

Kansas Housing Markets in Transition

FHLB Topeka Kansas Regional Meeting
September 13, 2022

Dr. Stanley D. Longhofer
WSU Center for Real Estate

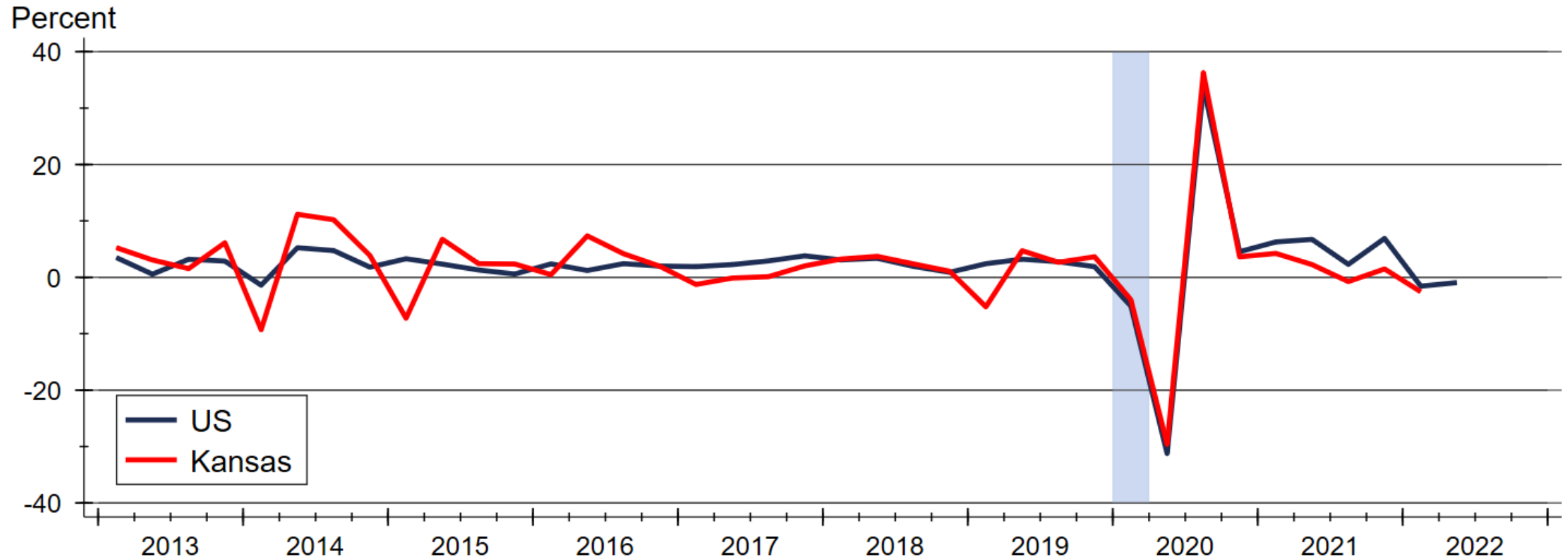


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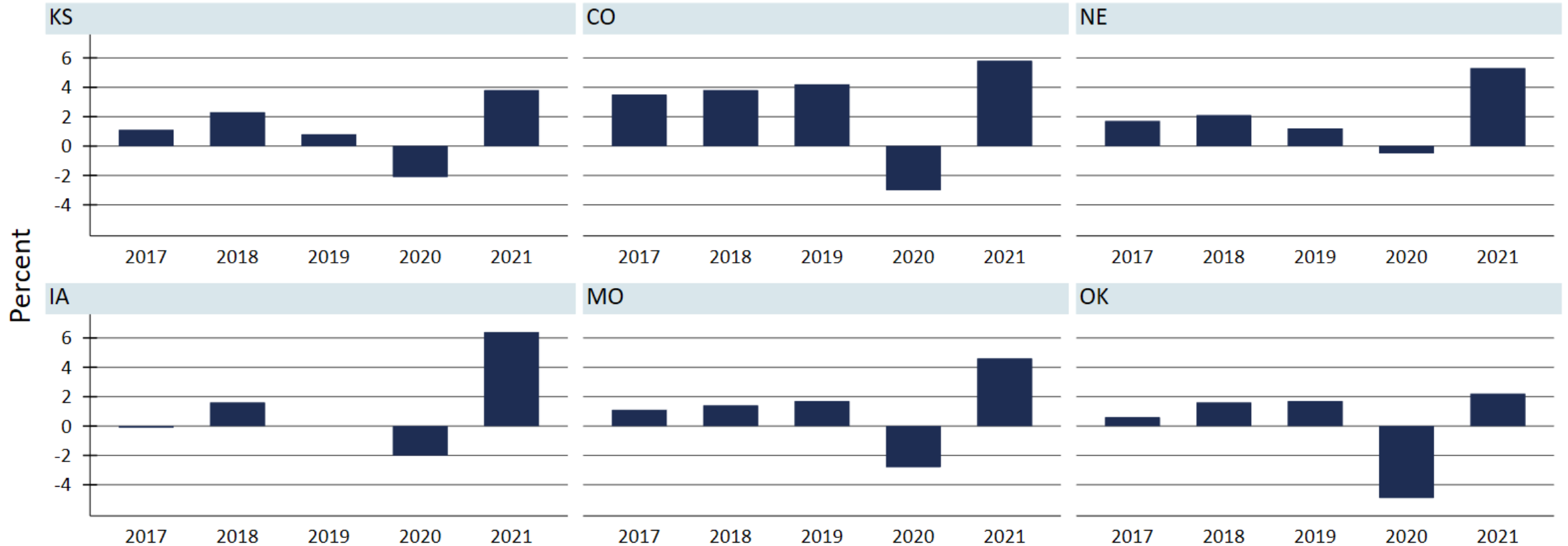
Quarterly Gross Domestic Product Growth

Are We in a Recession?



