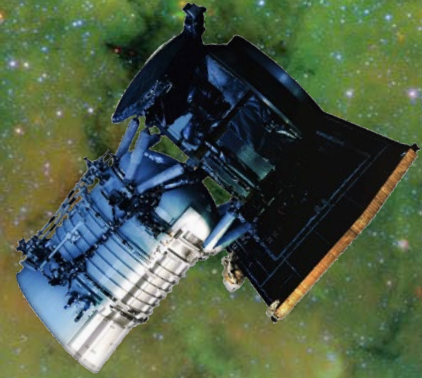


2022 Topeka Housing Forecast

Dr. Stanley D. Longhofer
January 26, 2022



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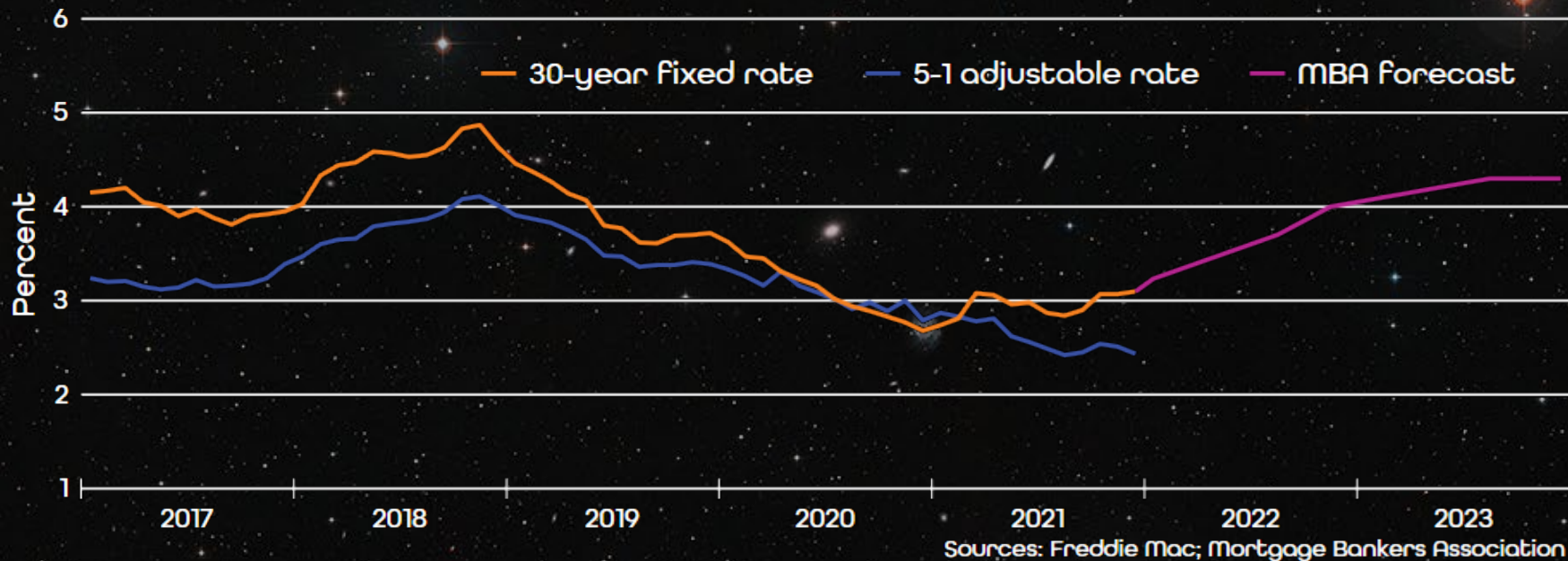