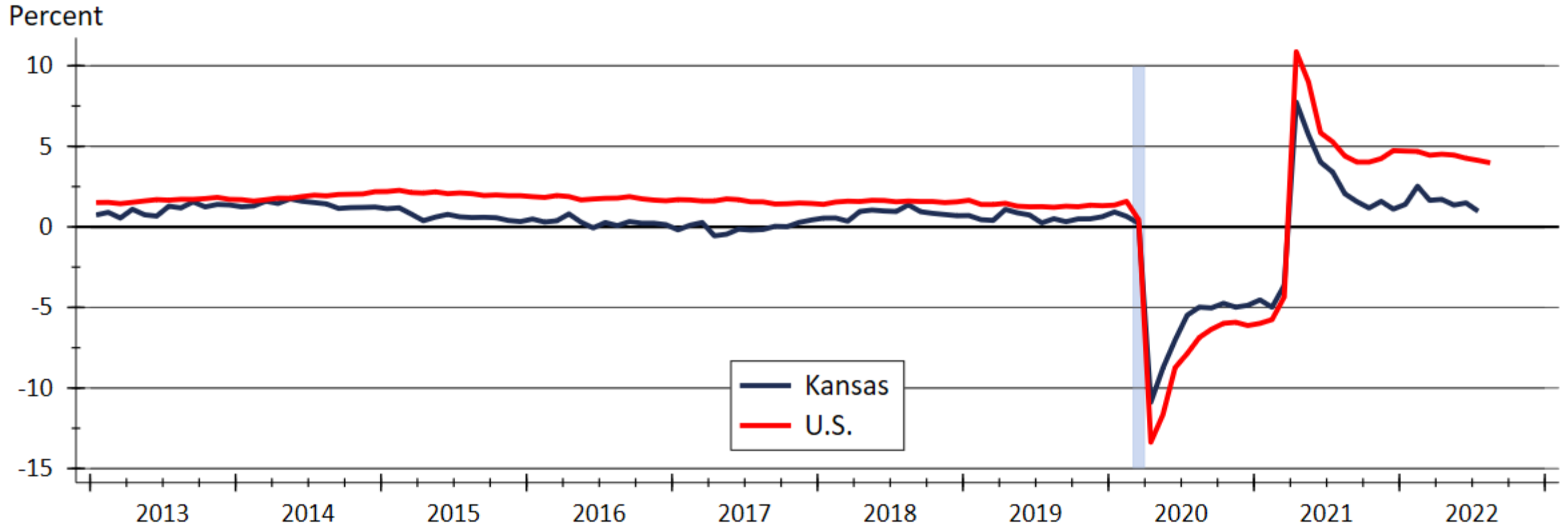
Source: Bureau of Economic Analysis

Kansas GDP Growth Compared to Region



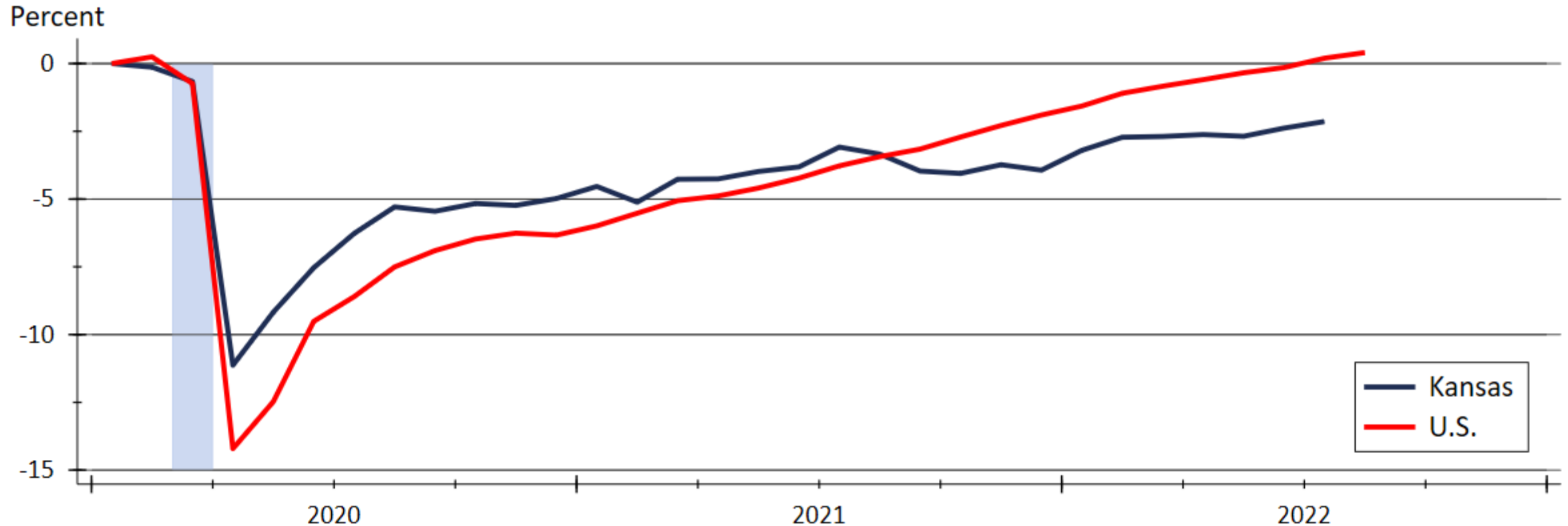
Source: U.S. Bureau of Economic Analysis

Employment Growth is Incredibly Strong



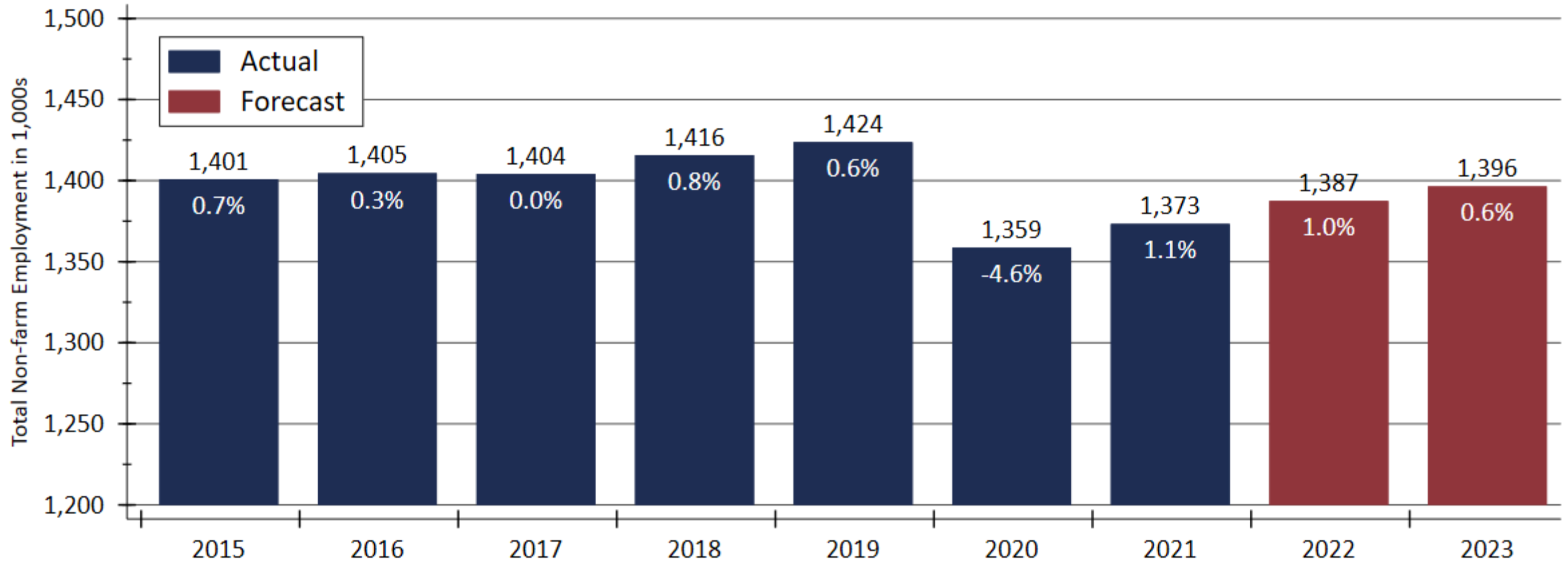
Source: U.S. Bureau of Labor Statistics
Calculated using seasonally adjusted figures

Change in Employment since January 2020



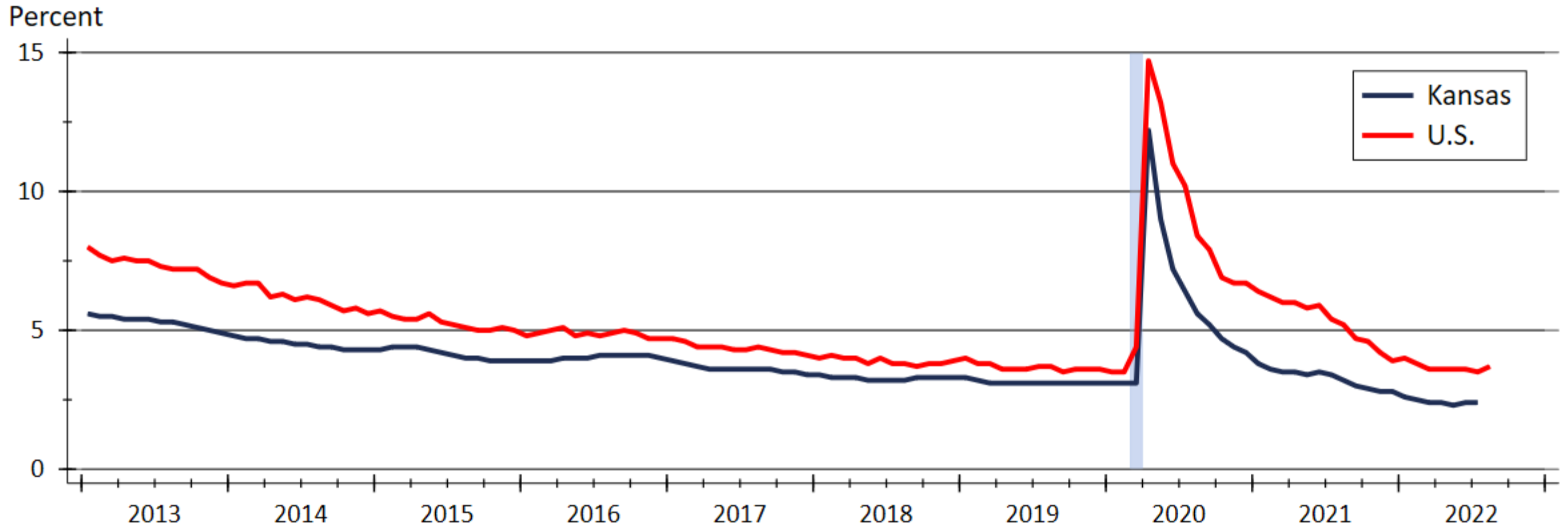
Source: U.S. Bureau of Labor Statistics
Index created from seasonally adjusted data

Kansas Employment Forecast (May Revision)



Sources: Kansas Department of Labor and WSU CEDBR

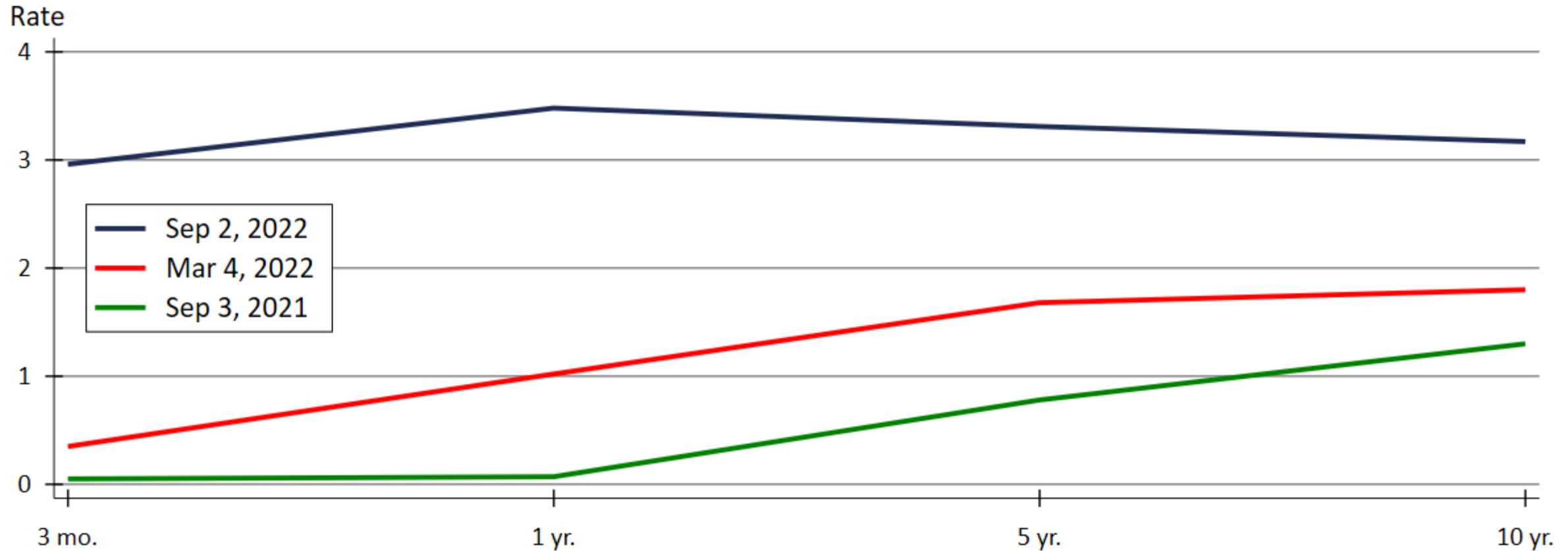
Unemployment is near Historic Lows



Source: U.S. Bureau of Labor Statistics

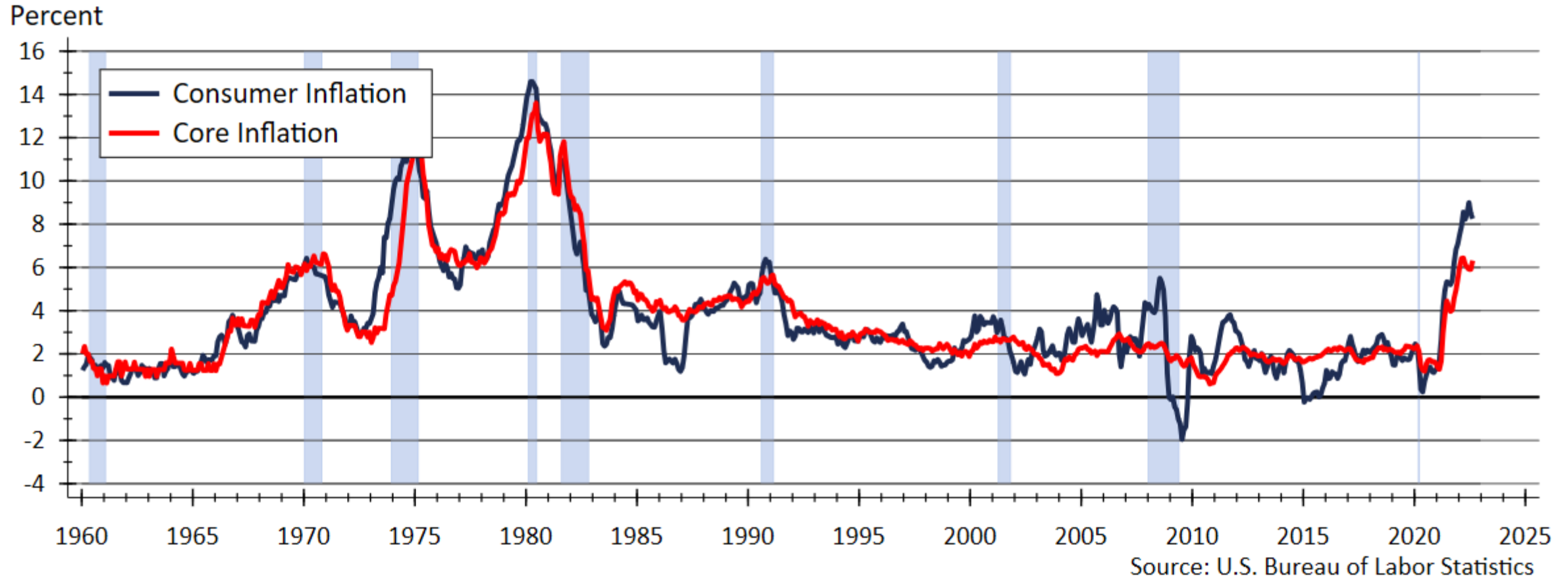
Data are seasonally adjusted

The Yield Curve has Inverted