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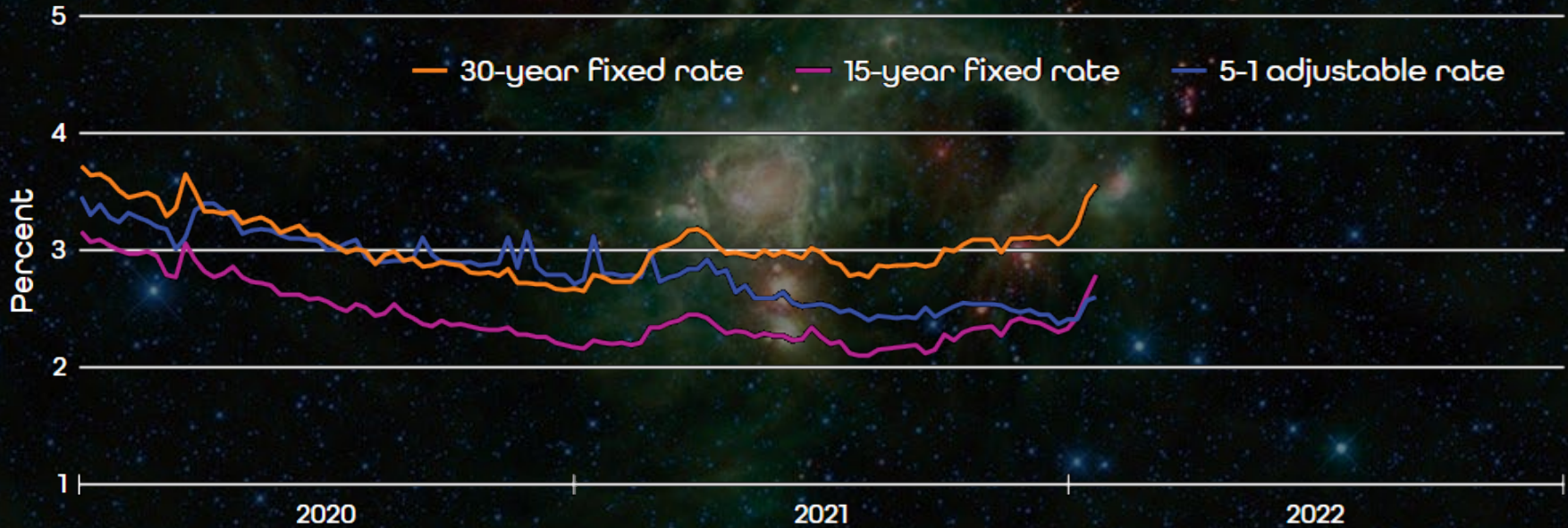
Mortgage Rates Forecast



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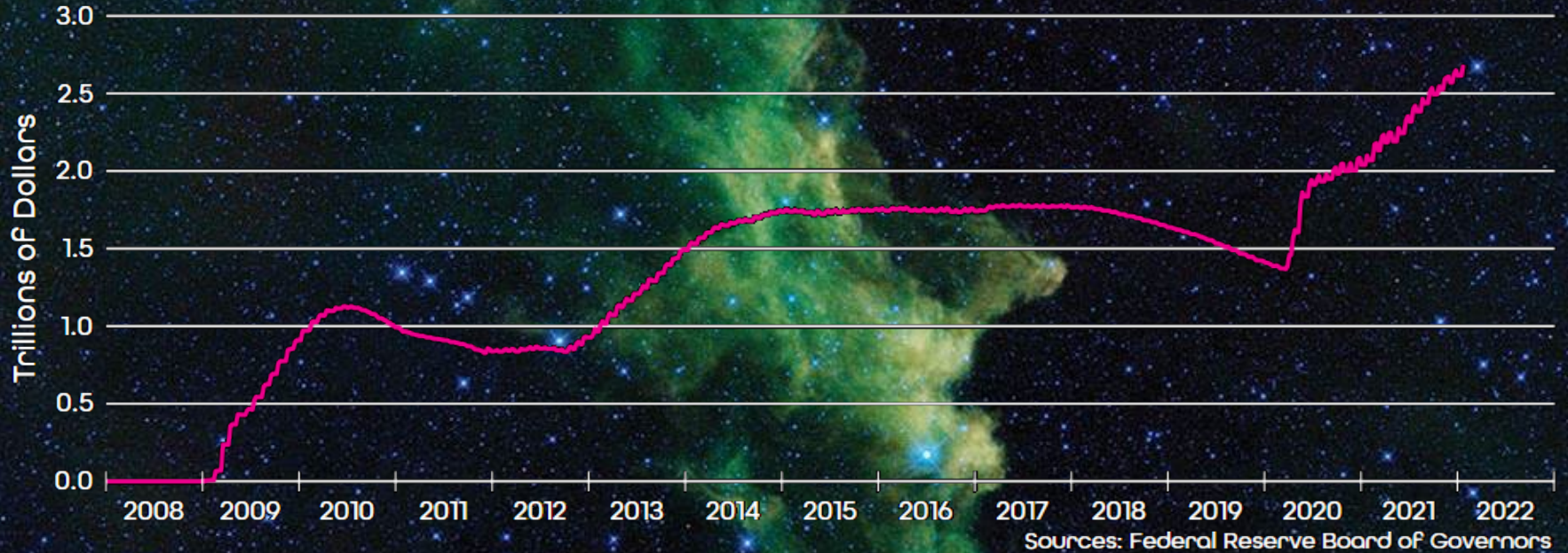
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Weekly Mortgage Rates



Source: Freddie Mac

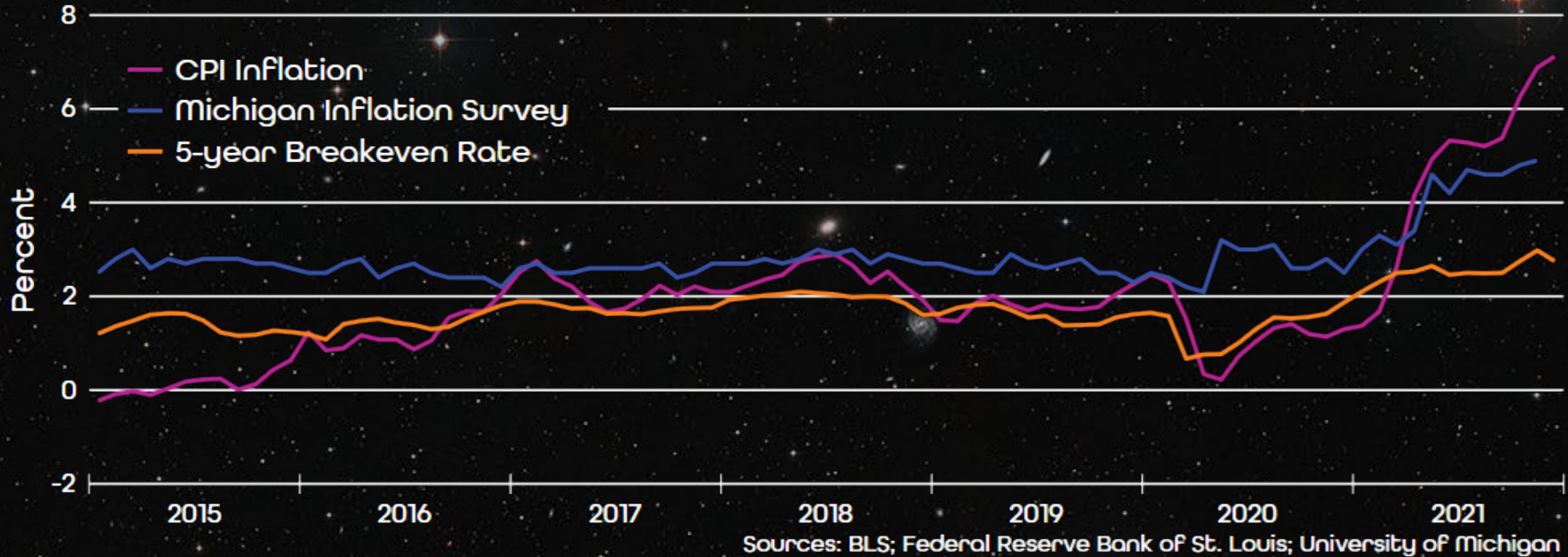
Federal Reserve Holdings of Mortgage-backed Securities