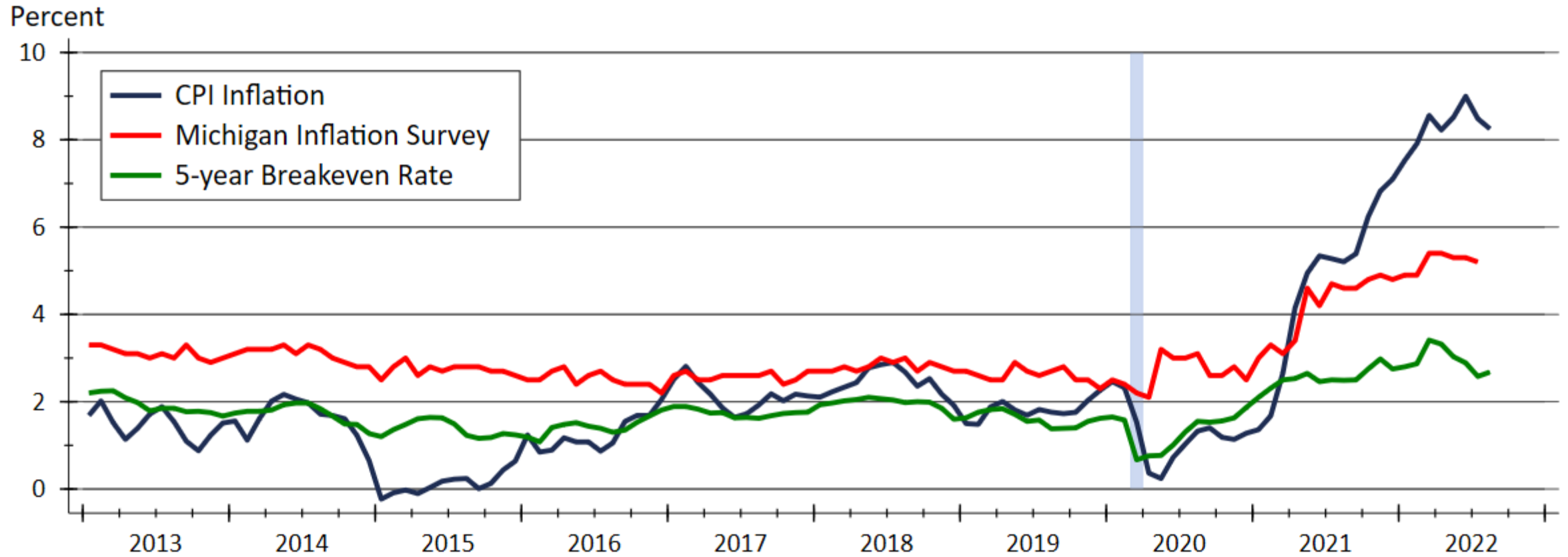


Source: Board of Governors of the Federal Reserve System

CPI Inflation since 1960

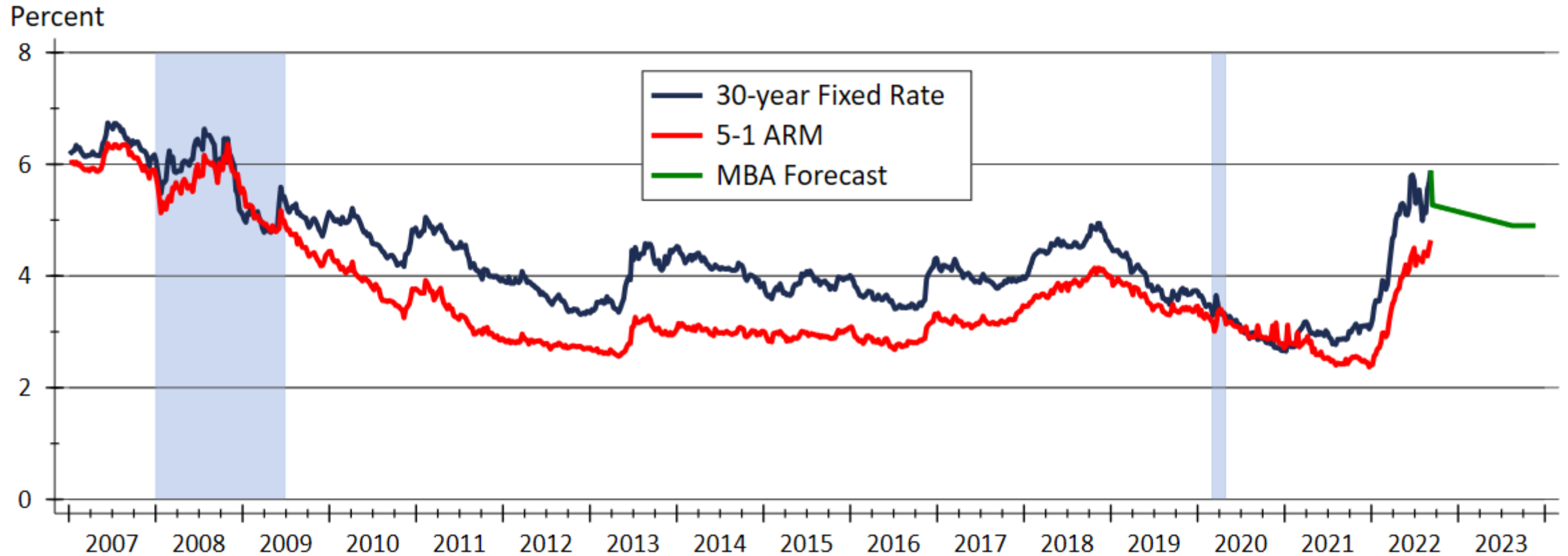


Inflation Expectations



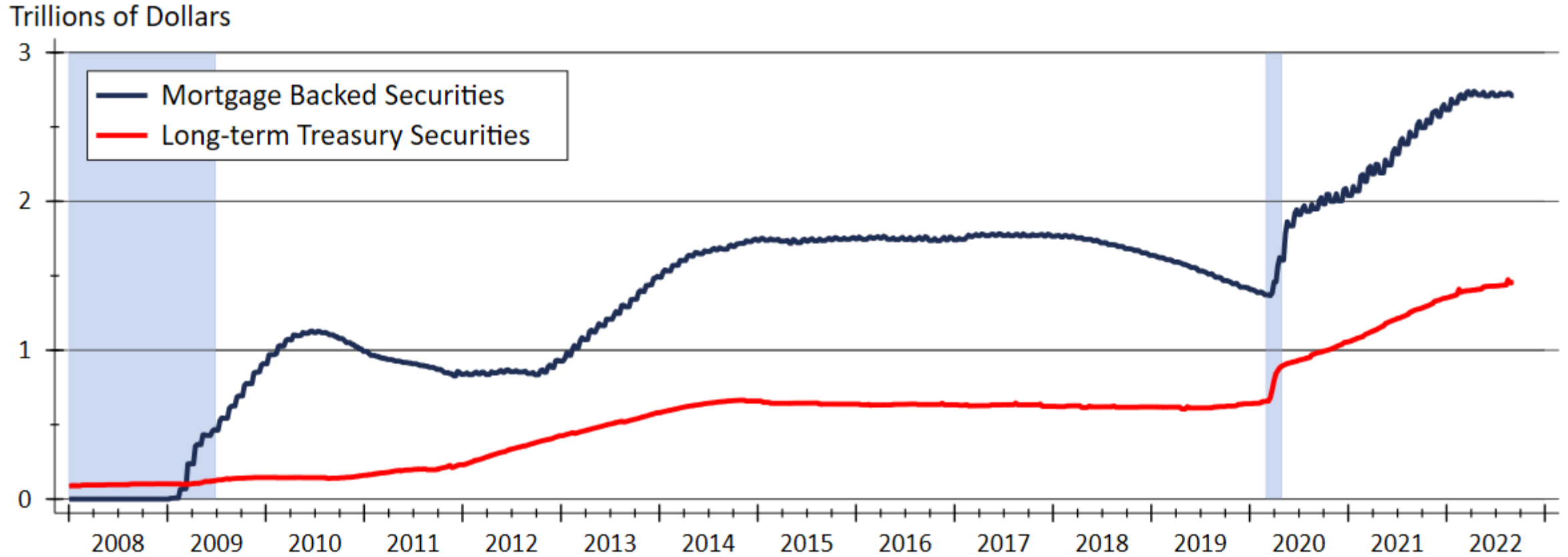
Sources: BLS; Federal Reserve Bank of St. Louis; University of Michigan