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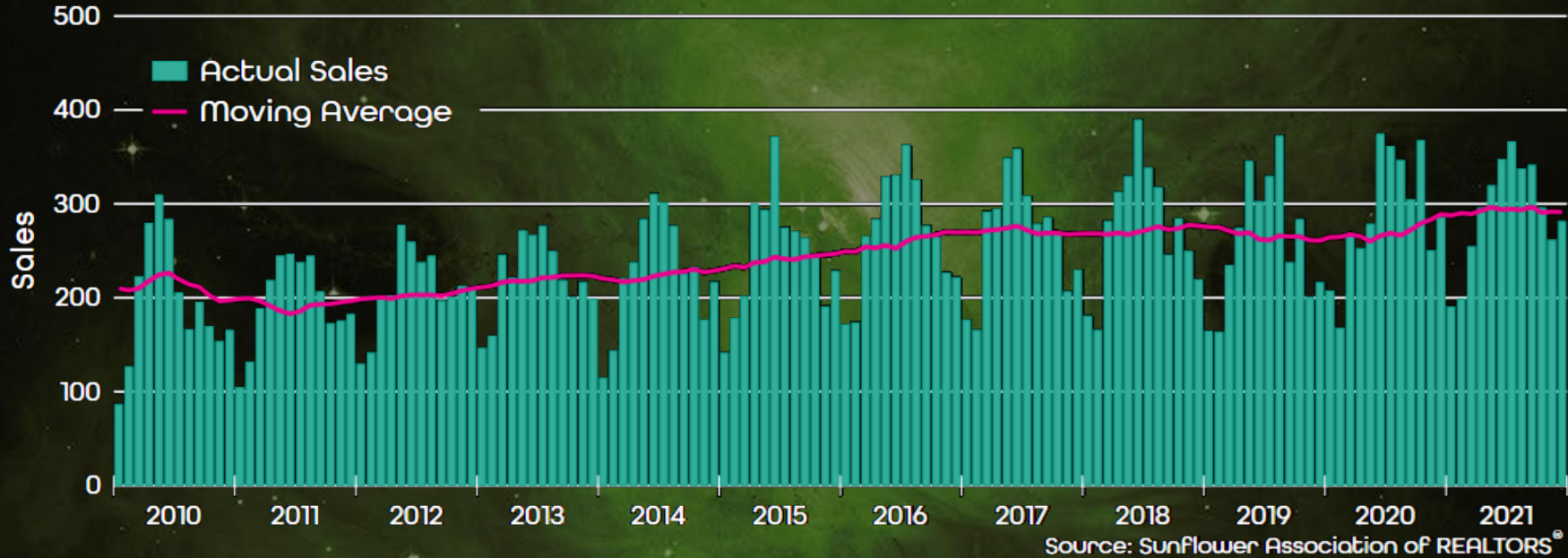
Inflation Expectations



Topeka Home Sales Activity

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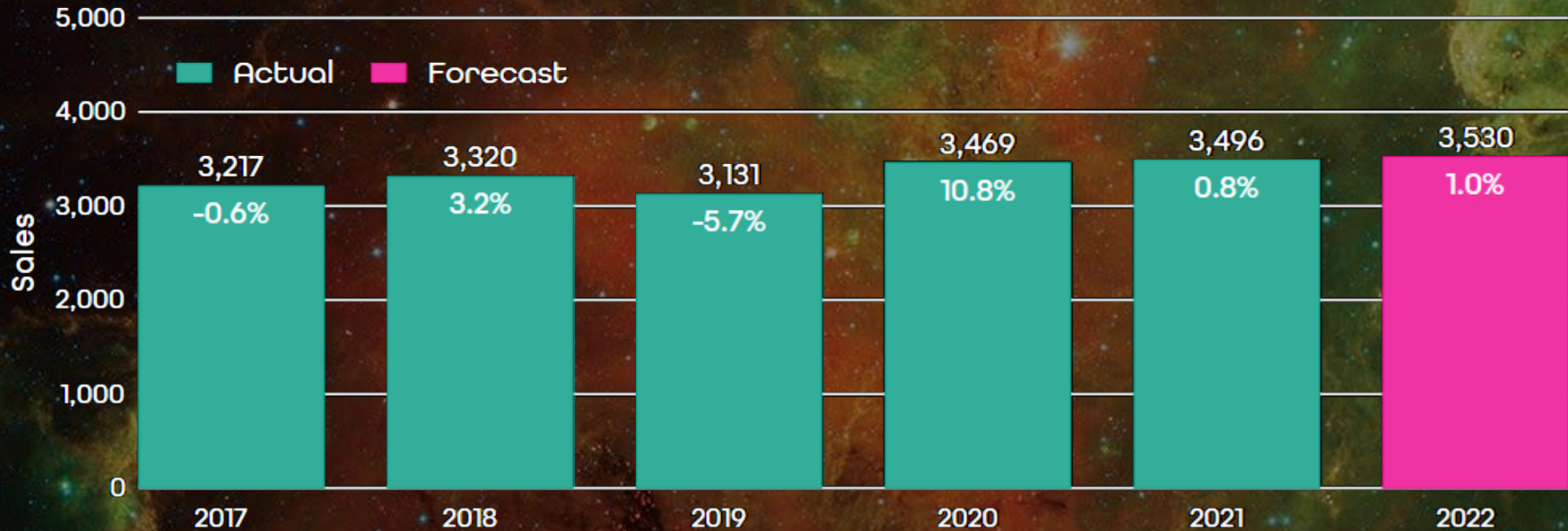
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Topeka Home Sales Forecast

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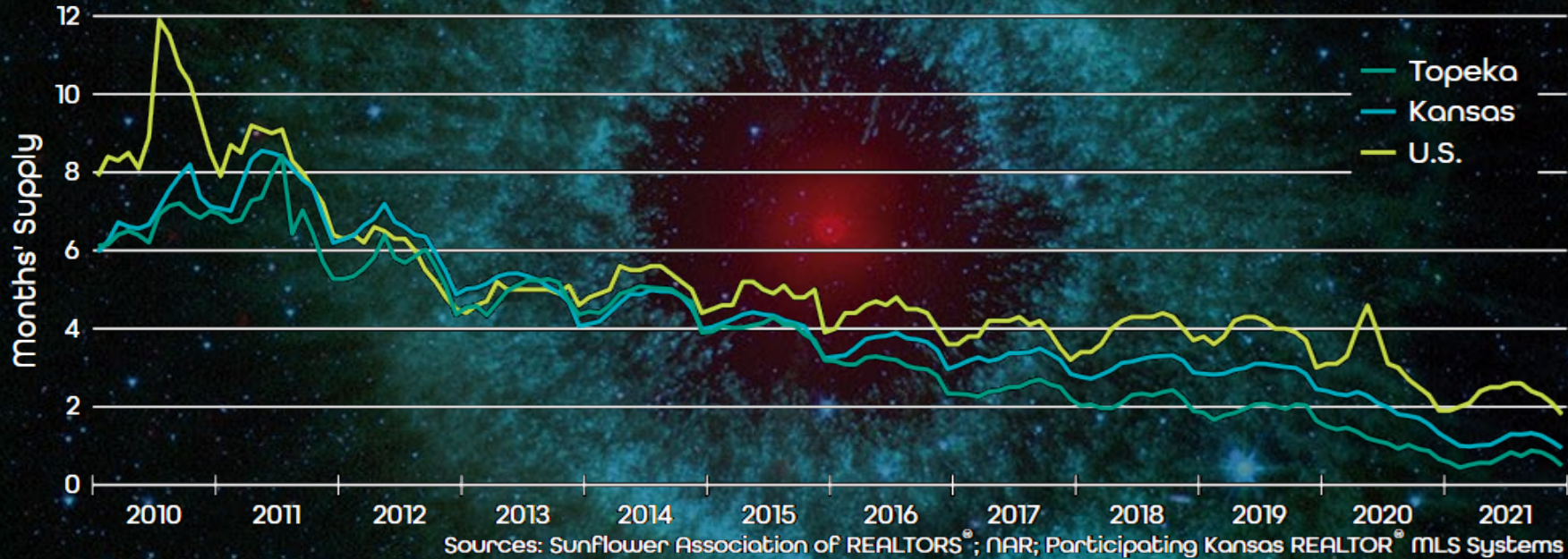