MBA Forecasts that Mortgage Rates will Fall



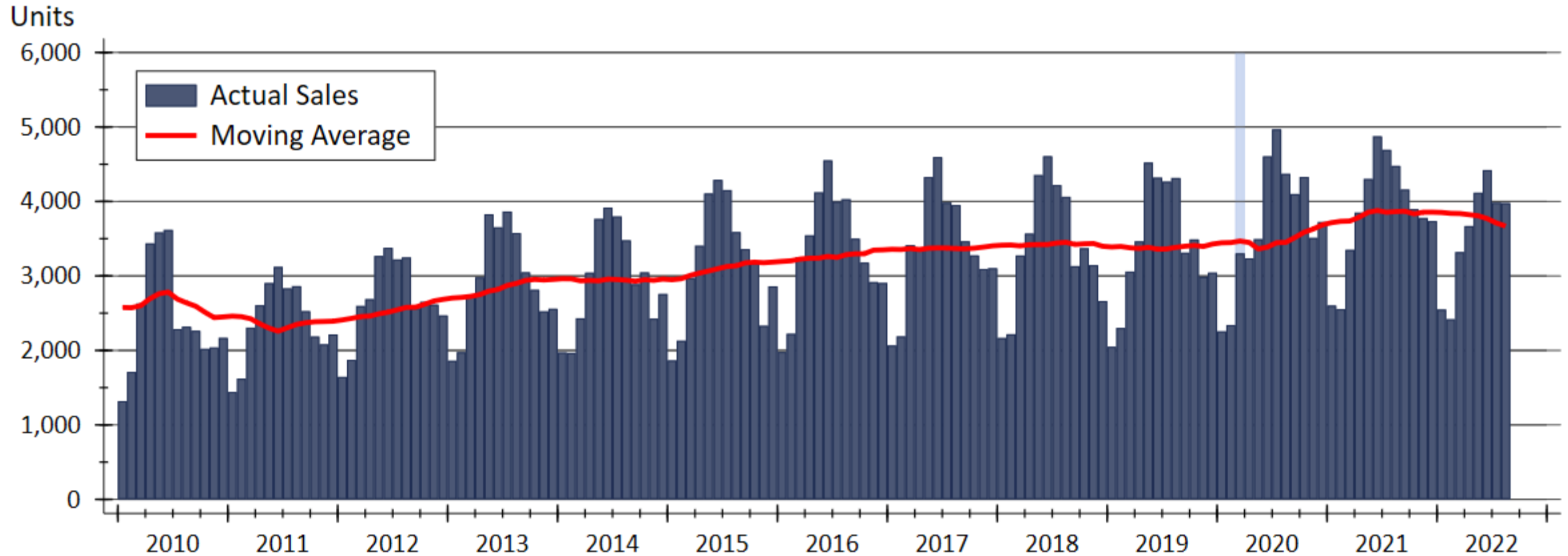
Sources: Freddie Mac; Mortgage Bankers Association

Federal Reserve Quantitative Tightening?