Sources: WSU Center for Real Estate and SunFlower Association of REALTORS®

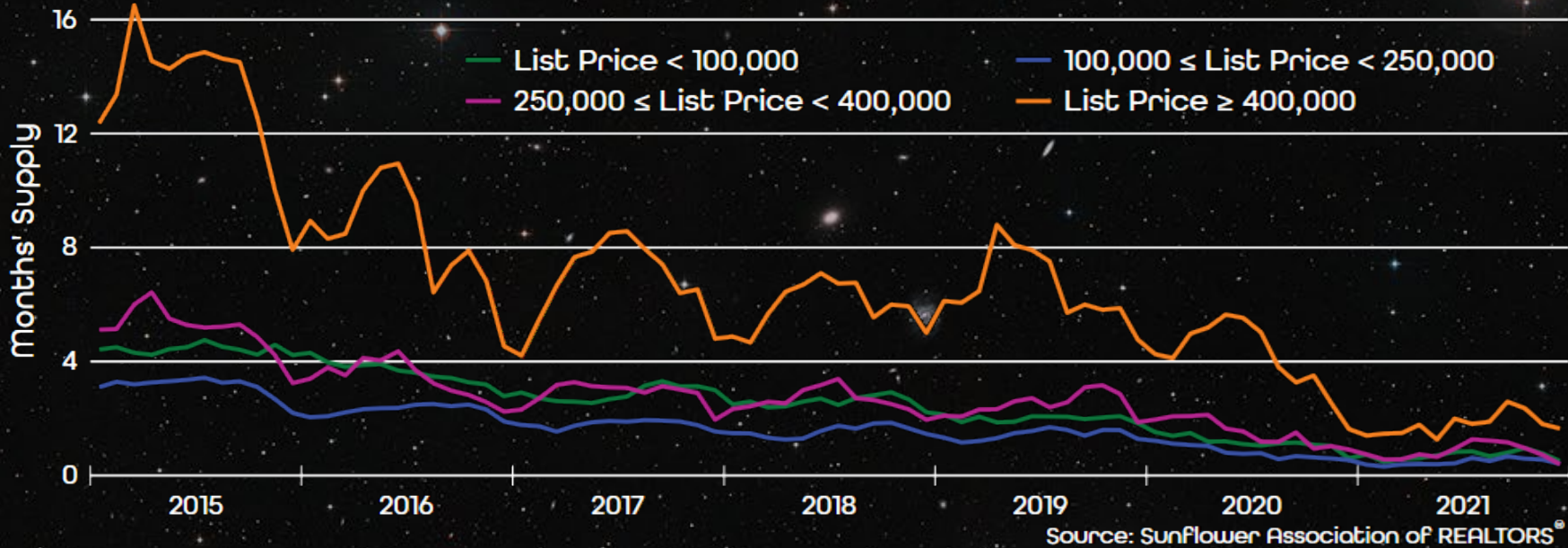
Inventory of Homes for Sale

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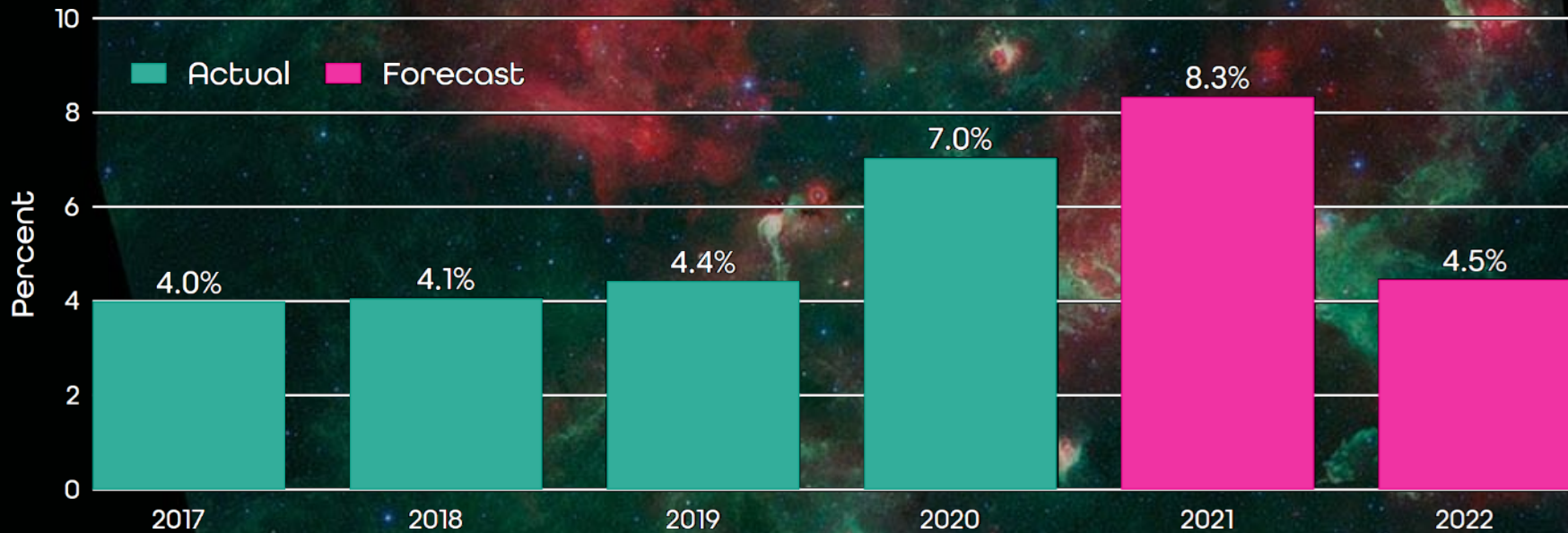
Topeka Inventories by List Price