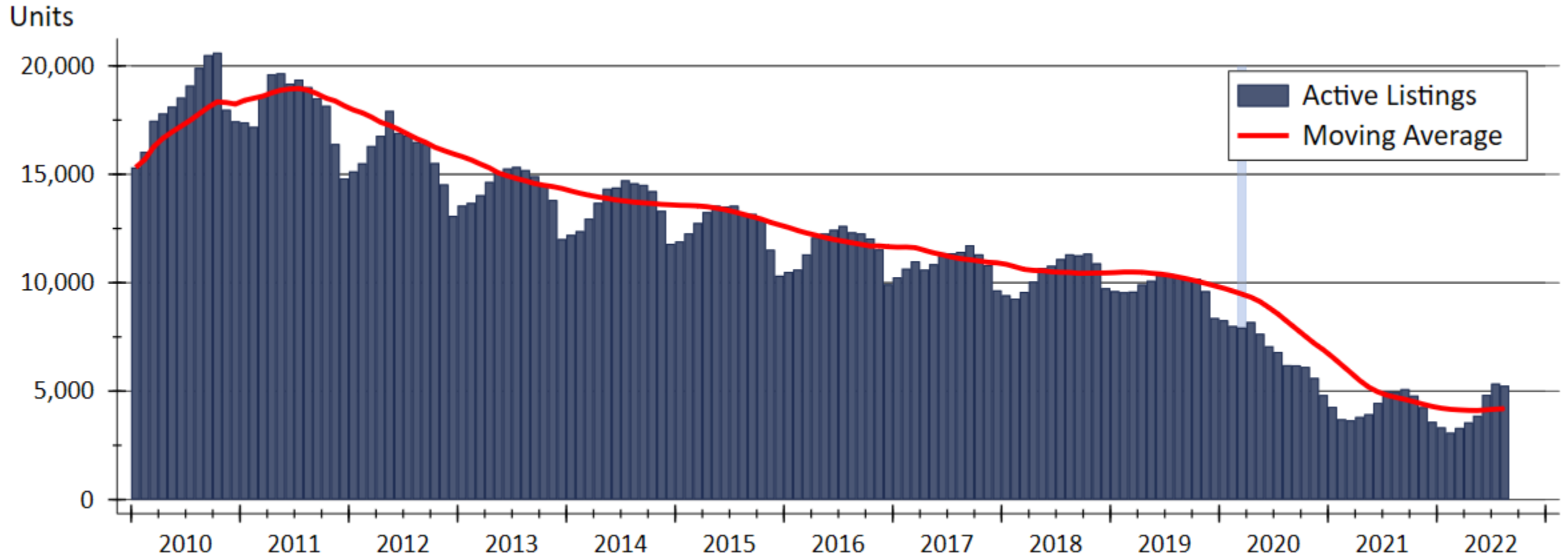


Source: Federal Reserve Board of Governors

Kansas Home Sales Activity

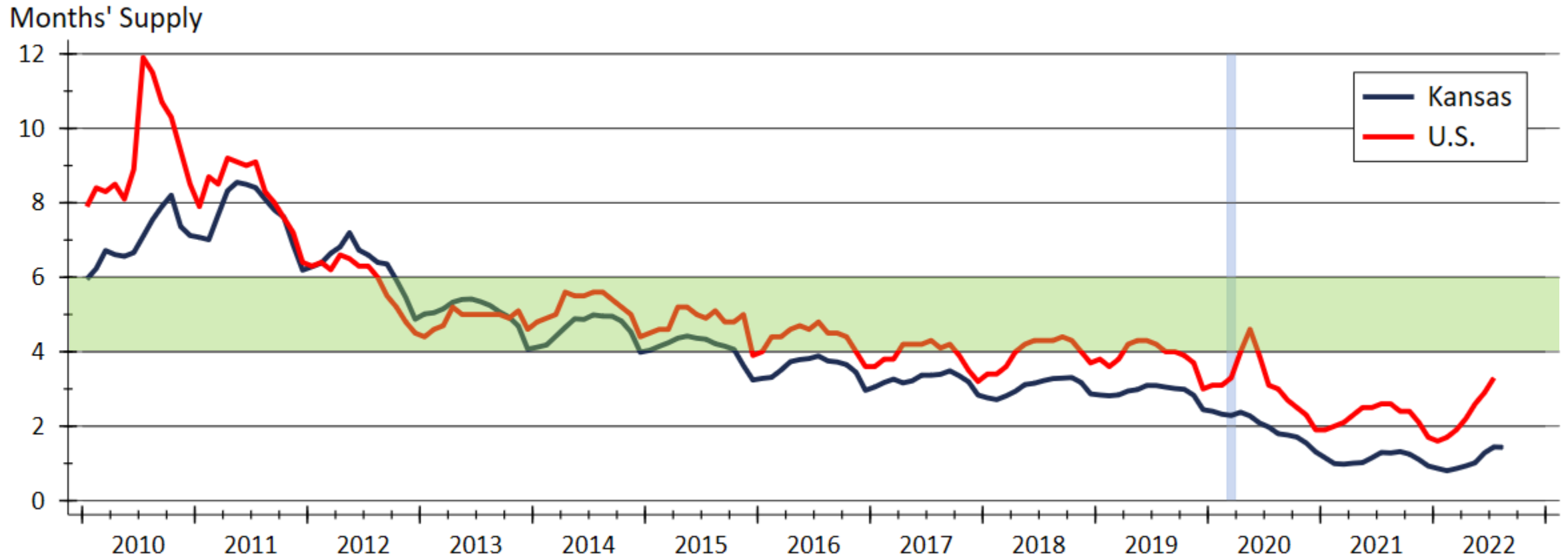


Homes Available for Sale in Kansas



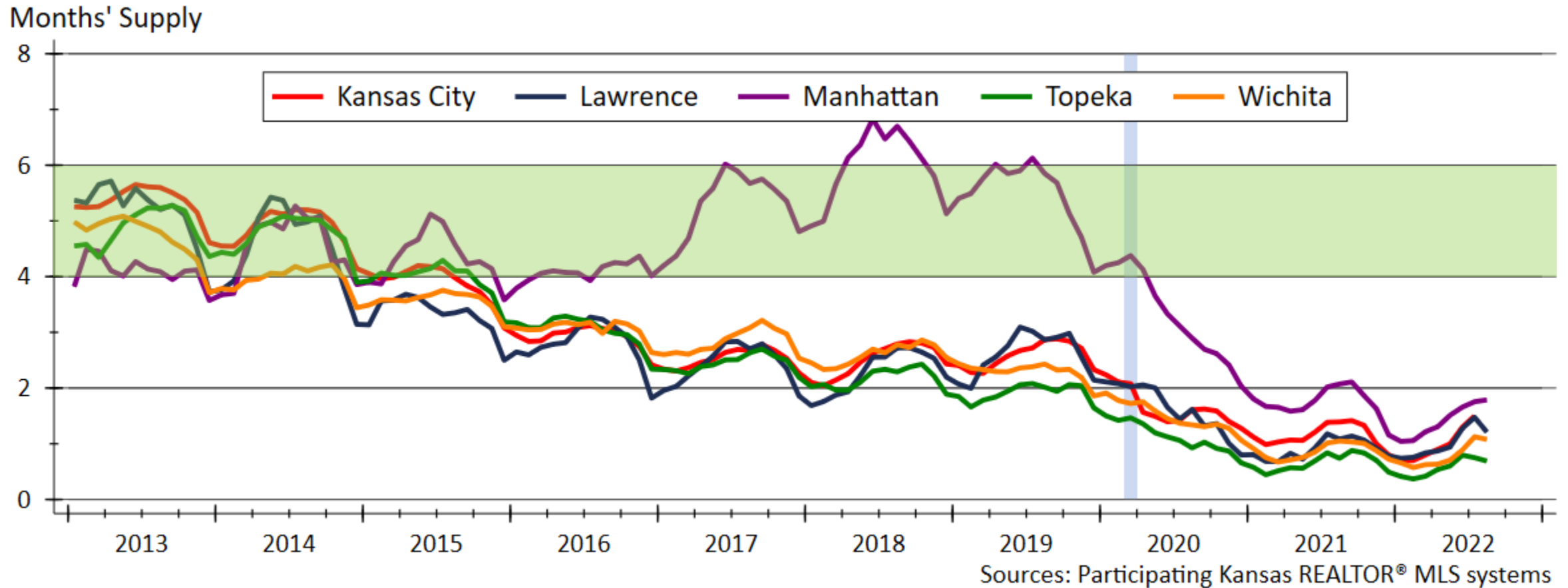
Source: Participating Kansas REALTOR® MLS systems

Months' Supply of Homes for Sale

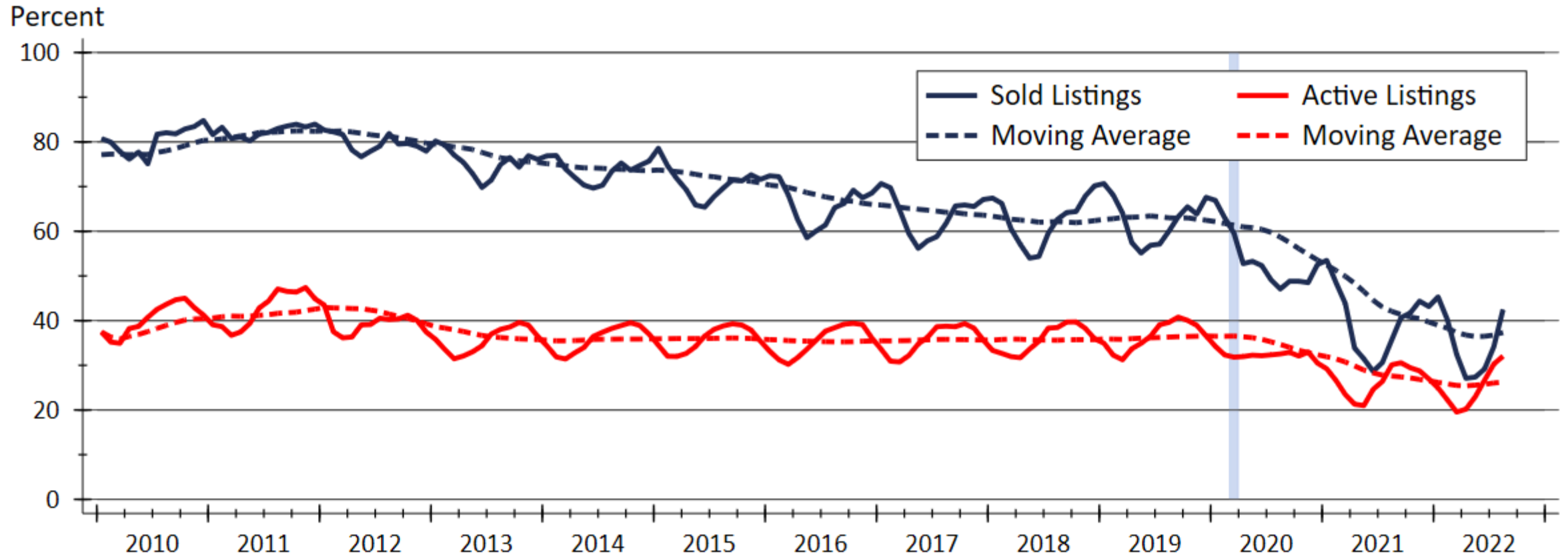


Sources: NAR and Participating Kansas REALTOR® MLS systems

Months' Supply across Kansas

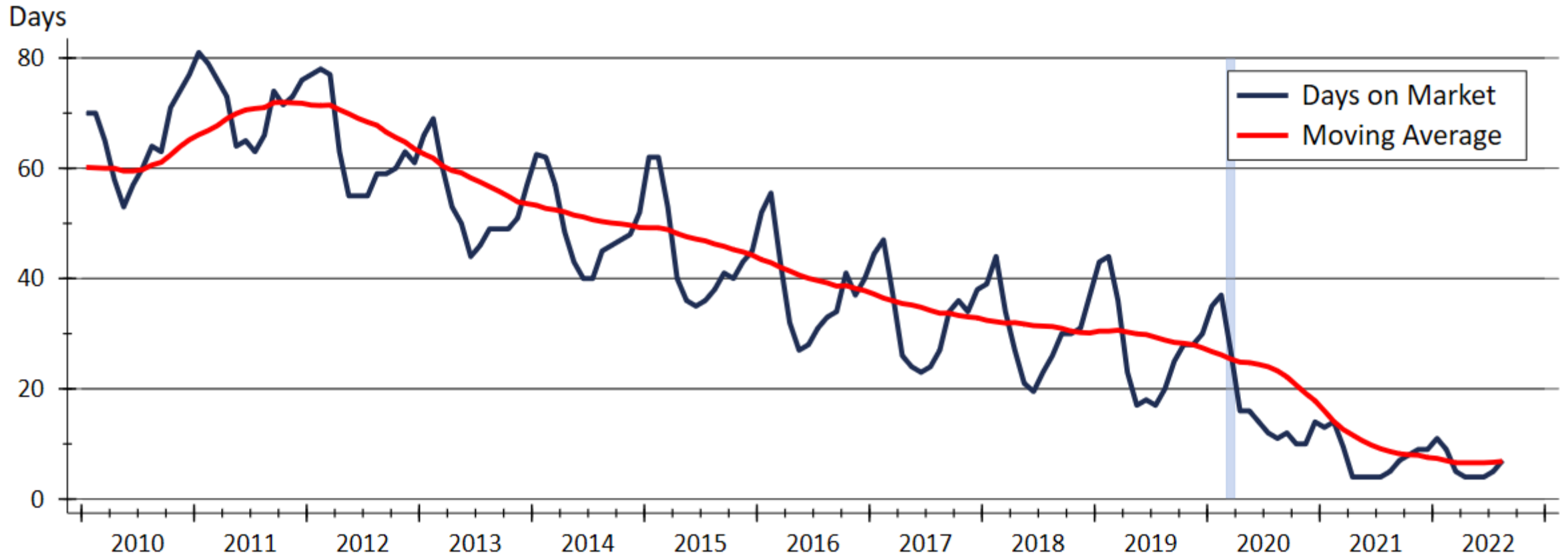


Fraction of Listings Discounted from Original Asking Price



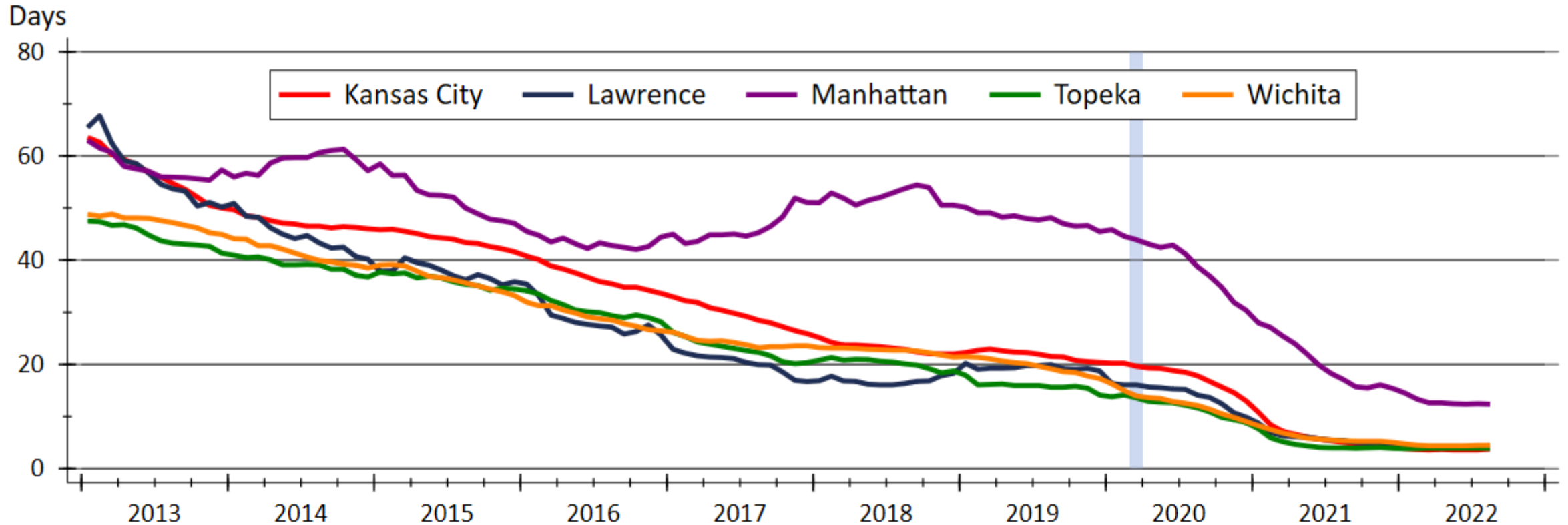
Source: CRE using data from participating Kansas REALTOR® MLS systems