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Topeka Home Prices Forecast



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

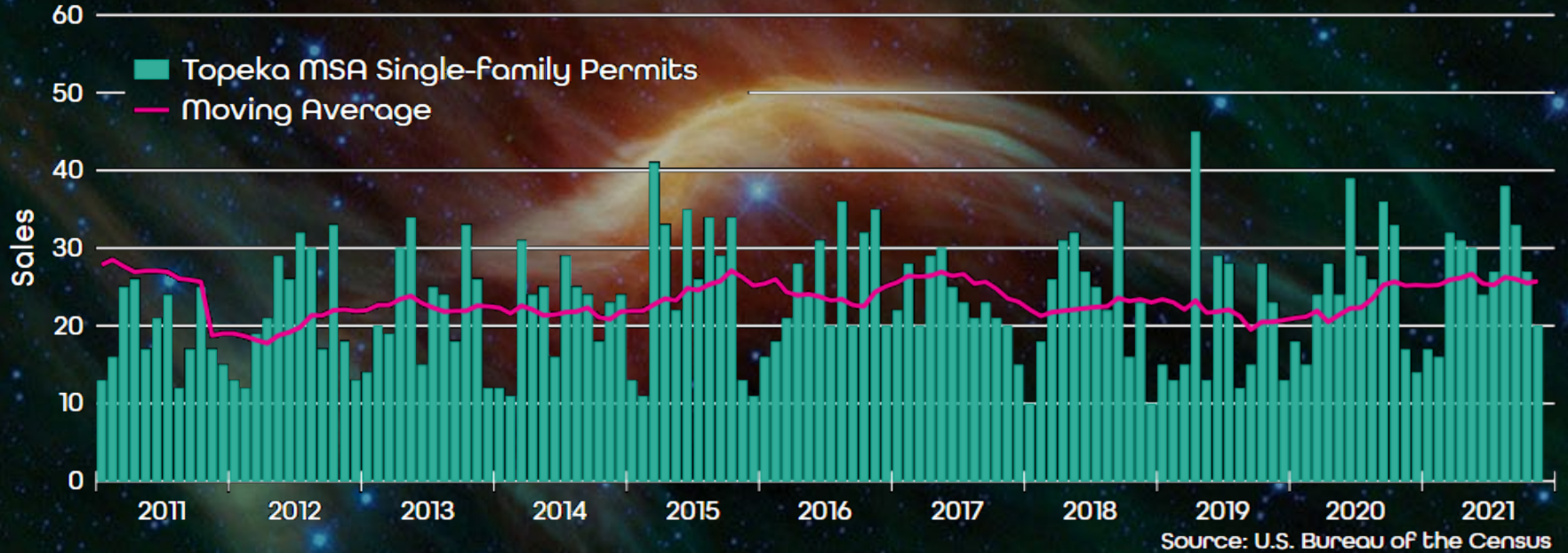
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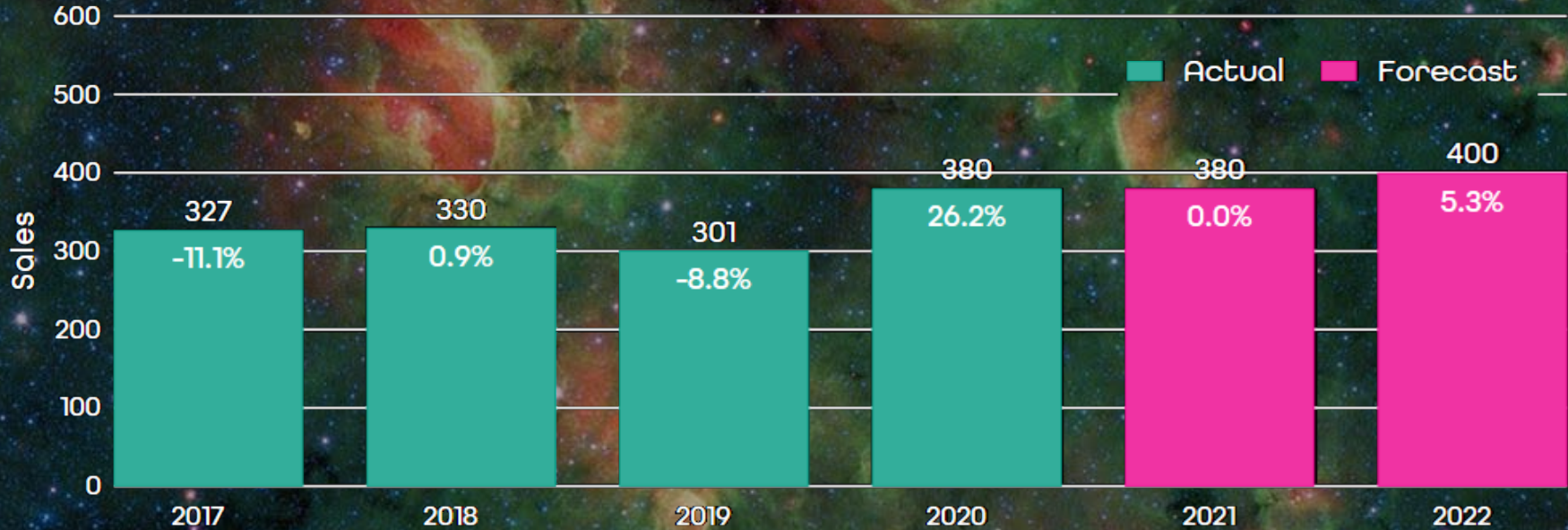
Topeka New Home Construction Activity

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New Home Construction Forecast



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

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2022 Topeka Housing Forecast



	2019 Actual	2020 Actual	2021 Actual/Fcst.	2022 Forecast
Total Home Sales	3,131 units -5.7%	3,469 units +10.8%	3,496 units +0.8%	3,530 units +1.0%
SF Building Permits	301 units -8.8%	380 units +26.2%	380 units n/c	400 units +5.3%
Home Price Appreciation	+4.6%	+7.0%	+8.3%	+4.5%

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