Median Days on Market in Kansas



Sources: Participating Kansas REALTOR® MLS systems

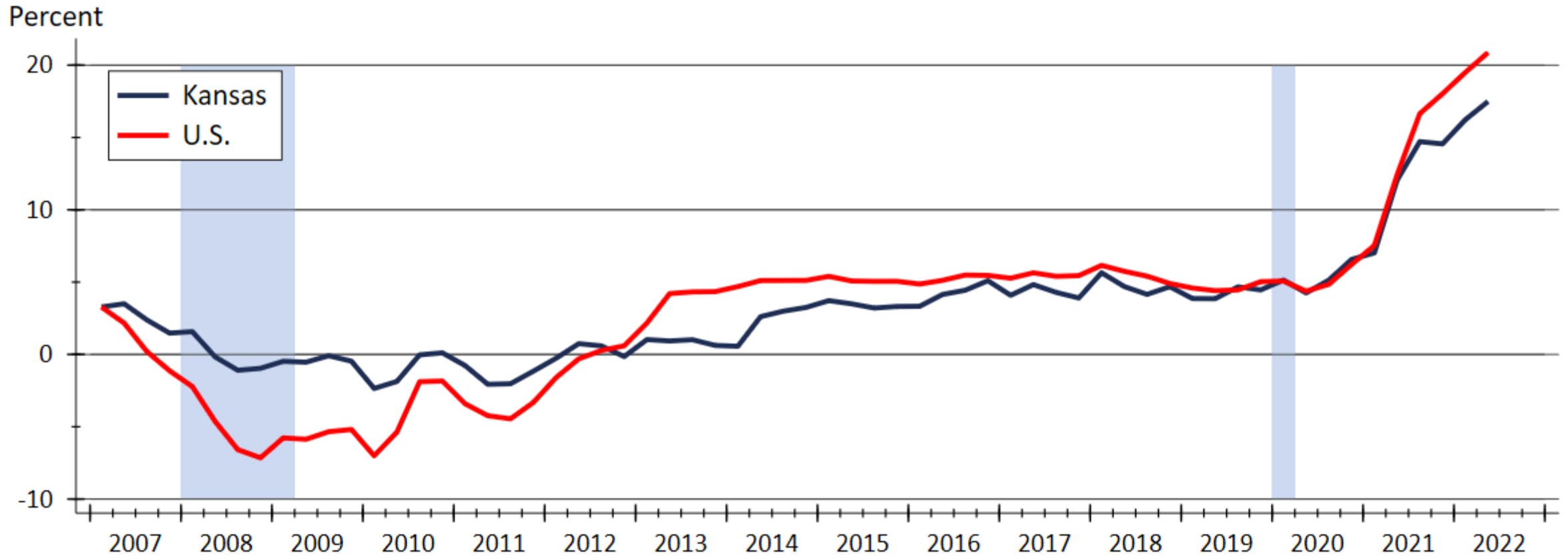
Median Days on Market across Kansas



Sources: Participating Kansas REALTOR® MLS systems

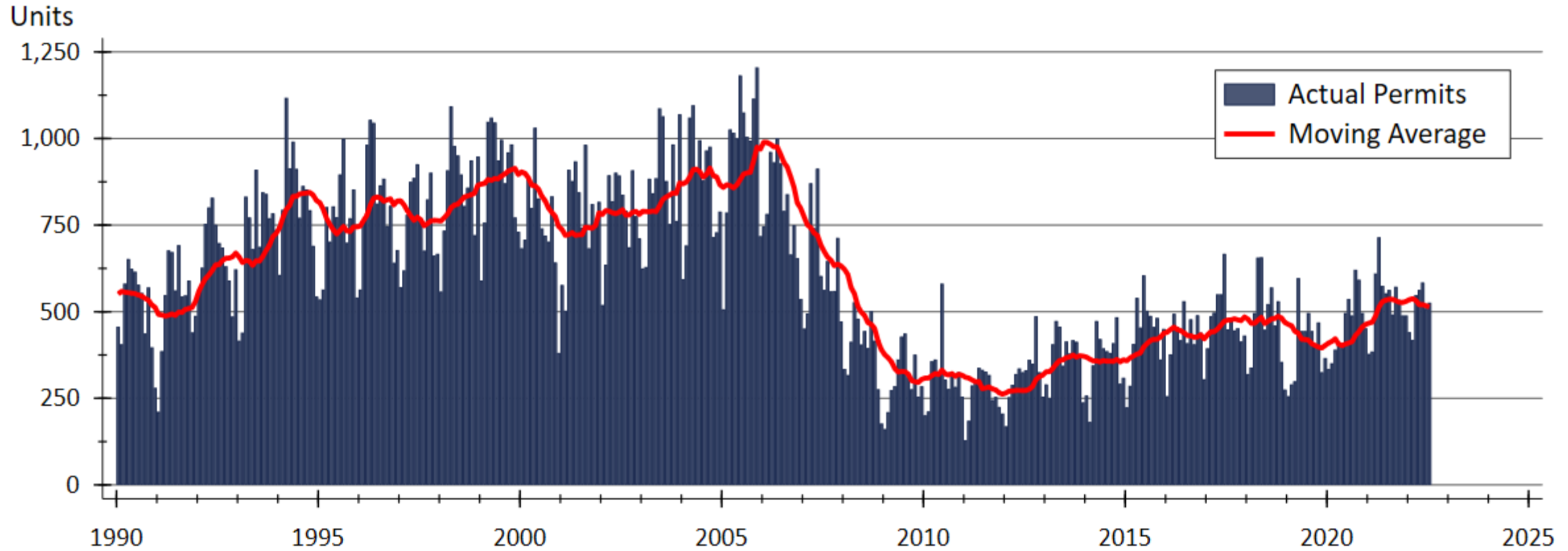
Notes: Data are moving averages; Kansas City includes Kansas listings only

Home Price Appreciation



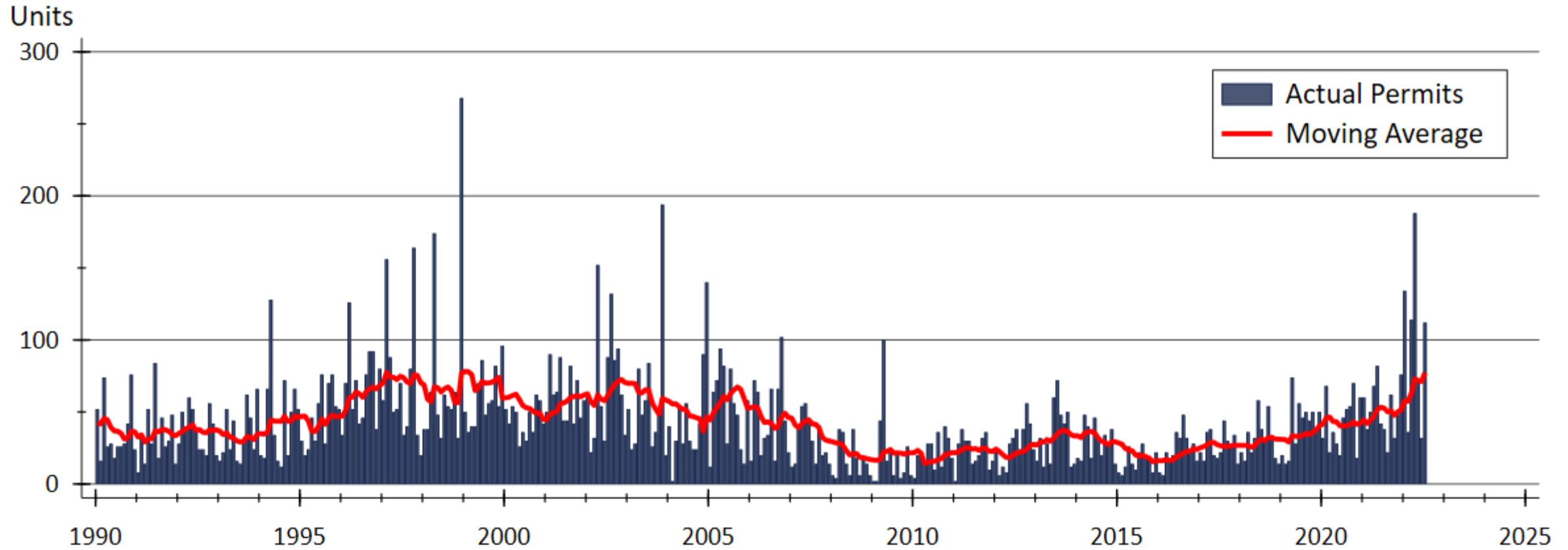
Source: Federal Housing Finance Agency (FHFA)

Kansas Single-family Building Permits



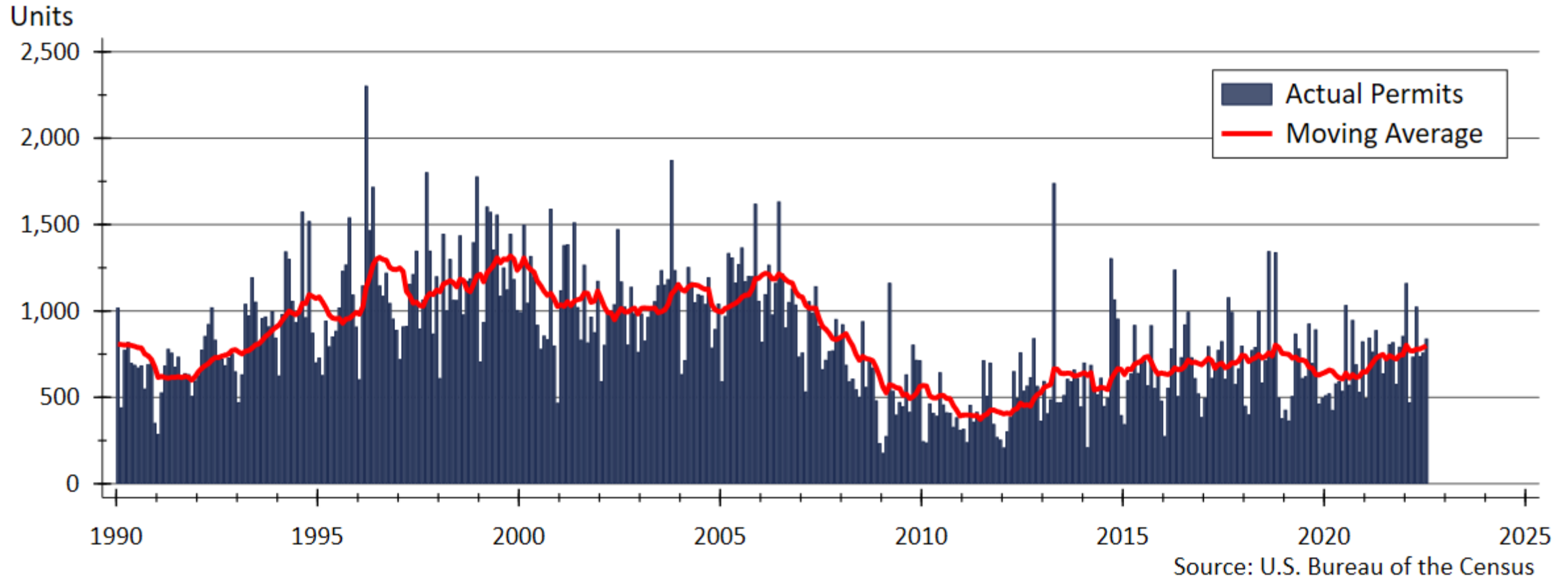
Source: U.S. Bureau of the Census

Kansas Two-family Building Permits



Source: U.S. Bureau of the Census

Kansas Total Residential Building Permits



WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

www.wichita.edu/realestate



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